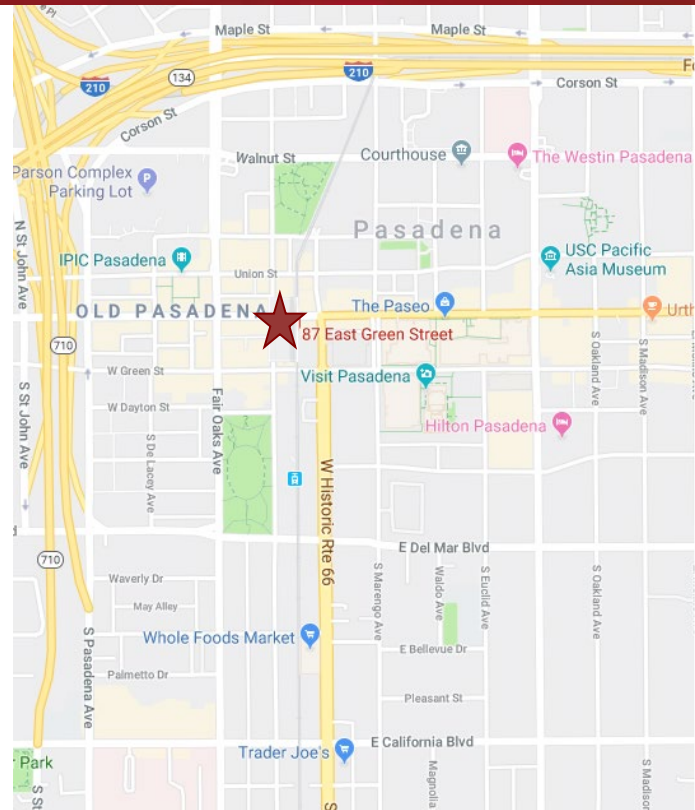


# THE EDISON EL REY BUILDING DYNAMIC OFFICE & CREATIVE SPACE FOR LEASE



## 87 E. GREEN STREET, PASADENA, CA

- AVAILABLE SPACE:**
- Suite 204 – Approximately 1,324 SF
  - Suite 210 – Approximately 3,294 SF
  - Suite 303 – Approximately 1,715 SF
  - Suite 309 – Approximately 1,856 SF
- LEASE RATE:** \$2.80 per sq. ft., Modified Gross.  
Tenant to pay its own utilities, interior janitorial and liability insurance.
- PARKING:** Parking structure across the street. Current rate is \$85.00 per space per month.
- AMENITIES:**
- \* Beautiful brick walls, numerous windows, exceptional light.
  - \* Exposed ceilings & ducting, large windows.
  - \* Restored historic building located in the heart of "Old Town Pasadena".
  - \* Elevator served.
  - \* Controlled 24/7 building access.
  - \* On-site top-rated tea & coffee house and restaurant on ground floor (Copa Vida and Dog Haus) and walking distance to numerous restaurants and retail.
  - \* Close walking distance to Del Mar and Holly Street Gold Line Stations.



For more Information, Contact:

**Dan Alle**

[dalle@redstonecre.com](mailto:dalle@redstonecre.com)

Lic. # No. 01017941

(626) 483-6358

**Julie Alle**

[jalle@redstonecre.com](mailto:jalle@redstonecre.com)

