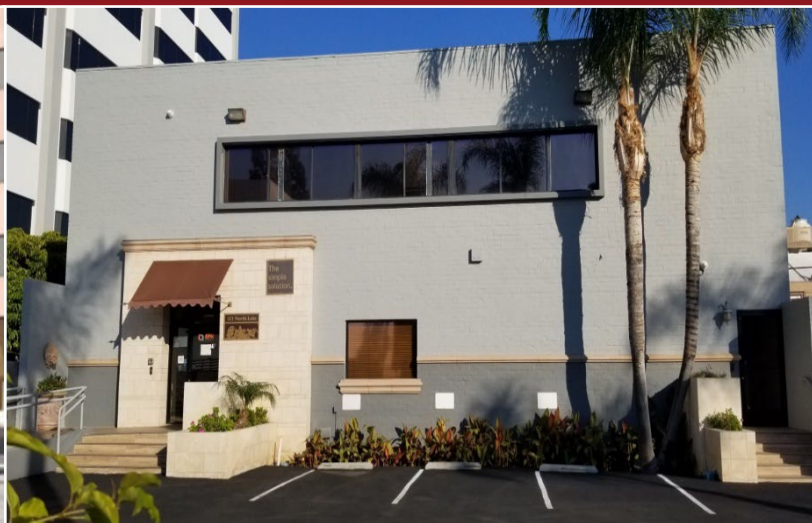


FOR LEASE

GROUND FLOOR AND SECOND FLOOR OFFICE SPACE



123 N. LAKE AVENUE, PASADENA, CA

FOR LEASE

AVAILABLE SPACE Suite 102 – Approximately 1,500 RSF (Reception, five (5) offices, and open space)

LEASE RATE \$2.35 per sq. ft., MG.
Tenant pays for its prorata share of utilities \$450.00 per month and for its own janitorial.

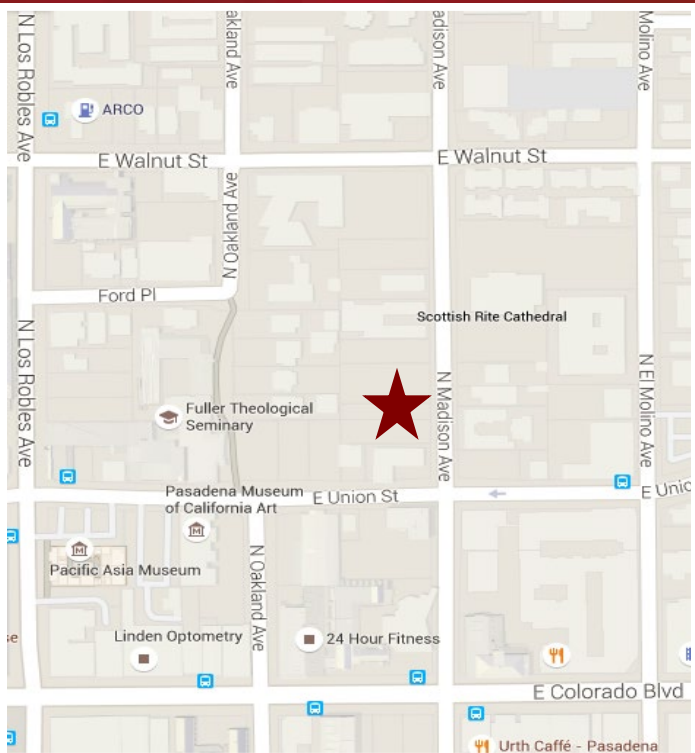
AVAILABLE Immediately.

PARKING One (1) reserved parking space.

For a longer-term lease, Landlord will pay for one (1) unreserved space at parking structure next door.

AMENITIES

- * Walking distance to retail and restaurants.
- * Some furniture available.
- * Security gated parking lot.
- * Common area kitchen and seating area.
- * AT&T fiber available.



**DO NOT DISTURB TENANT.
PLEASE CALL BROKER FOR TOUR.**



For more Information, Contact:

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SUITE 102

INTERIOR SUITE PICTURES



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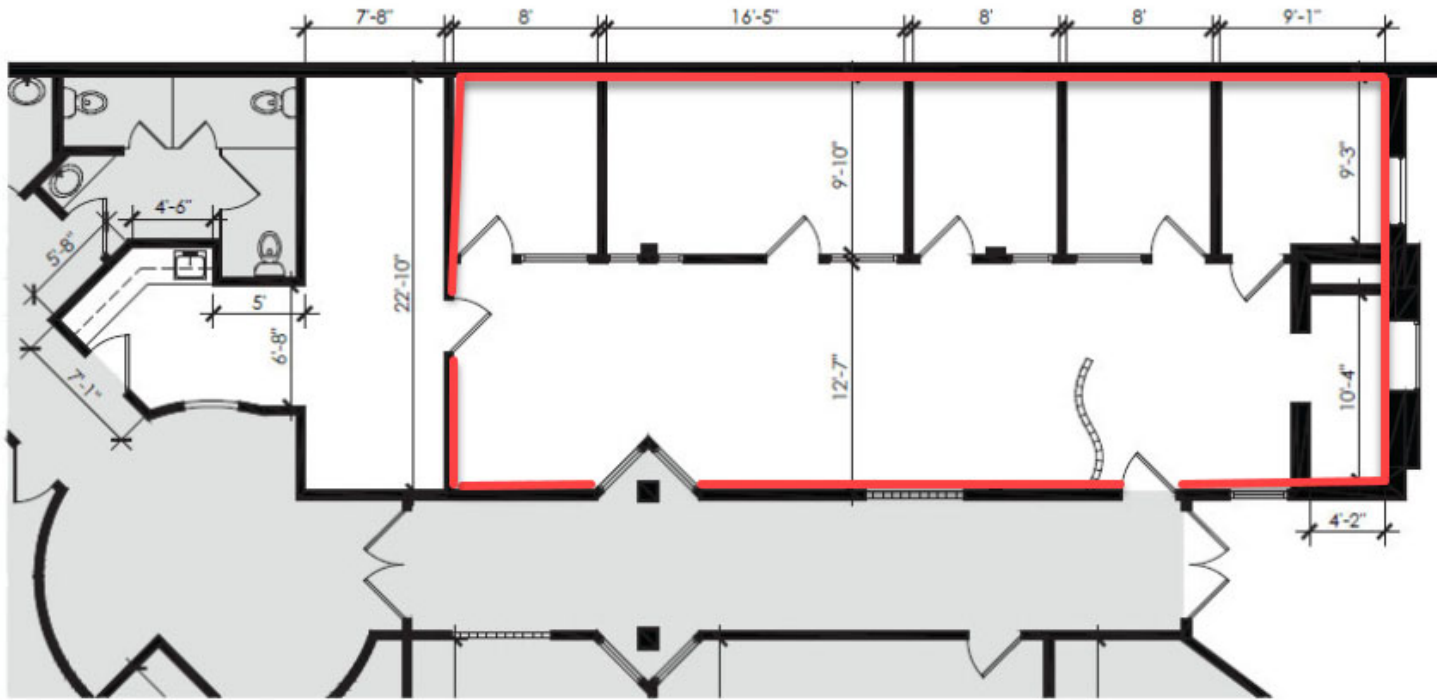
123 N. LAKE AVENUE

FIRST FLOOR COMMON AREA PICTURES



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FLOOR PLAN



LAKE AVENUE

NOT TO SCALE 

123 N. LAKE AVE. | SUITE 102

PASADENA, CA 91101

123 N. LAKE AVENUE, PASADENA

AMENITY MAP



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