

44 S. MENTOR AVENUE  
PASADENA, CA

OFFICE BUILDING FOR LEASE



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# Executive Summary



## PROPERTY DETAILS

|              |                                    |
|--------------|------------------------------------|
| Address      | 44 S. Mentor Avenue   Pasadena, CA |
| Asking Rate  | \$3.50 Modified Gross              |
| Building RSF | 4,701                              |
| Land SF      | 14,492                             |
| APN          | 5735-026-001                       |
| Year Built   | 1943                               |
| Walk Score   | 94                                 |
| Parking      | 2.97/1,000 SF                      |

## PROPERTY HIGHLIGHTS

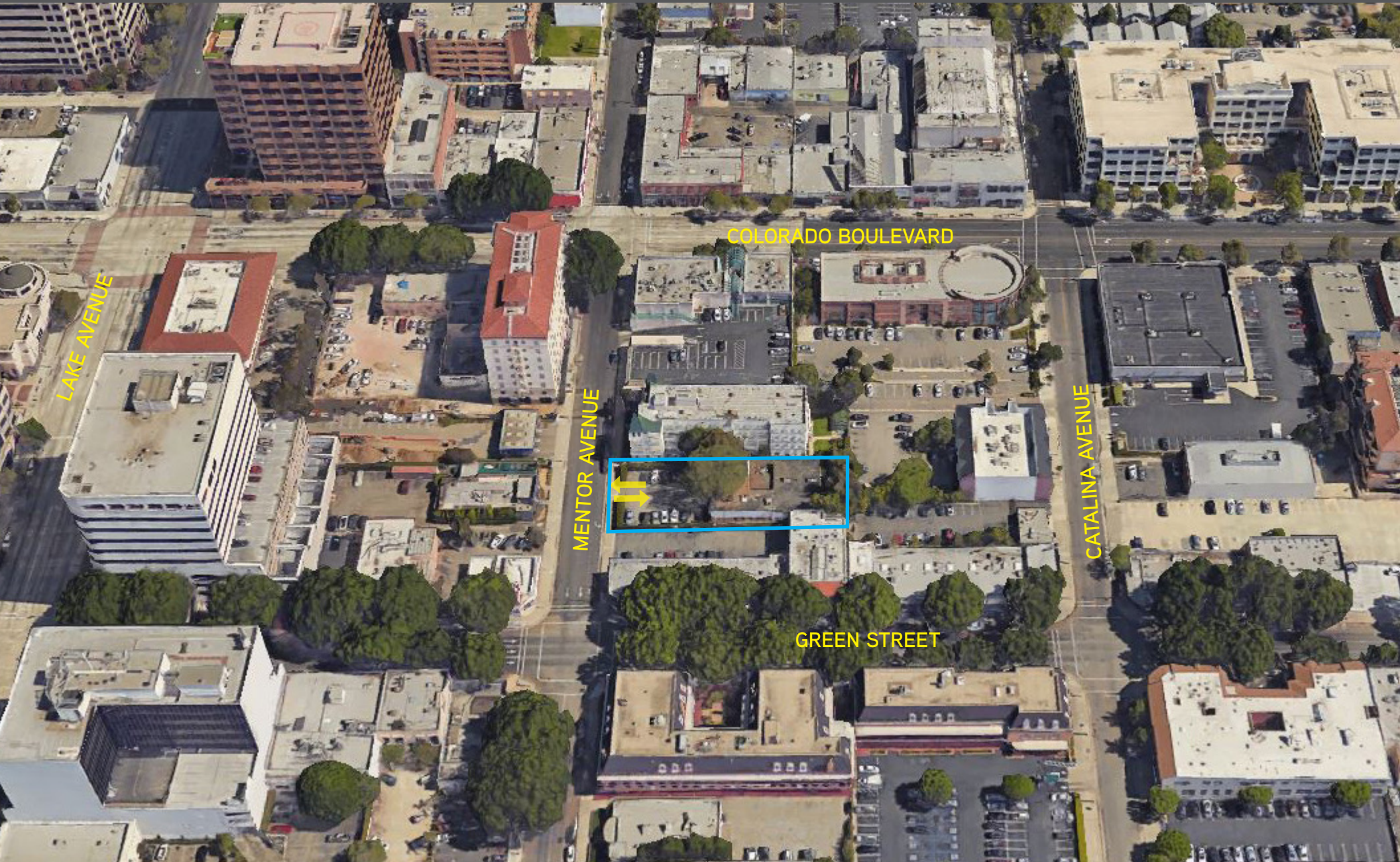
44 S. Mentor Avenue ("Subject Property") consists of a one-story office building currently owned and occupied by Adville/USA. The Subject Property is comprised of a 4,701 square foot office building situated on approximately 14,492 square feet of land. The interior of the Subject Property was completely remodeled with overstandard improvements including exposed ceilings, polished concrete floors and glass work. The Subject Property has a 2.97/1,000 parking ratio and was built in 1943. The property is located near the South Lake Avenue Business District. This area is in close proximity to Bob Hope Airport, offers easy access to major freeways (i.e. 210, 410, and 134), and has a Gold Line station within walking distance.



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# Property Aerial





# Photos



# Photos







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