

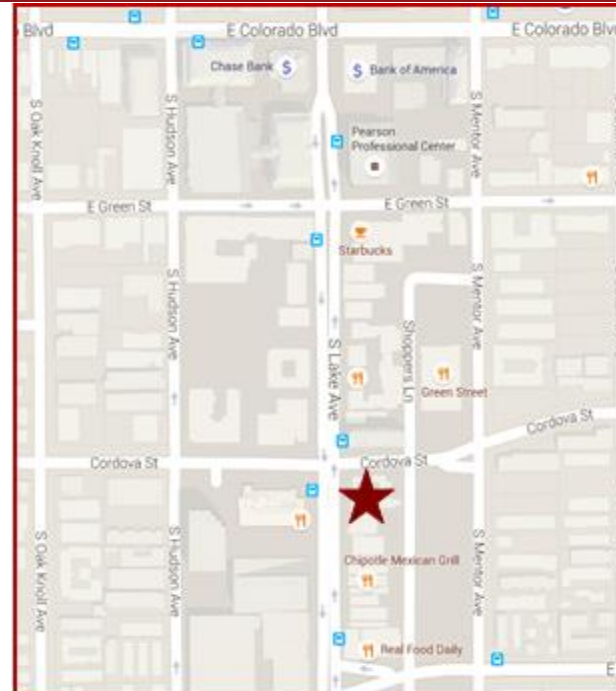
# LAKE CORDOVA BUILDING



200 – 202 SOUTH LAKE AVENUE \* PASADENA \* CALIFORNIA

FOR LEASE

- AVAILABLE SPACE:** Suite 202 approx. 1,223 rentable sq. ft.  
Suite 250 approx. 1,720 rentable sq. ft.
- RENTAL RATE:** \$2.60 per sq. ft., Full Service Gross
- AVAILABILITY:** Suite 202 – February 1, 2016.  
Suite 250 – Immediately.
- YEAR BUILT:** 1961. Renovated in 2015.
- PARKING:** Accessible to City controlled lot behind building at \$75 per space per month. The Corporate Center parking structure across the street is \$90 unreserved and \$130 reserved per space per month.
- FEATURES:**
- \* Three City blocks South of Goldline Station.
  - \* Walking Distance to The Shops on Lake Avenue.
  - \* Easy access to the 210, 134 & 110 freeways.
  - \* Walking Distance to Smitty's, Celestino's, and Seco Restaurants.



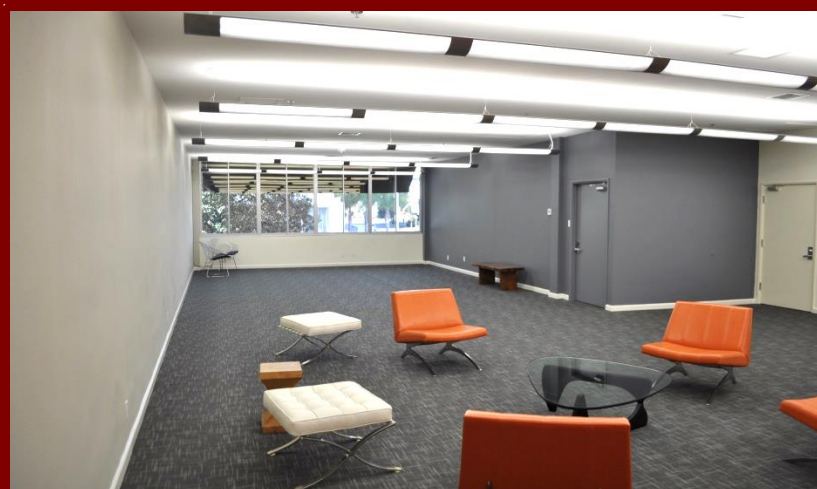
For Further Information, Contact:

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cwalker@redstonecre.com      dalle@redstonecre.com  
License No. 01525534              License No. 01017941  
(626) 795-2255



