

FOR SALE OR LEASE

Retail/Commercial Condominium Building In Old Pasadena



- 5,142 Square Feet of Space
- High Ceilings
- Architecturally Significant Building
- Possible Mixed Use Retail-Commercial / Live -Work Loft

“The Friend Paper Building”

**100 West Green Street
Pasadena, California**

This is a unique opportunity to purchase an architecturally significant retail/commercial condominium building in the Old Pasadena District. *The Friend Paper Building* is a highly desirable corner retail location with excellent frontage on Green Street. High ceilings and floor-to-ceiling windows line the open areas of the space with 4,400 S.F. on the main floor and 742 S.F. of Mezzanine Space.

This is a perfect location for up-scale retail presence. Located just one block south of Colorado Boulevard on the corner of DeLacey Ave, with co-tenants such as Twin Palms, Tiffany's, Kenneth Cole, and Abercrombie & Fitch. This prime location is less than 100 yards from the City Parking Garage located on DeLacey Ave.

This building is located at the northeast corner of the site. It is part of a project under development that includes the construction of 60 residential condominiums that are being built on the south and west ends of *The Friend Paper Building*. Project completion is anticipated in the Fall of 2007. *The Friend Building* will have access to an underground parking garage being constructed as part of the project.

Upscale retailers in “Old Pasadena” include:

- Tiffany's
- Kenneth Cole
- Abercrombie & Fitch
- Pottery Barn
- Gap
- Cheesecake Factory
- Coffee Bean & Tea Leaf
- Guess
- Barnes & Noble Bookstore
- Banana Republic
- Victoria's Secret
- De Lacey's Club 41
- Gordon Biersch Brewery
- Hooters
- Jamba Juice
- J Crew
- Apple Computer Store
- Crate & Barrel
- Bally Total Fitness
- The Body Shop
- Twin Palms
- Villa Sorriso
- Chico's
- Diesel
- Patagonia
- Urban Outfitters
- Gap Kids/Baby Gap
- Burke Williams Spa
- Origins Skin Care
- The Container Store
- Restoration Hardware
- Johnny Rockets
- Sur La Table
- Papyrus

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