

# FOR LEASE

## LAKE CORDOVA BUILDING



## 200-202 S. LAKE AVENUE, PASADENA, CA

**AVAILABLE SPACE:** Suite 300 - Approx. 1,336 RSF.

Open workspace with two (2) offices, conference room, and storage. Great light with numerous windows.

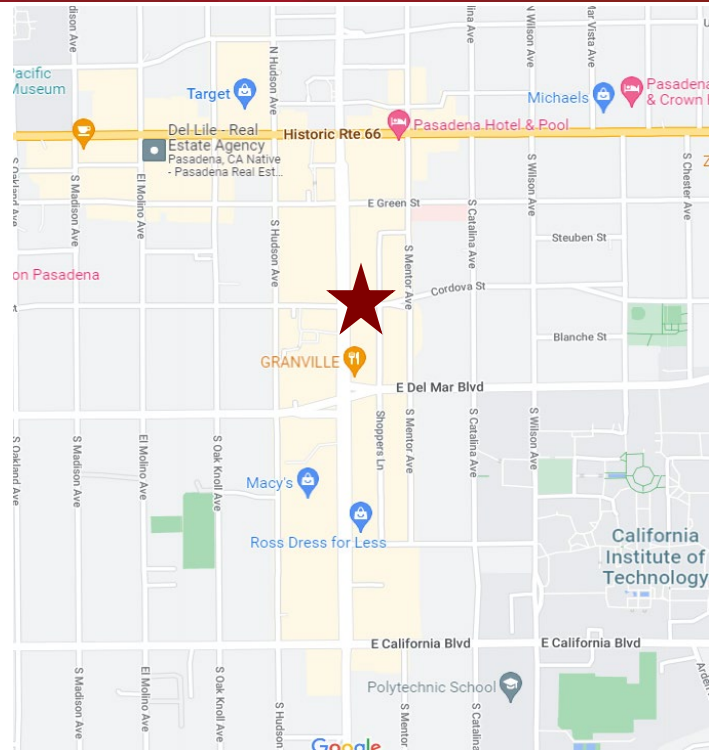
**LEASE RATE:** \$3.00 per sq. ft., Full Service Gross.

**AVAILABLE:** May 1, 2023.

**YEAR BUILT:** 1961. Renovated in 2016.

**PARKING:** Accessible to City controlled lot behind building at \$75 per unreserved space, per month.

- AMENITIES:**
- \* Renovated Mid-Century Modern Office Building.
  - \* Tremendous views, operable windows and wrap around roof deck access.
  - \* Convenient common area kitchen and lounge area.
  - \* Heart of South Lake District, walk to Macys, VeggieGrill, Granville, Smitty's, Nick's Mercado, Lemonade, and Sugarfish.
  - \* Close proximity to Caltech Campus.
  - \* Building Wi-Fi connectivity provided by Charter Communications.



For more Information, Contact:

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# 200 - 202 S. Lake Avenue

## SUITE 300



AS-BUILT

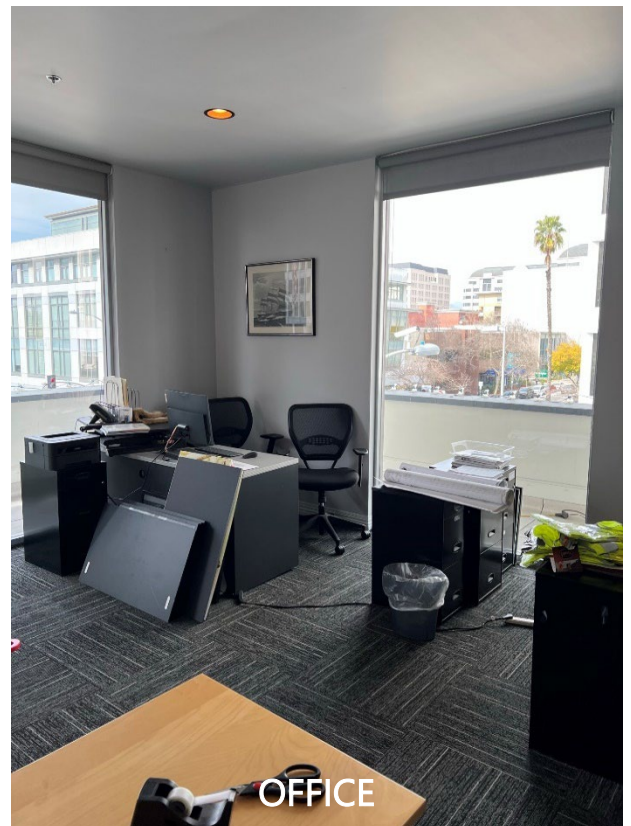
**ex|novo**  
INTERIOR PLANNING & DESIGN

