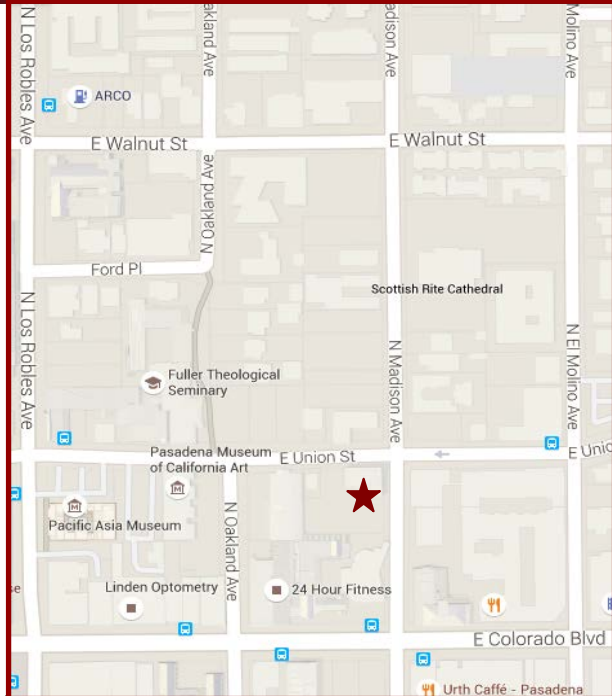


RETAIL SPACE FOR LEASE



65 N. MADISON AVENUE, PASADENA

- Ground Floor:** 1,741 sq. ft.
- Mezzanine Area:** 493 sq. ft.
- Lease Rate:** \$3.30 per square foot per month, Full Service Gross.
- Parking:** Employee parking in structure. Customer parking in South lot adjacent to the Building
- Ceiling Height:** 16' – 17'
- Amenities:**
- * High ceilings.
 - * Entrance off Union and parking area.
 - * Easy access to 210 freeway.
 - * Close to Playhouse District.



For Further Information, Contact:

Carole Walker
cwalker@redstonecre.com
License No. 01525534

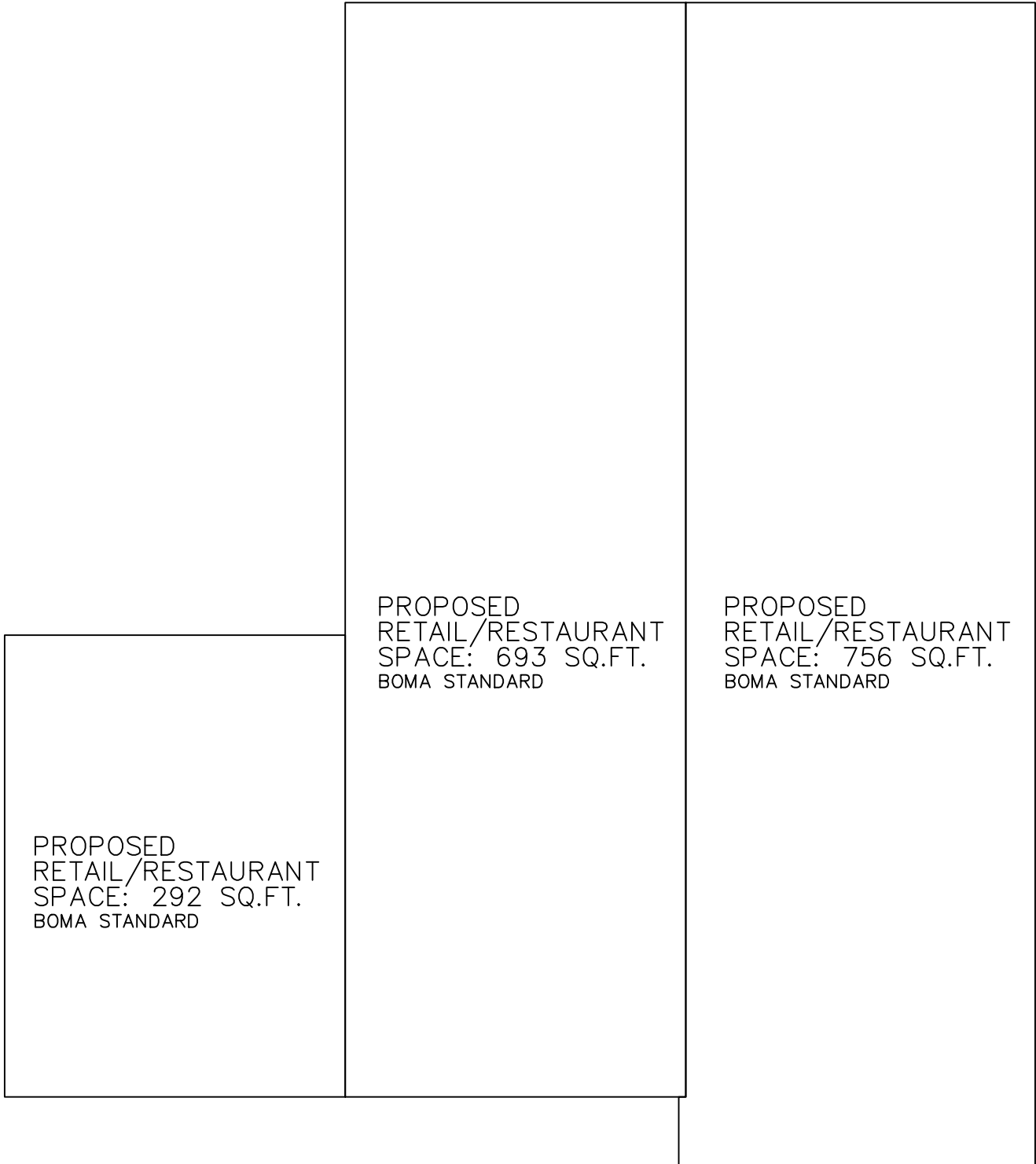
Dan Alle
dalle@redstonecre.com
License No. 01017941