# Redstone

COMMERCIAL REAL ESTATE

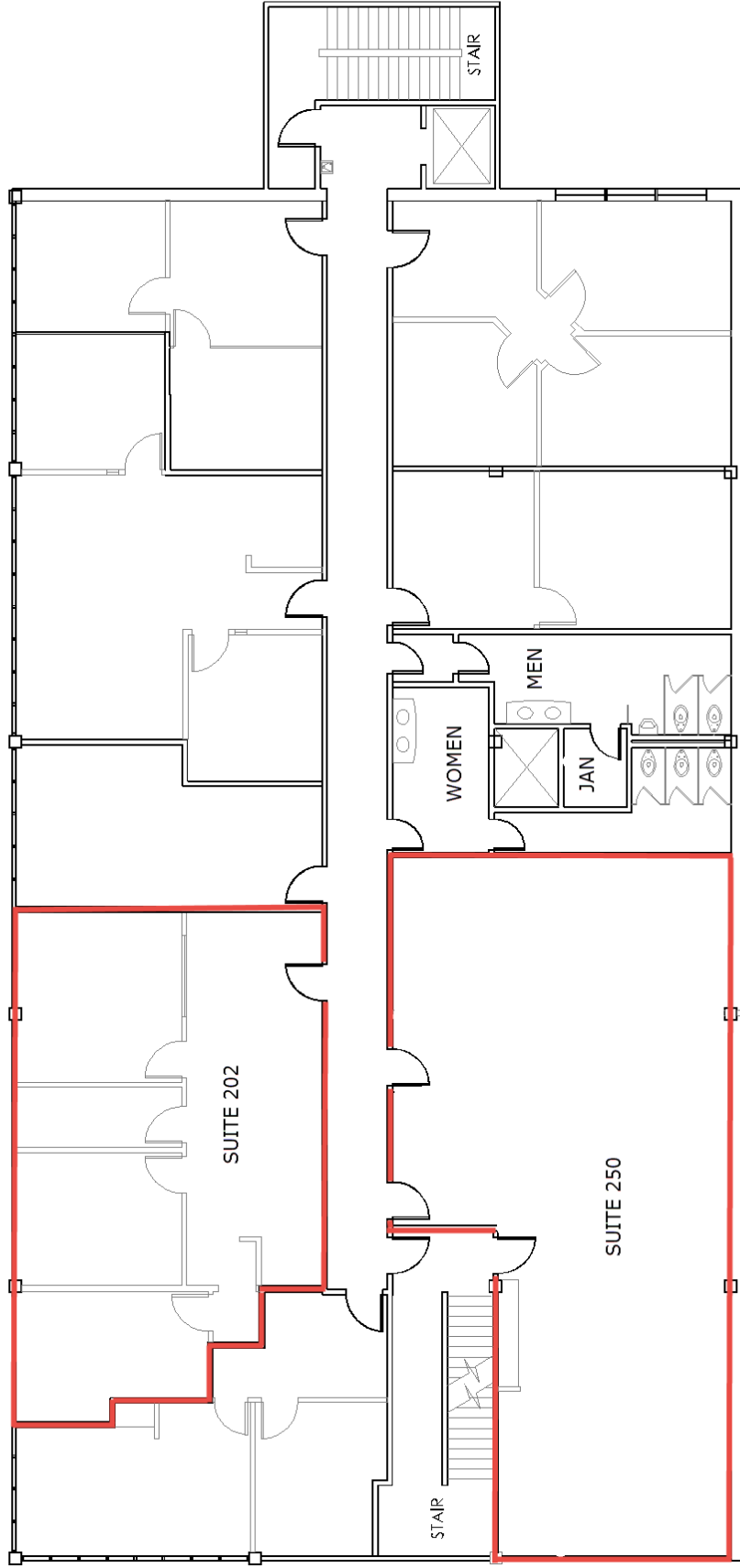


[www.redstonecre.com](http://www.redstonecre.com)