3rd FLOOR  
202 SOUTH LAKE AVENUE  
PASADENA, CA 91101

DRAWN: DM  
ISSUE DATE: 9.3.2020  
PROJECT NO: 20-1057

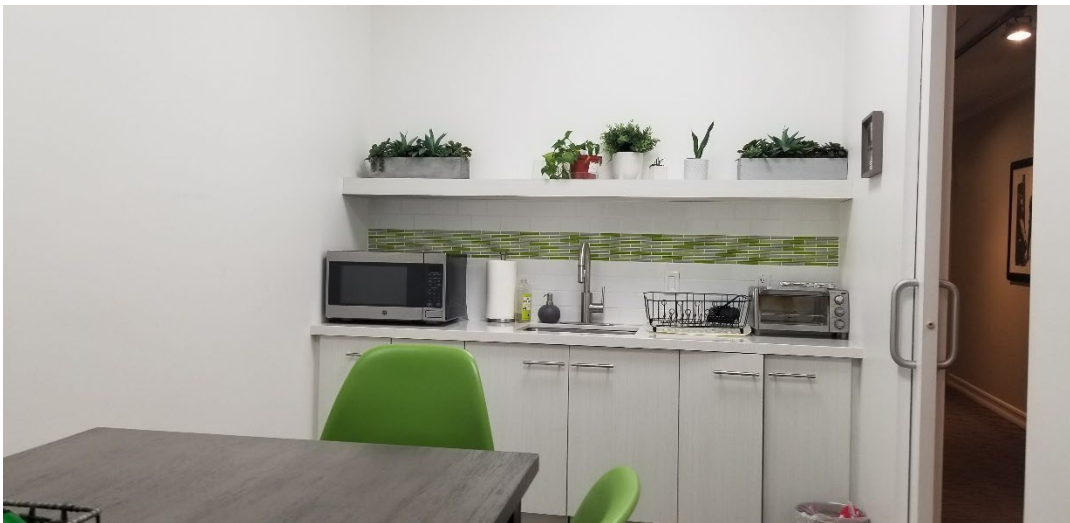
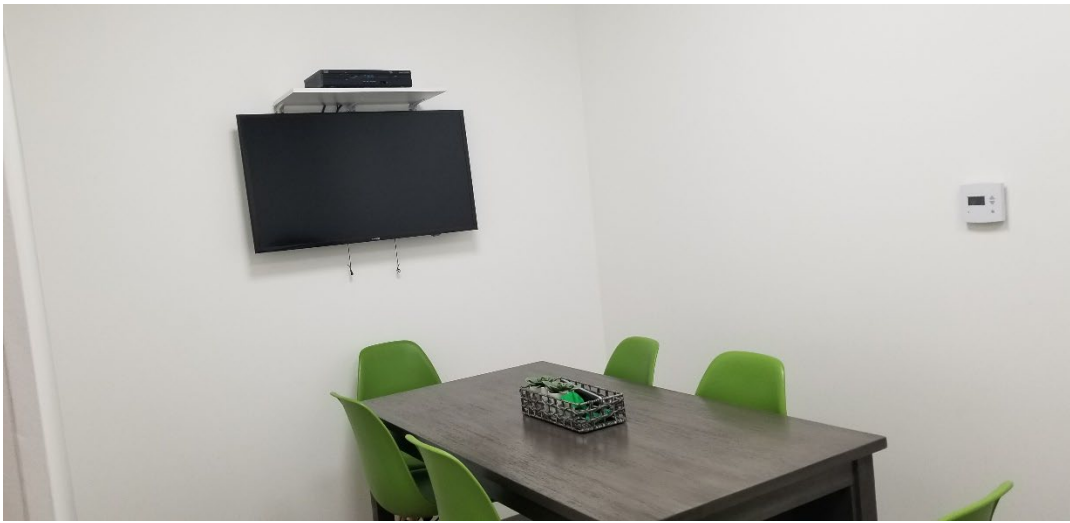
1242 E. Colorado Blvd., Suite B, Pasadena, California 91106