(626) 795-2255

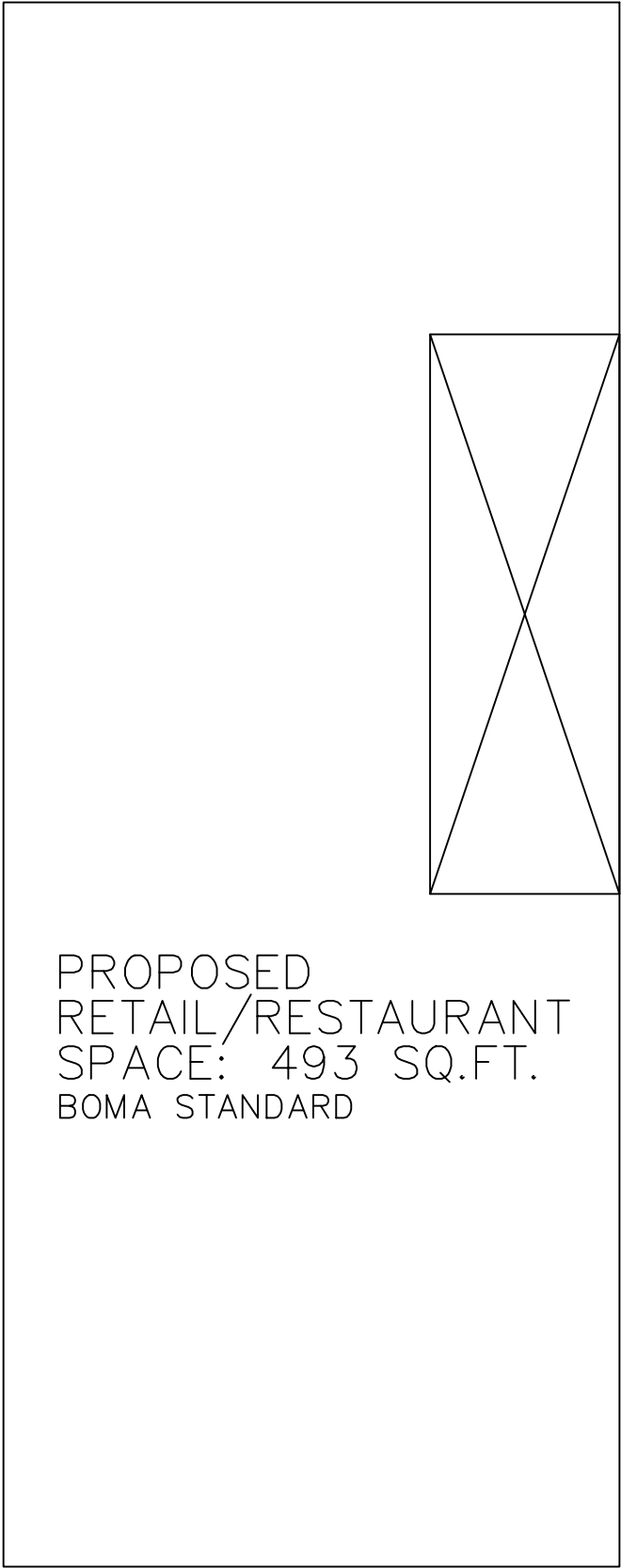


Please make an appointment with agent.

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.



