



479 S MARENGO AVE.

KW Commercial

a division of Keller Williams Hollywood Hills

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Each office is independently owned and operated.

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PROPERTY OVERVIEW

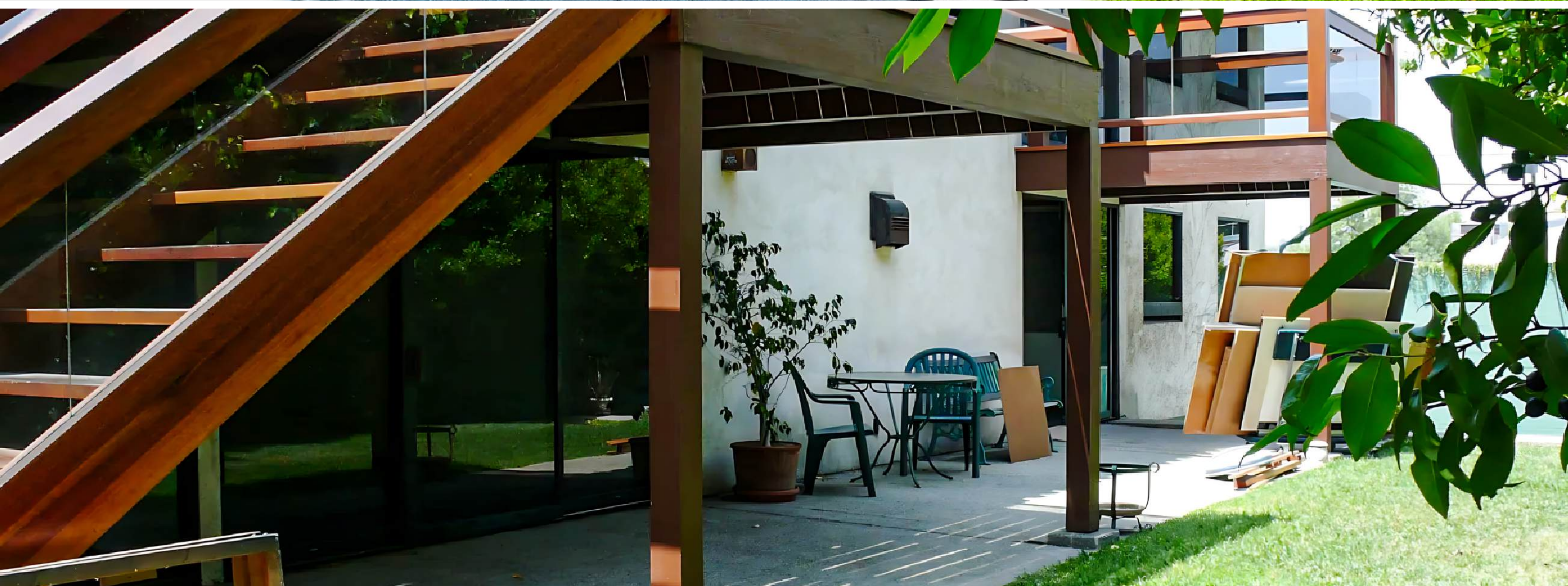
479 S. Marengo Avenue is a uniquely designed Mid-Century Modern office building situated in the heart of Pasadena, California. The property features open and flexible interior layouts highlighted by exposed beams, lofted ceilings, and floor-to-ceiling windows that flood the space with natural light. Expansive balconies and sliding glass doors offer a warm, professional atmosphere that blends creativity with productivity, an ideal setting for attorneys, accountants, engineers, and consultants.

The building includes executive-sized private offices, a welcoming reception area, and convenient private off-street parking, complemented by abundant free street parking nearby. With outside stair access and no elevator, the property retains its authentic architectural character while offering practicality for small to mid-sized professional firms. This is a rare opportunity to secure a character-rich office environment in Pasadena's vibrant core—perfect for owner-users or investors seeking a distinctive property with enduring appeal and strong tenant demand.

