

UNIQUE OFFICE SPACE

Available January, 2012



Put your business in a higher place

455 West Montana Street, Pasadena, CA 91103

5,000 SF

1926 Church

Completely renovated for adaptive-reuse

\$2.30 / SF / Month

This unique structure, constructed in 1926, is a single-story building, Spanish Colonial in flavor, with cathedral ceilings and exposed wood trusses on the inside. With the elongated windows of a traditional church building, the interior space is bright and welcoming, and has a straightforward ease.

AVAILABLE JANUARY, 1012

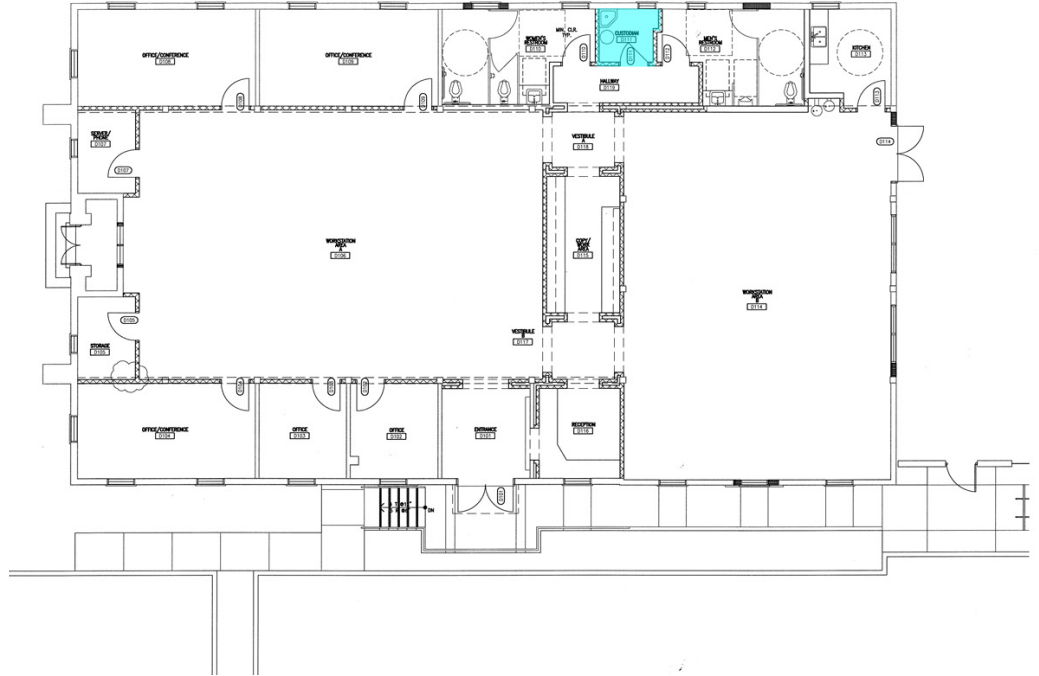


Four blocks south are the ramps for the 210 freeway with its connections to the entire Los Angeles freeway system, and the bustling restaurants and shops of famed Old Pasadena are less than ten minutes away.

For technical tenants, JPL's lab is within five minutes, and the JPL Woodbury lab is just a block away. And of special interest to technical tenants, fiber-optic cable is already installed on Lincoln Avenue.

The project includes ample, gated parking for 30 parking spaces and a private, landscaped patio-courtyard

FLOOR PLAN



J.L. Moseley Company



Partners in the Community

The Company and its Mission

The developer (J. L. Moseley Company) has developed multiple other projects in the area, including its own offices. The company believes strongly in this community, and has been lauded by many civic agencies for its commitment to quality development, community employment, corporate responsibility and equal opportunity.

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