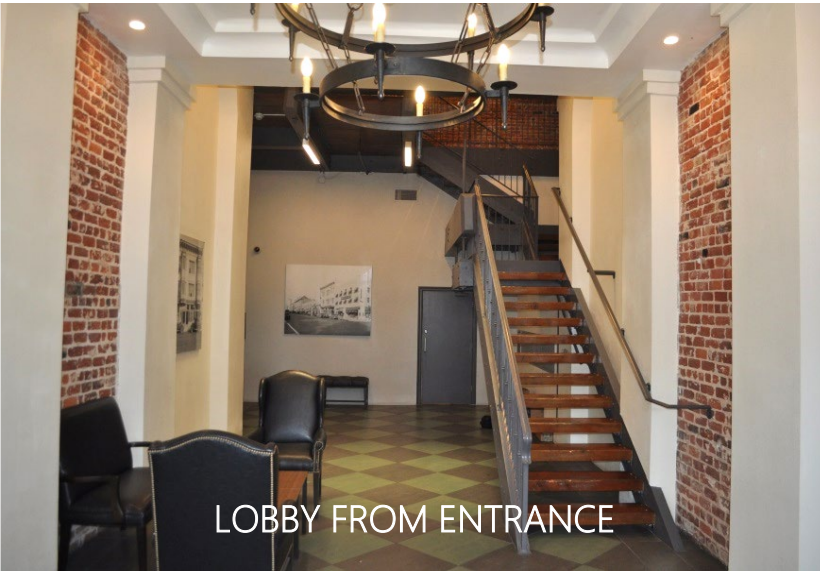
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(626) 864-3927



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# 87 E. GREEN STREET



LOBBY FROM ENTRANCE



ANGLE OF LOBBY FROM SECOND FLOOR



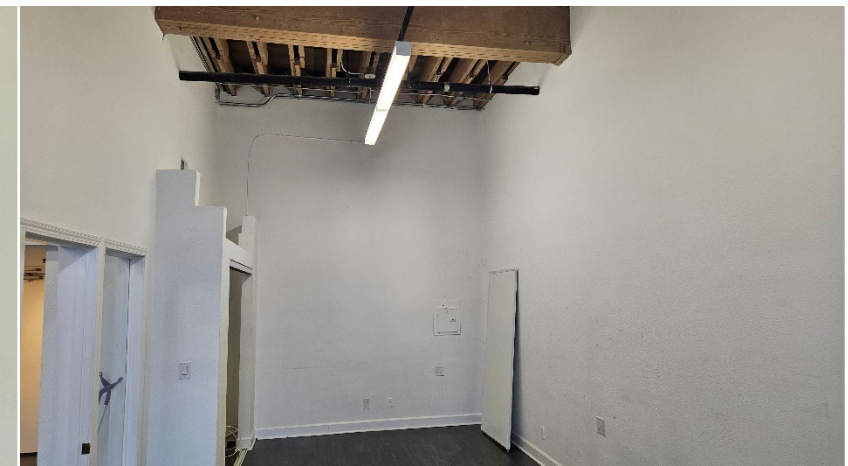
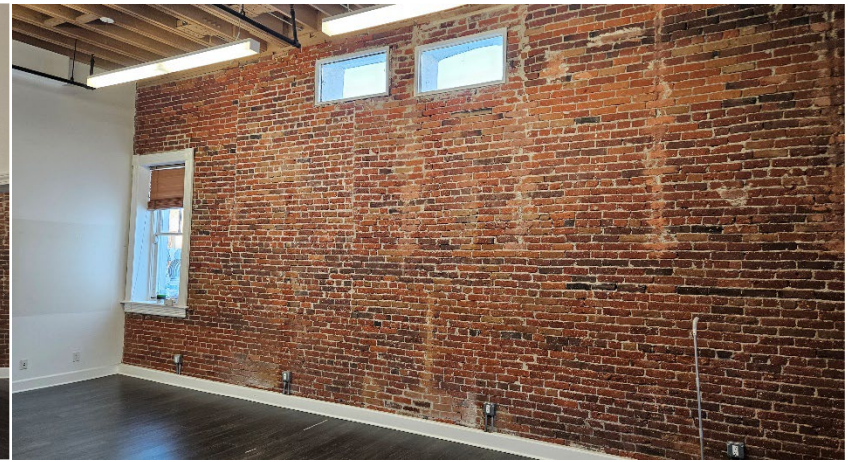
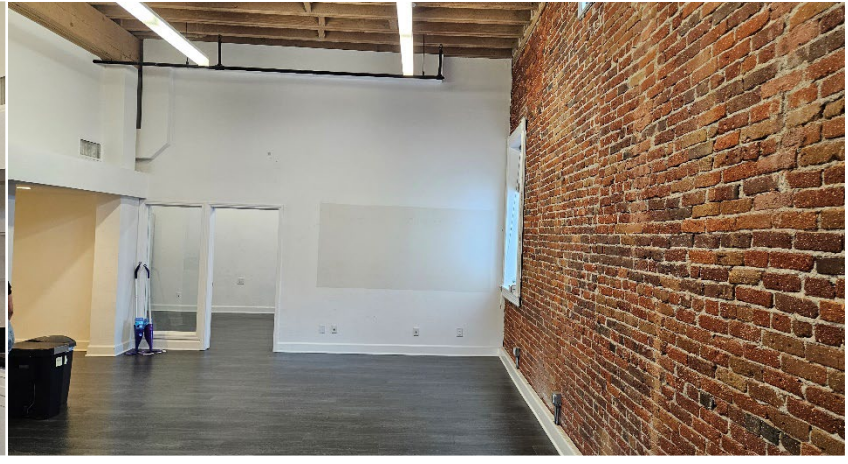
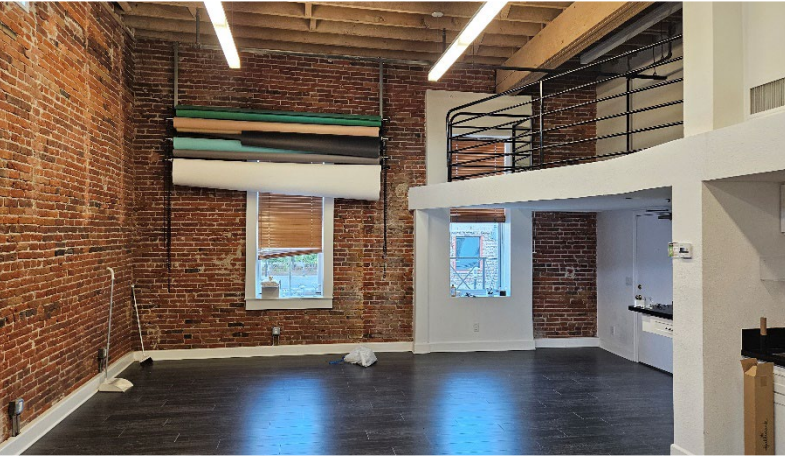
THIRD FLOOR LOBBY AND CORRIDOR