OFFERING SUMMARY

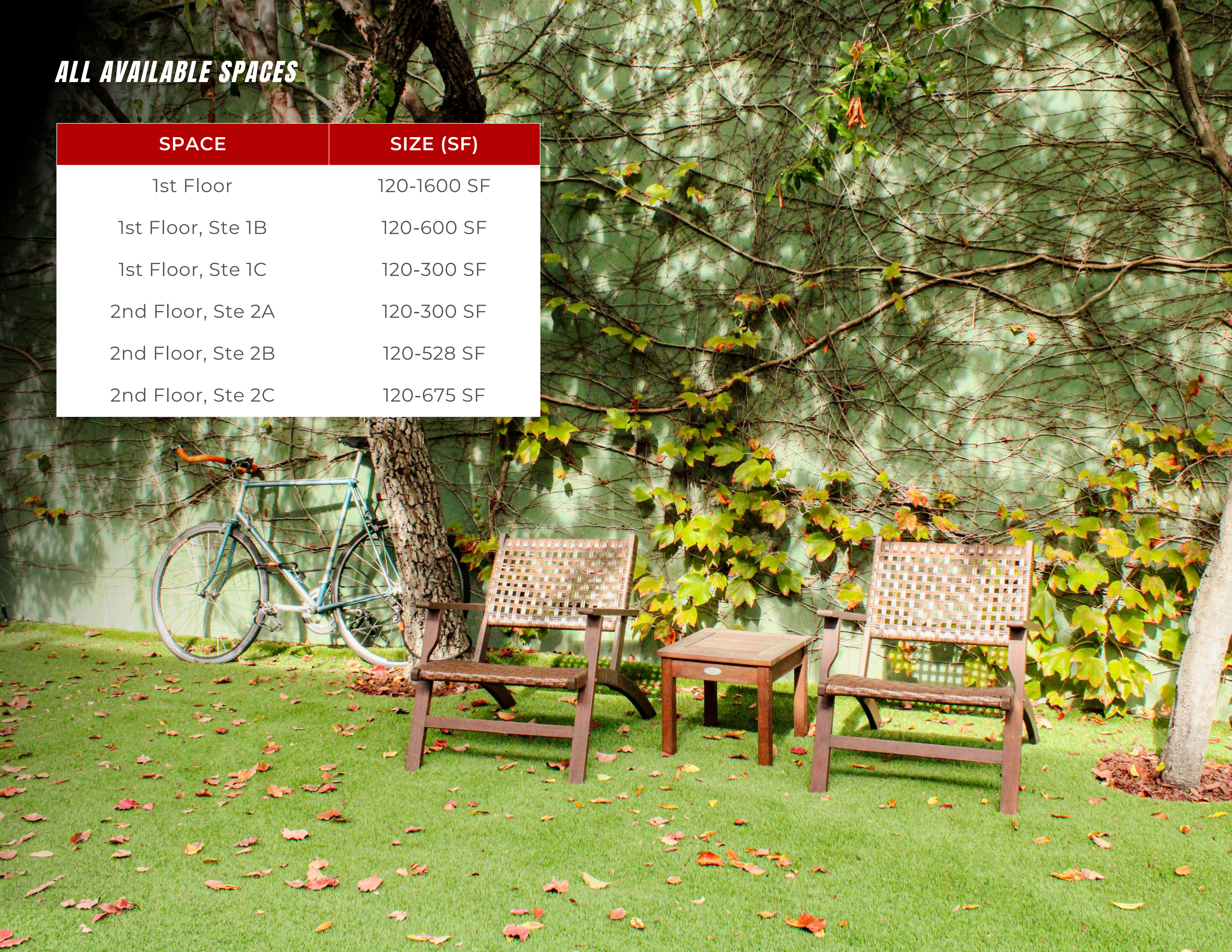
Price:	PM for inquiry
Available Space:	5
Lot Size:	0.363 AC
Building Size:	4,600 SQ FT
Year Built:	1976
Market:	Los Angeles
Sub-market:	Central Pasadena
Property Type:	Commercial Office
Parking Space:	10 Spaces





ALL AVAILABLE SPACES

SPACE	SIZE (SF)
1st Floor	120-1600 SF
1st Floor, Ste 1B	120-600 SF
1st Floor, Ste 1C	120-300 SF
2nd Floor, Ste 2A	120-300 SF
2nd Floor, Ste 2B	120-528 SF
2nd Floor, Ste 2C	120-675 SF











