

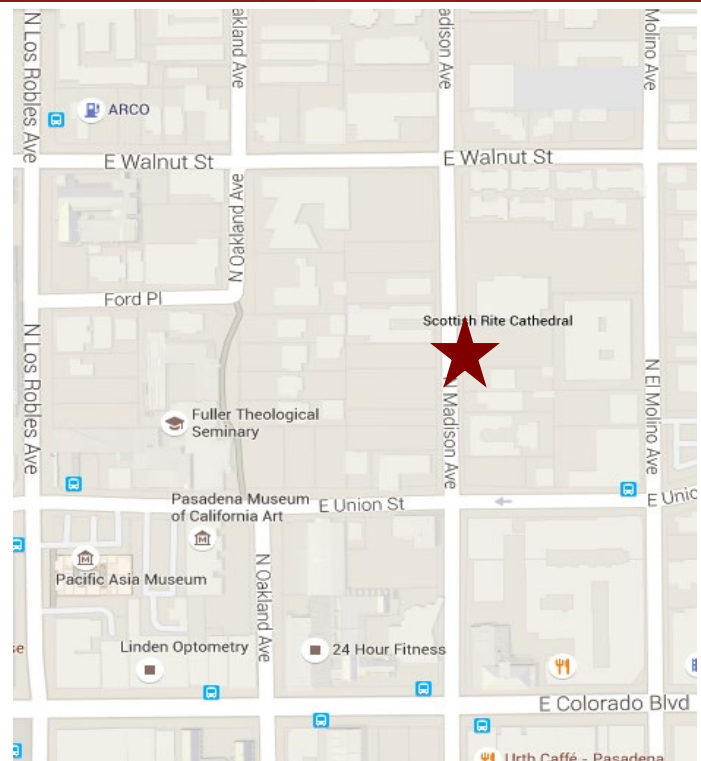
SECOND FLOOR OFFICE SUITE



96 N. MADISON AVENUE, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Approximately 860 Rentable sq. ft. on the second (2nd) floor.
- MONTHLY RENTAL:** \$2.55 per square foot per month, Modified Gross. Tenant pays its own utilities, interior janitorial and liability insurance.
- AVAILABLE:** Immediately.
- PARKING:** One (1) reserved and one (1) unreserved for a total of two (2) free spaces included in base rental. Parking lot available for visitors.
- AMENITIES:**
- * Walking distance to Colorado retail and restaurants.
 - * Close proximity to 210 & 134 freeways.
 - * Beautiful courtyard area.
 - * Flexible layout with three (3) offices, kitchen/copy room, and private restroom.
 - * Stairway access to the 2nd floor only.



For more Information, Contact:

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96 N. MADISON AVENUE



OPEN SPACE / LARGE OFFICE



CORRIDOR



LARGE OFFICE AREA



OFFICE



SECOND OFFICE



KITCHEN

96 N. MADISON AVENUE

SECOND FLOOR FLOOR PLAN