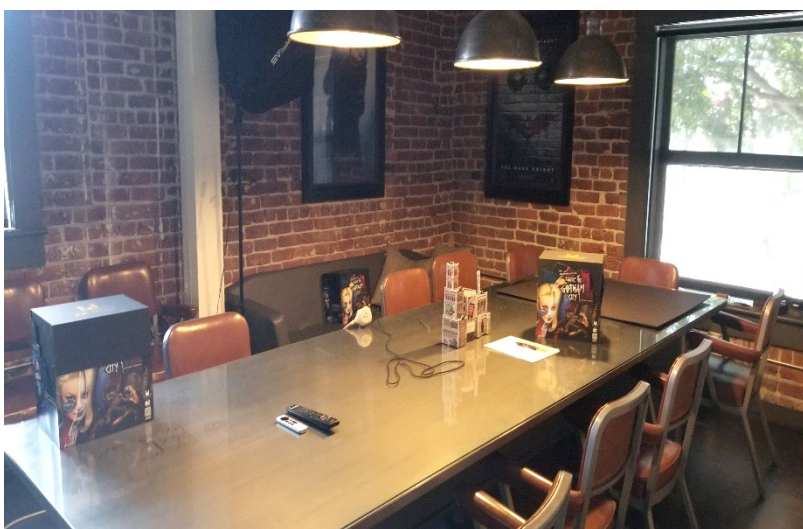
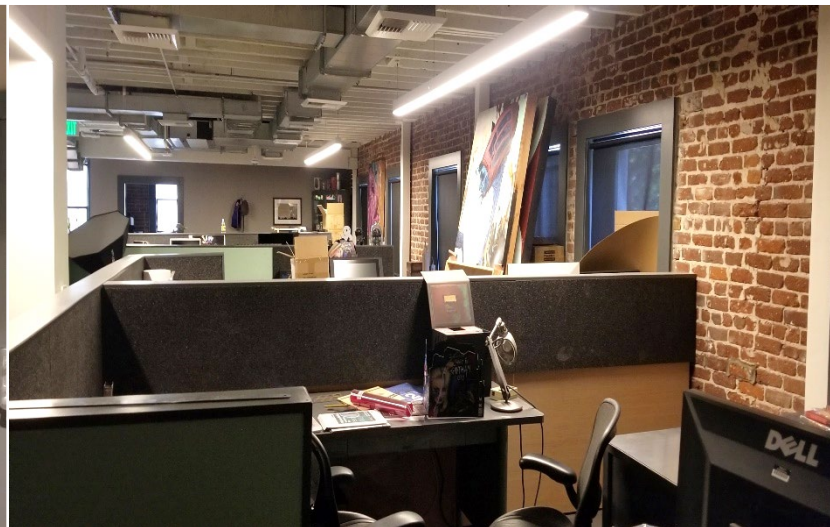
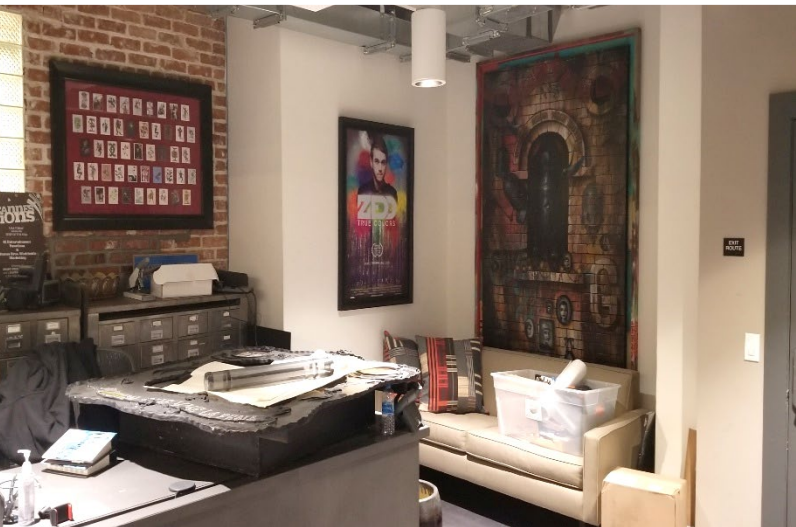
THIRD FLOOR CORRIDOR

