

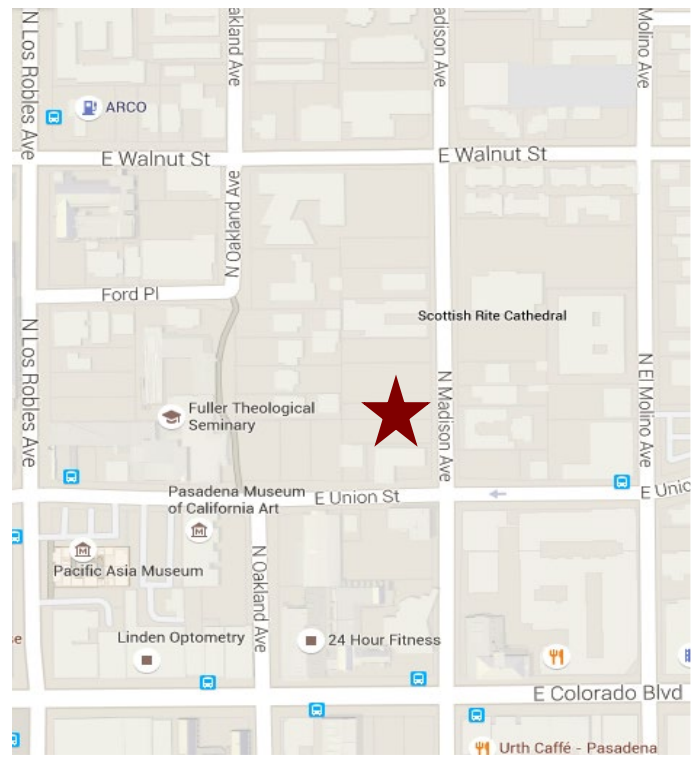
PRIME OFFICE SPACE FOR LEASE



123 N. LAKE AVENUE, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE** Suite 200 – Approximately 1,788 RSF
(Reception, five (5) offices, conference room, admin open space, and private restroom)
- LEASE RATE** \$2.15 per sq. ft. plus \$400 for utilities.
Tenant pays for its own janitorial.
- AVAILABLE** March 1, 2024. Furniture available.
- PARKING** Three (3) spaces. Free of charge.
Additional parking can be purchased in parking structure next door.
- AMENITIES**
- * Walking distance to retail and restaurants.
 - * Security gated parking lot.
 - * Common area kitchen and seating area.
 - * AT&T fiber available.



For more Information, Contact:

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PLEASE CALL BROKER FOR TOUR.

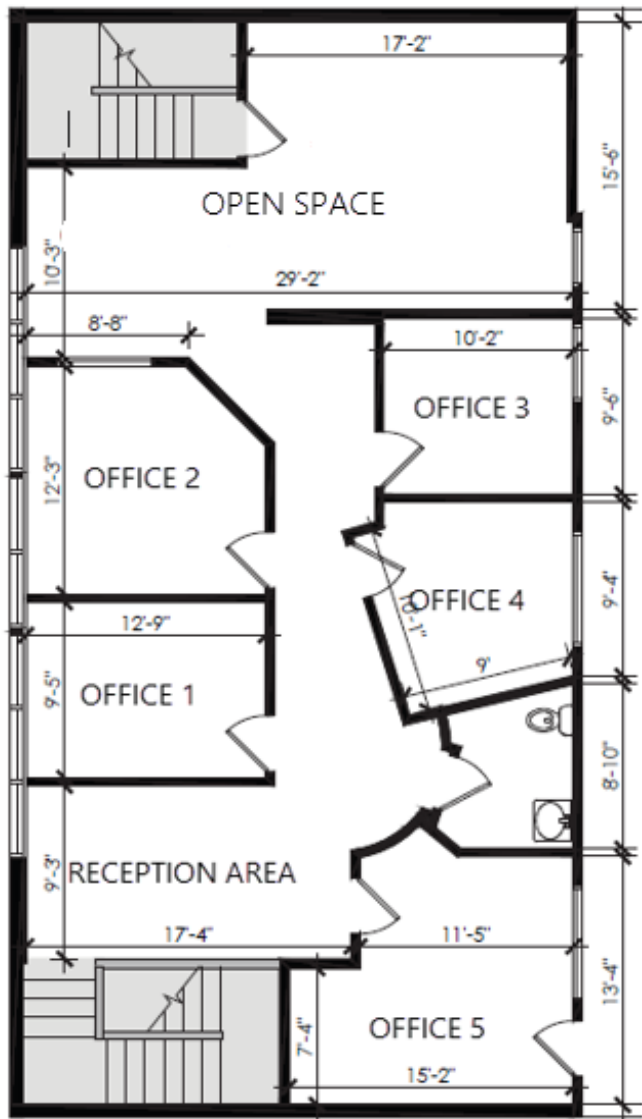


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SUITE 200



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1,490 USF | 1,788 RSF

NOT TO SCALE 



Danette Munir
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123 N. LAKE AVE. | SUITE 200
PASADENA, CA 91101

Date	Issue
03.25.22	FOR REVIEW
03.29.22	FOR REVIEW

Project 21-019
AS-BUILT

AB.1

Issue Dates Sheet Not to Scale

123 N. LAKE AVENUE

AMENITY MAP



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