

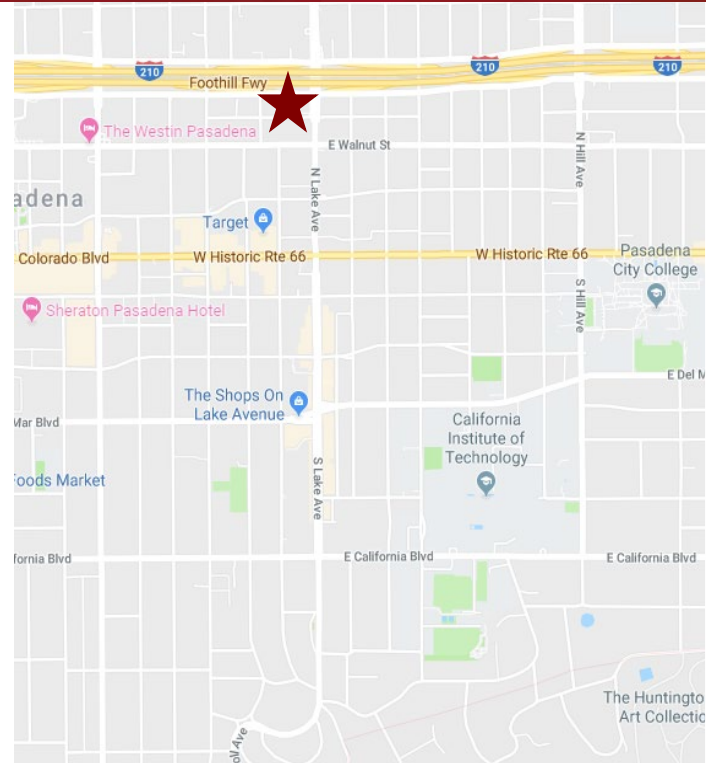
# EXCEPTIONAL CLASS A OFFICE SPACE FOR SUBLEASE



## 301 N. LAKE AVENUE, SUITE 420, PASADENA, CA

FOR SUBLEASE

- AVAILABLE SPACE:** Approximately 3,100 sq. ft.
- SUBLEASE RATE:** \$2.25, Full Service Gross per sq. ft. per month.
- AVAILABLE:** Immediately.
- EXPIRATION:** May 31, 2024.
- PARKING:** \$95 Unreserved  
\$150 Reserved
- AMENITIES:**
- \* Reception, eight (8) window offices, open area for five (5) cubicles, conference room, telecom room, and kitchen area.
  - \* Furniture and equipment available.
  - \* Walking distance to Lake Avenue restaurants and retail.
  - \* Across the street from Gold Line Station and 210 freeway.
  - \* 24-hour Security Guard.
  - \* Recently renovated patio with WIFI, tables & chairs.



For more Information, Contact:

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# 301 N. LAKE AVENUE

## SUITE 420