# 87 E. GREEN STREET

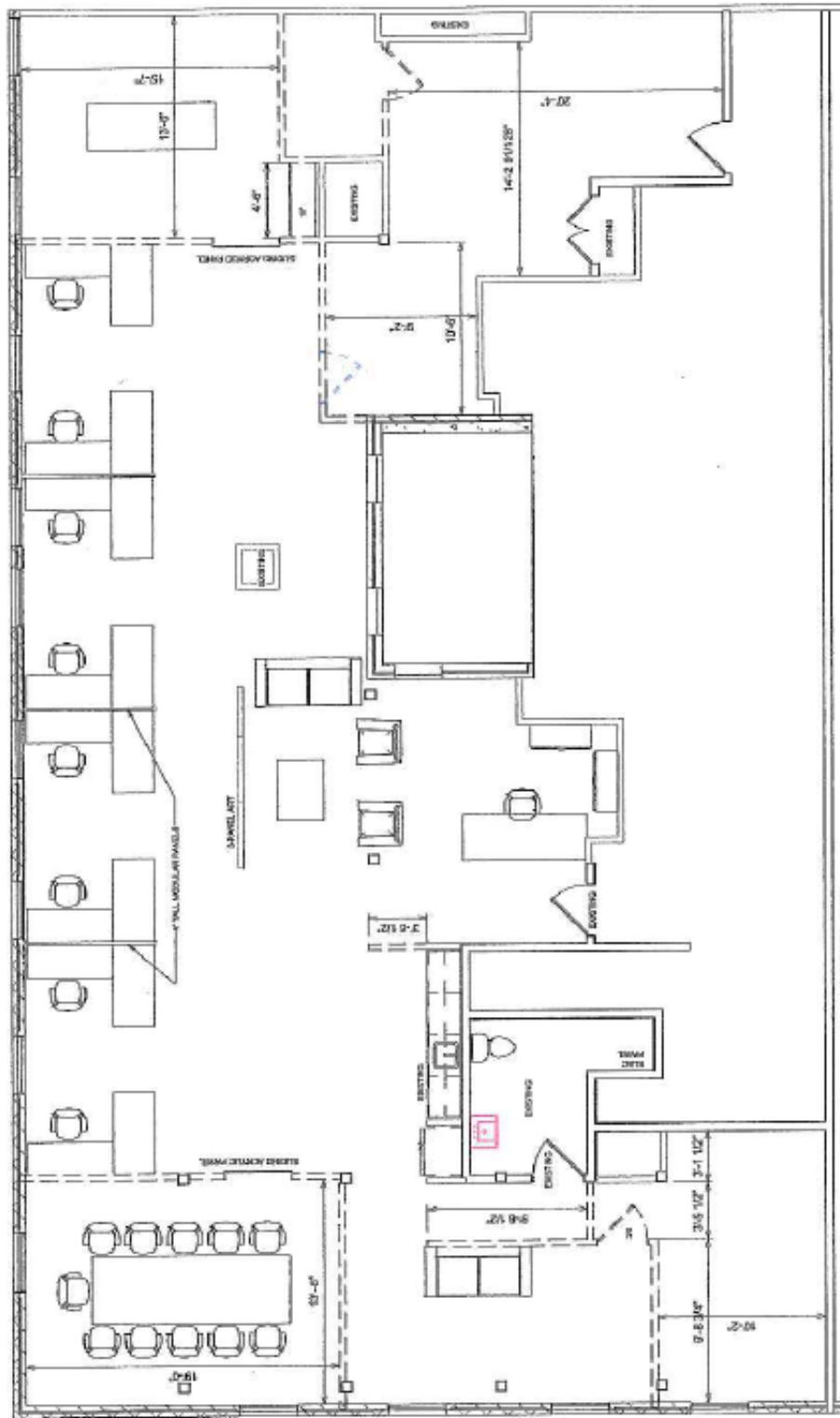
## SUITE 204 - INTERIOR PICTURES



# 87 E. GREEN STREET SUITE 210 - INTERIOR PICTURES