# Suite 300



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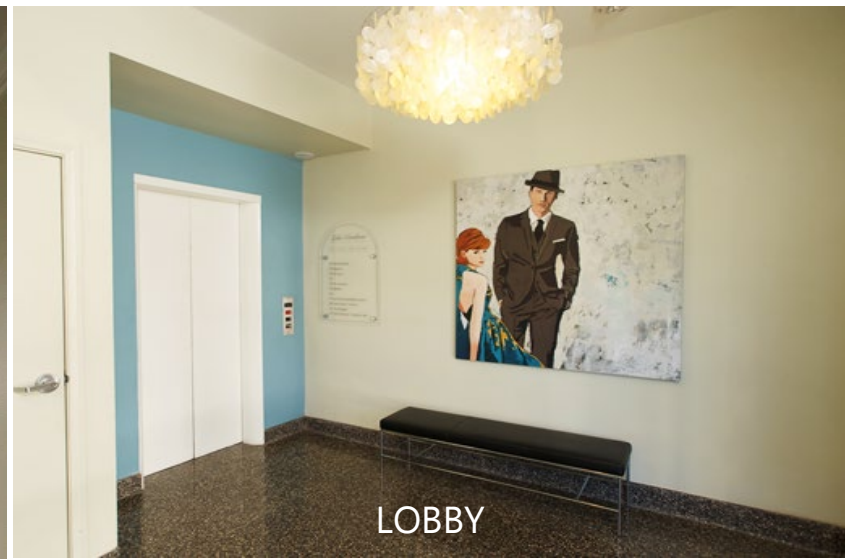
# Common Area Kitchen



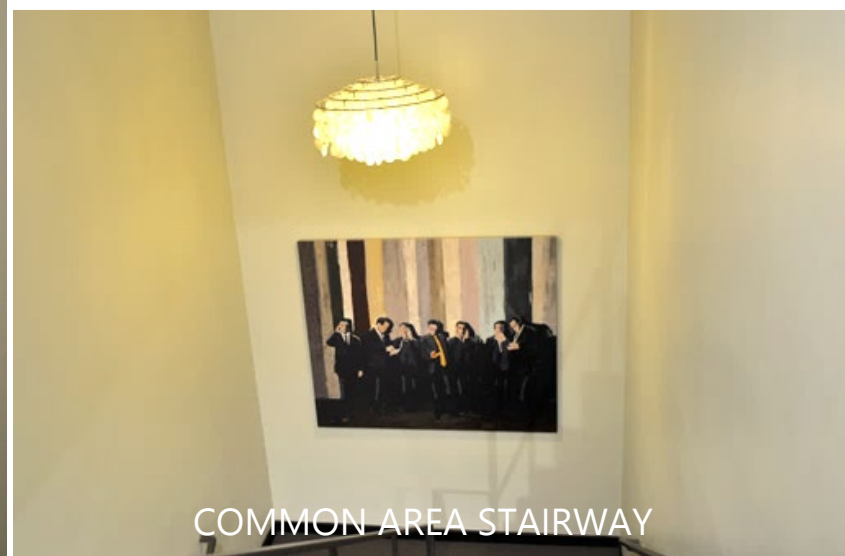
# 200 – 202 S. LAKE AVENUE



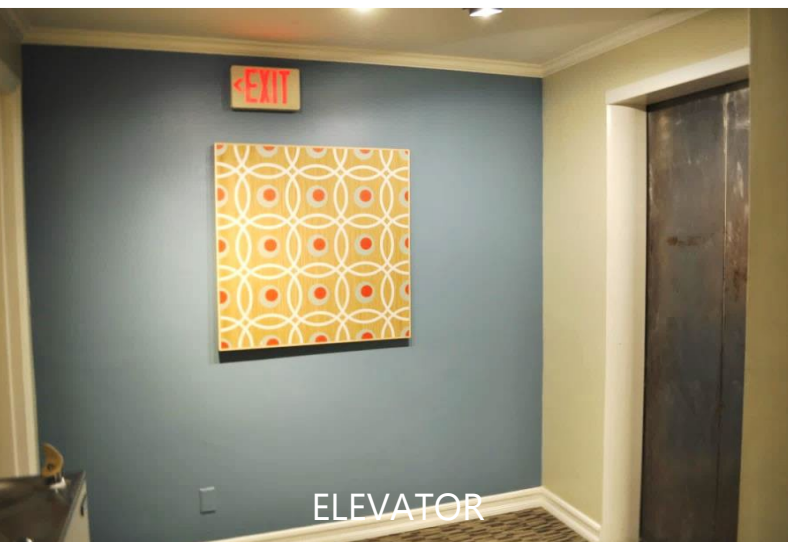
COMMON AREA CORRIDOR



LOBBY



COMMON AREA STAIRWAY



ELEVATOR



CORDOVA STREET VIEW OF BUILDING