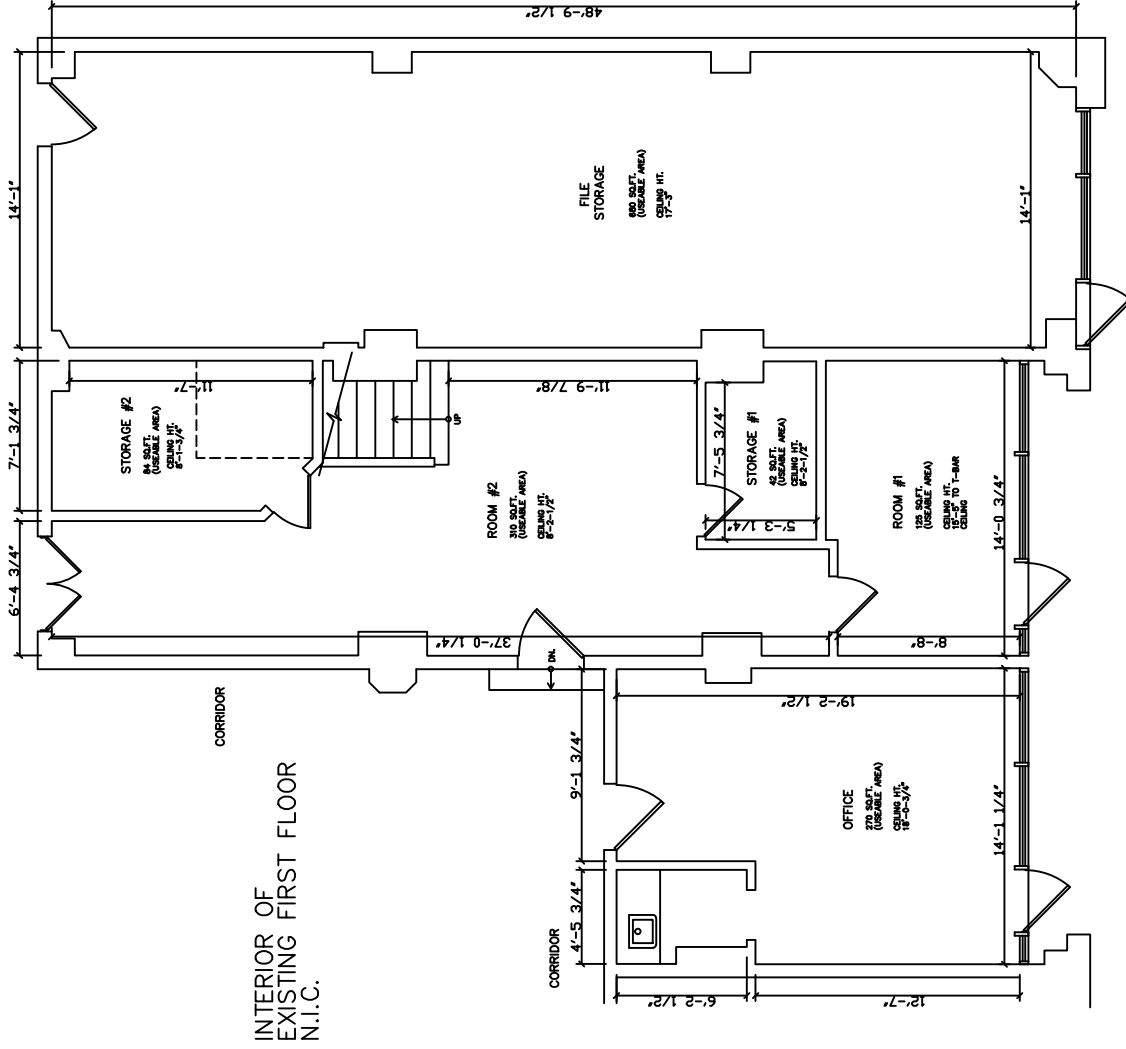
1st FLOOR



PROPOSED
RETAIL/RESTAURANT
SPACE: 493 SQ.FT.
BOMA STANDARD

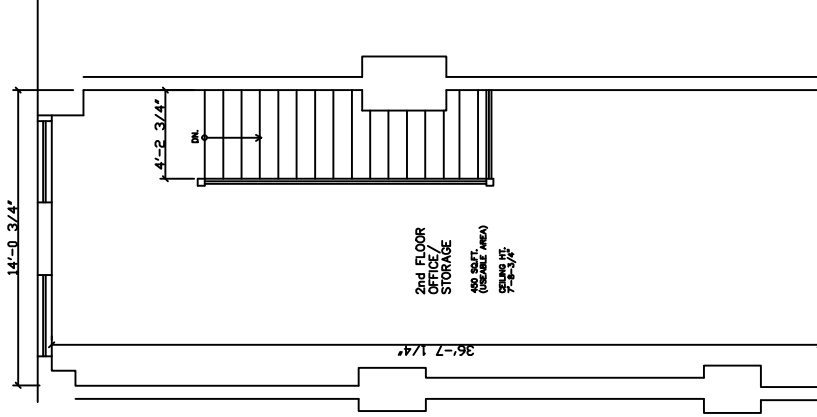
2nd FLOOR

EXISTING WALKWAY / PATIO



INTERIOR OF EXISTING FIRST FLOOR N.I.C.

EXISTING PARKING LOT



2ND FLOOR (ABOVE ROOM #2)

EXISTING SIDEWALK

UNION ST.