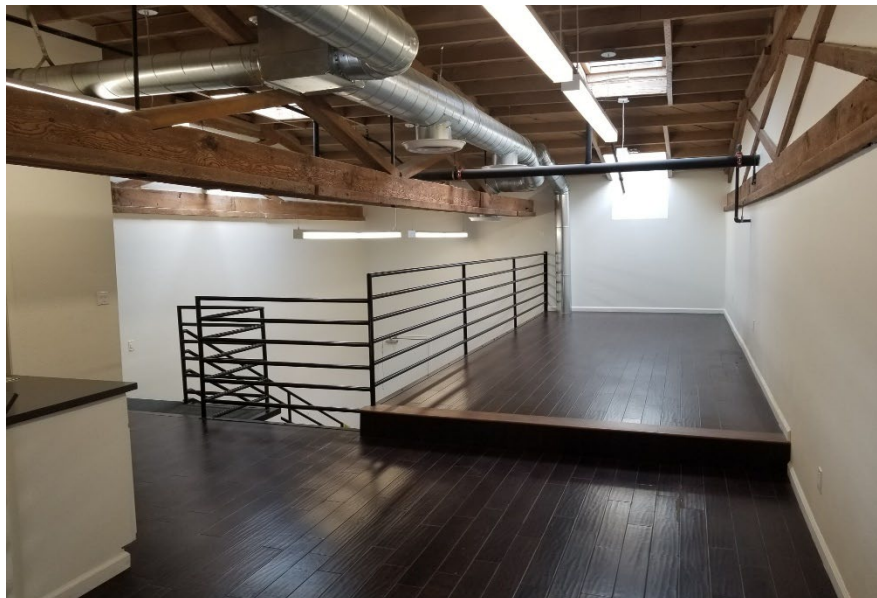
# Suite 210



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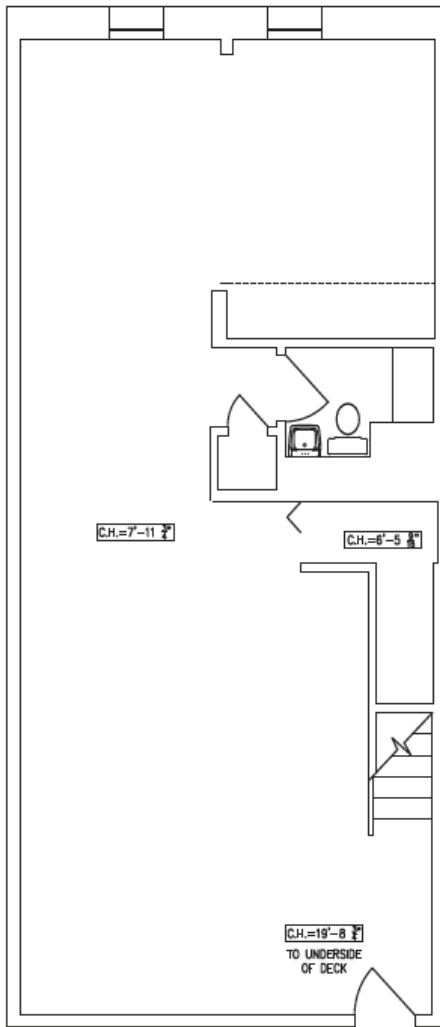
# 87 E. GREEN STREET

