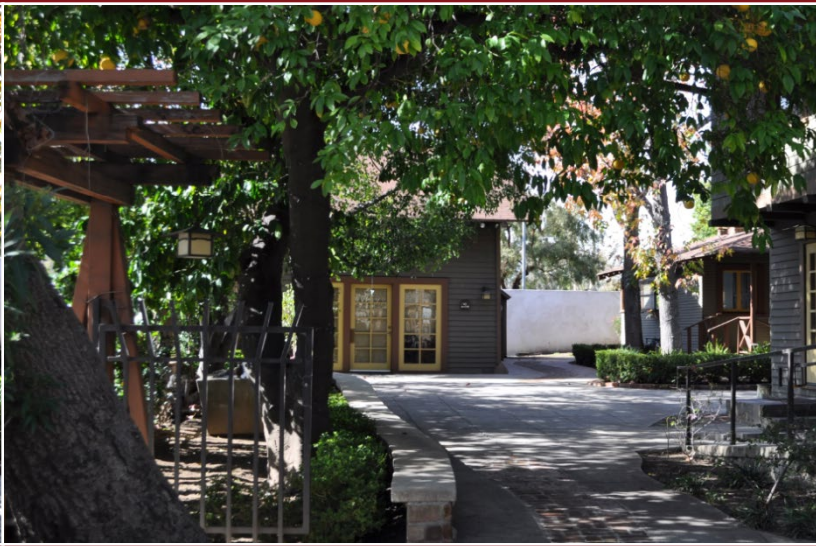


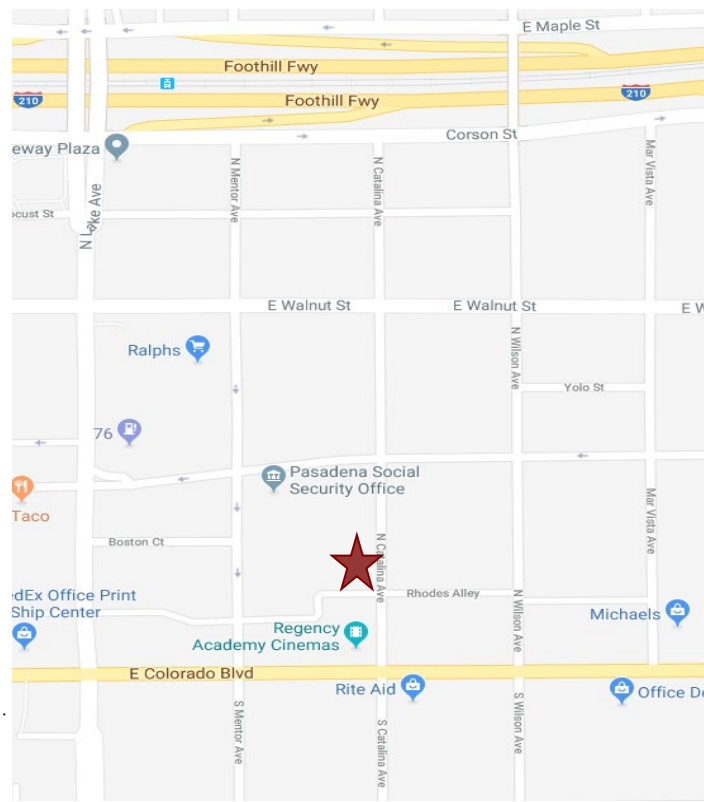
CARRIAGE HOUSE FOR SUBLEASE



67 N. CATALINA AVENUE, PASADENA, CA

FOR SUBLEASE

- AVAILABLE SPACE:** Approximately 782 sq. ft.
Open space, private restroom with Mezzanine office.
- LEASE RATE:** \$2.90 per sq. ft., Modified Gross.
Tenant to pay its own utilities, interior janitorial and liability insurance.
- AVAILABLE:** Immediately.
- SUBLEASE EXPIRATION:** May 31, 2024.
- PARKING:** Adjacent to public parking lot. Current prevailing rate at \$50.00/unreserved parking space.
- AMENITIES:**
- * Charming stand-alone building, formerly a carriage house.
 - * High ceilings with small loft area.
 - * Designed by Greene & Greene architectural firm.
 - * Perfect office for any professional.
 - * Beautiful courtyard and fountain.
 - * Located in Pasadena Playhouse District, close proximity to Caltech, and Fuller Theological Seminary.
 - * Walking distance to Colorado Boulevard and Lake Avenue retail and restaurants.



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67 N. CATALINA AVENUE