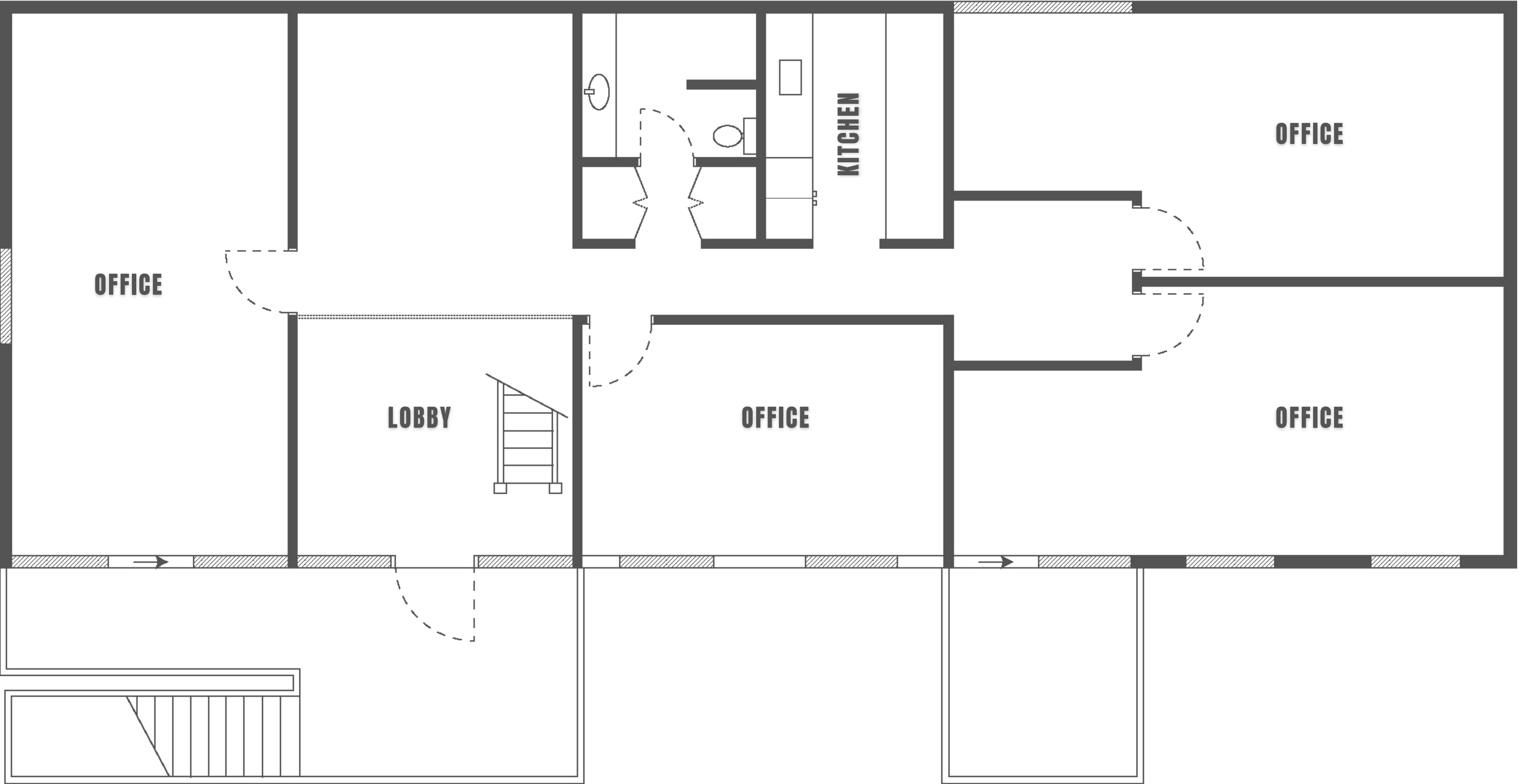








1ST FLOOR



2ND FLOOR



479 S MARENGO AVE.

RETAIL PROXIMITY MAP



REGIONAL CONNECTIVITY MAP

FOR MORE INFORMATION:

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