## SUITE 303 - INTERIOR PICTURES

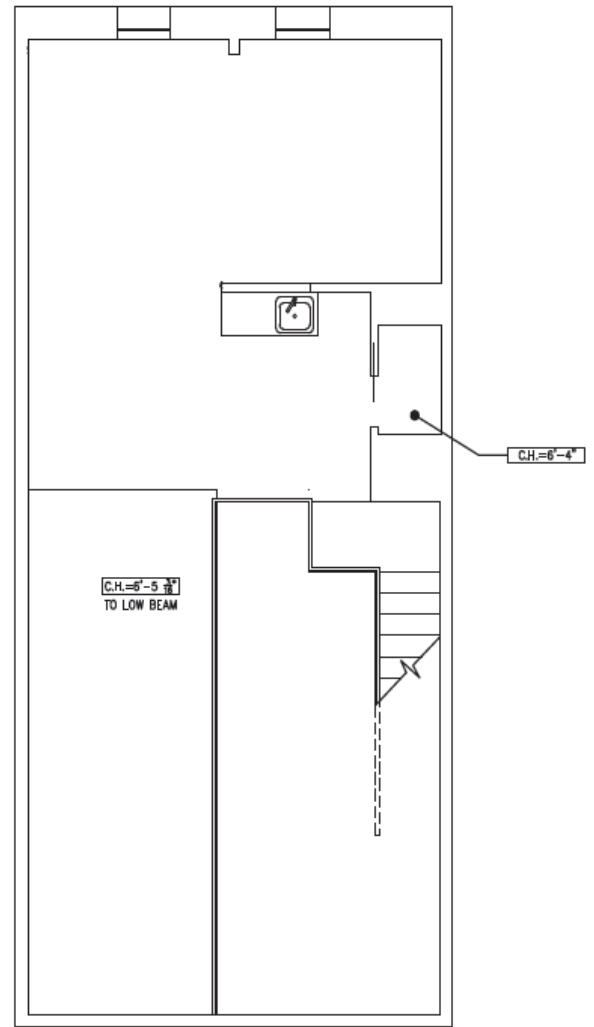


# Suite 303

## Floor Plan

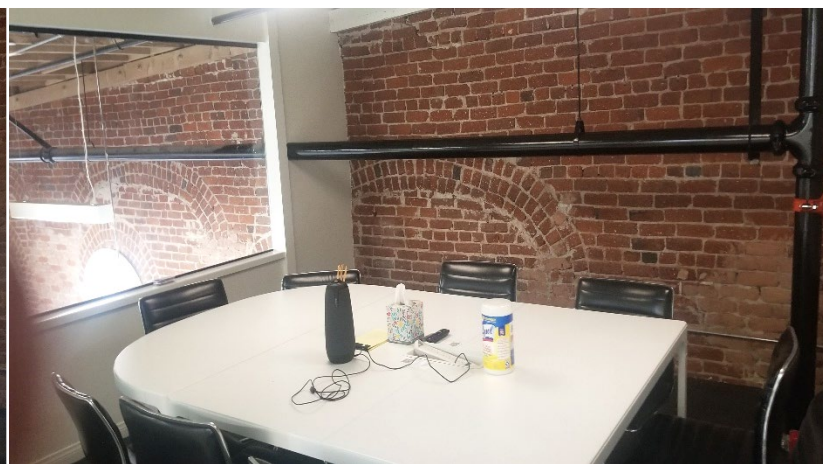