301 N. Lake Ave Suite 810 Pasadena CA 91101

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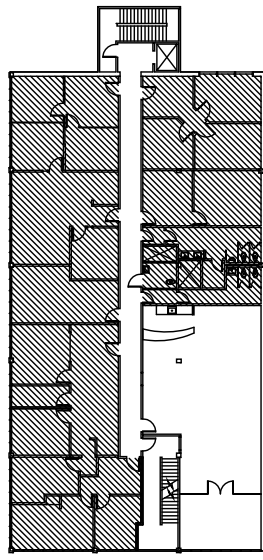
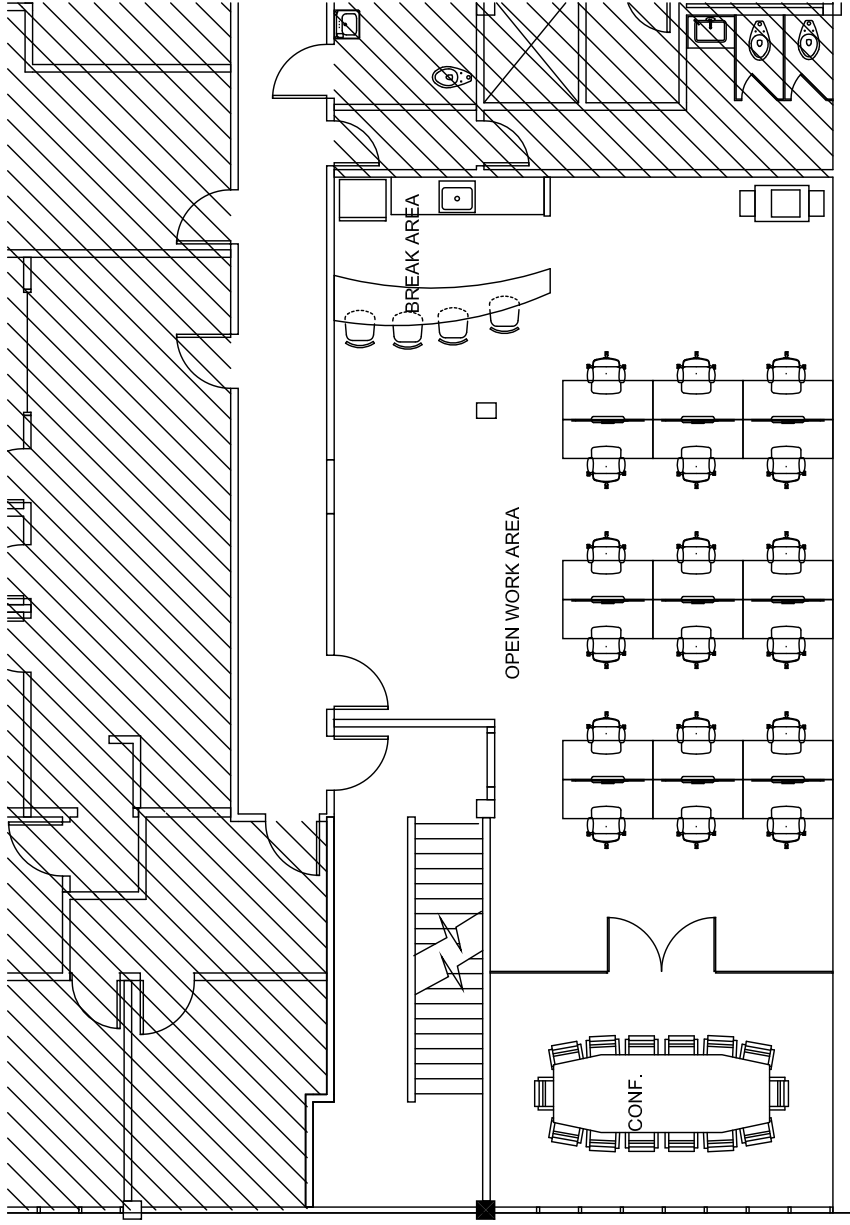




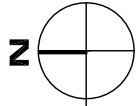
2nd FLOOR  
 202 S. LAKE AVE.  
 PASADENA, CA



**Creative Energy**  
 architecture and interiors  
 241 East Colorado Boulevard, Suite 203  
 Pasadena, California 91101  
 phone 626.304.0505 fax 626.304.0715



FLOOR LOCATION PLAN



OPTION 4

202 S. LAKE AVENUE SPEC SUITE 250

1,720 RSF



**THE KUTZER COMPANY**  
*Real Estate Management*



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