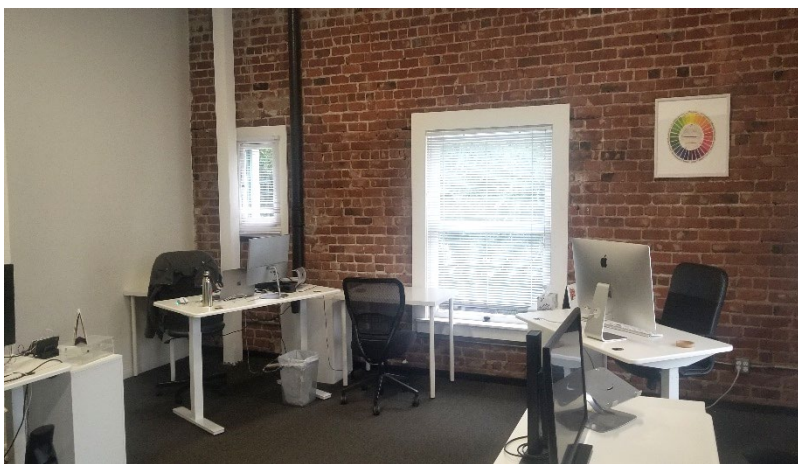
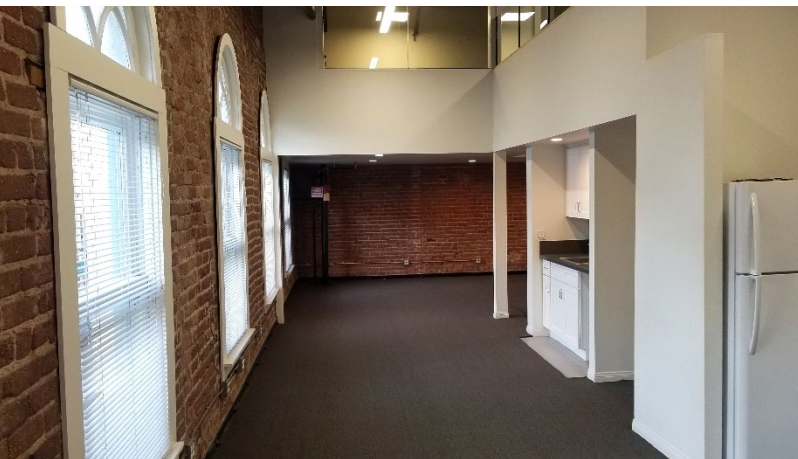
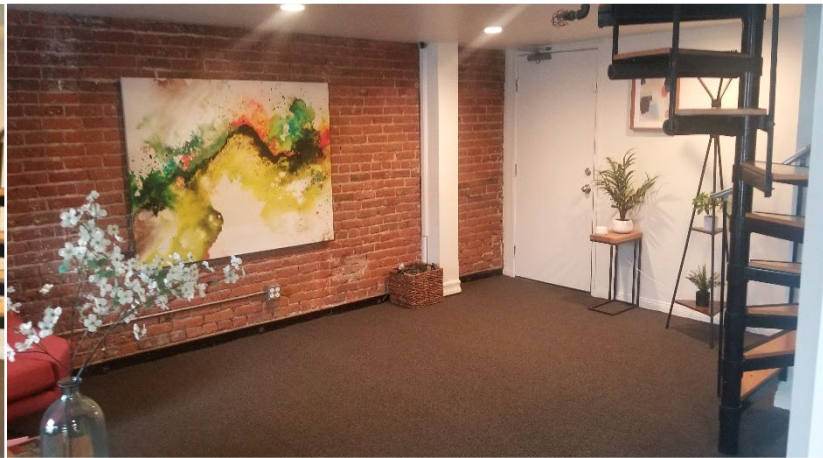


## Mezzanine



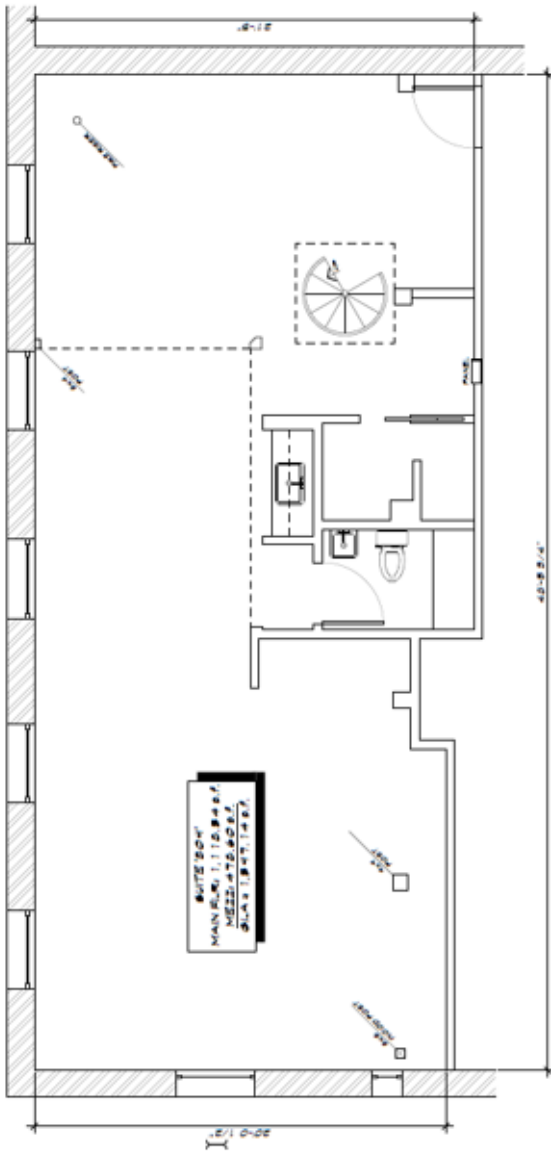
# 87 E. GREEN STREET

## SUITE 309 - INTERIOR PICTURES



# Suite 309

## FIRST FLOOR



## MEZZANINE

