

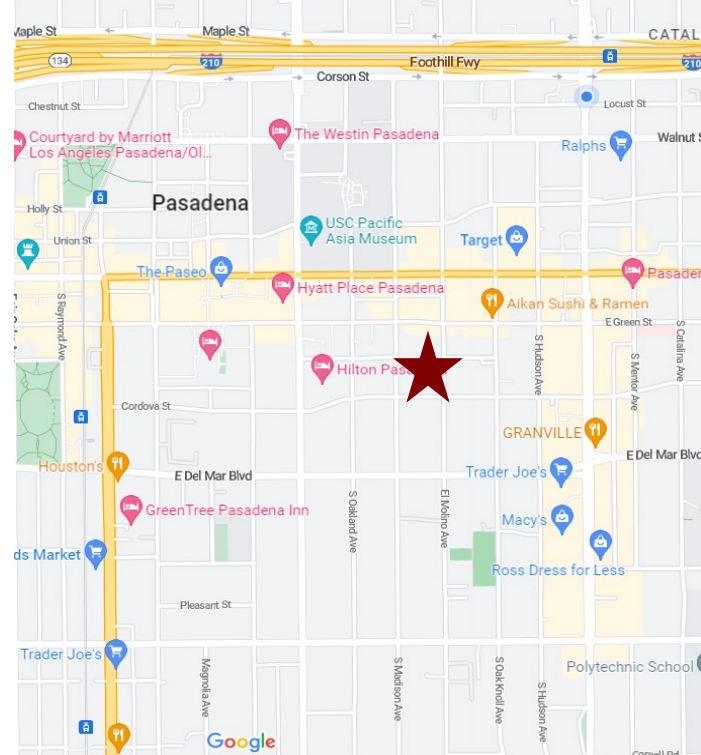
# GARDEN OFFICE BUILDING FOR LEASE



## 155 S. EL MOLINO AVENUE, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE** Suite 104 - Approximately 1,152 RSF (Reception, two (2) window offices, storage, open area, and a conference room or (3rd) office)
- LEASE RATE** \$2.40 per sq. ft., Modified Gross  
Tenant pays for its own utilities, interior janitorial, and liability insurance.
- AVAILABLE** Immediately.
- PARKING** Tenant shall have its prorata share of reserved free parking.
- AMENITIES**
- \* Exceptional atrium/courtyard area.
  - \* Elevator.
  - \* Ground level parking lot.
  - \* Walking distance to retail and restaurants in Pasadena Playhouse District.
  - \* Suite ready for occupancy.



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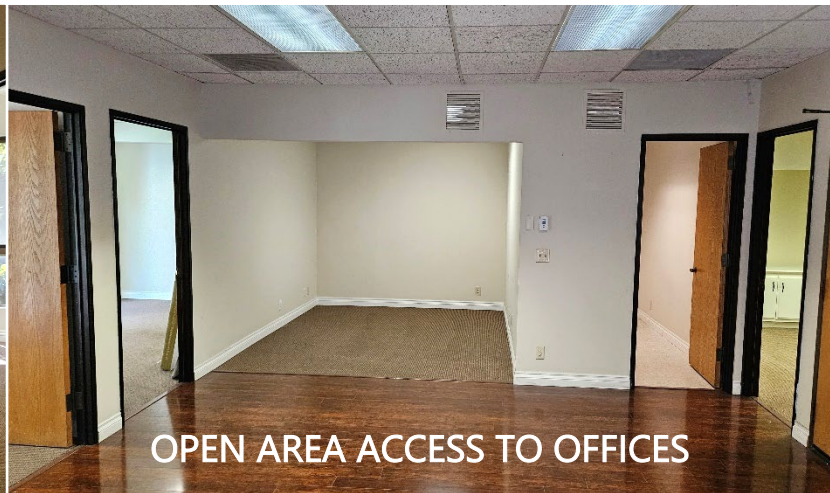


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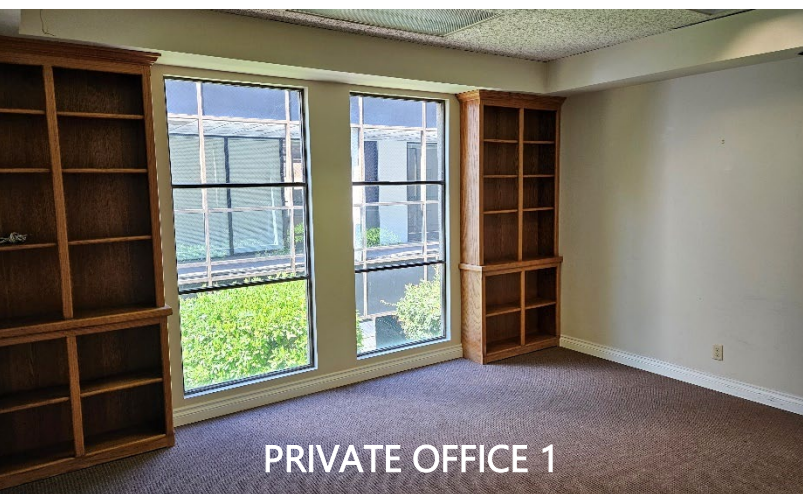
# 155 S. El Molino Avenue SUITE 104 - INTERIOR PICTURES



OPEN AREA / CONFERENCE ROOM



OPEN AREA ACCESS TO OFFICES



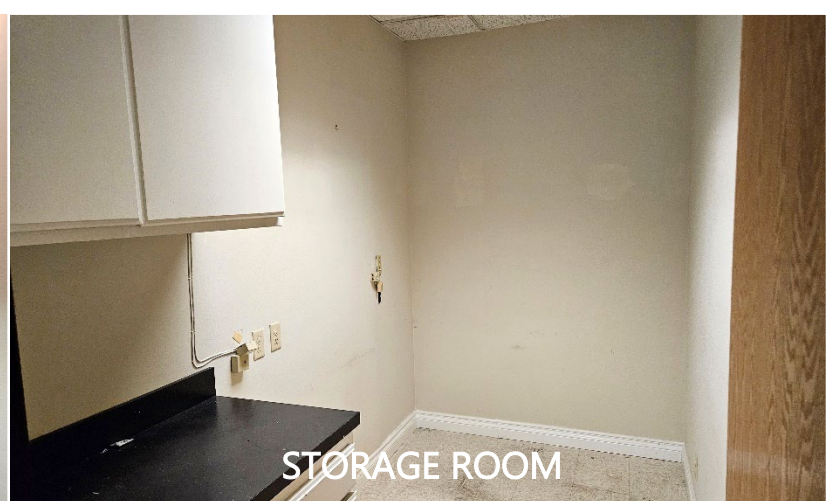
PRIVATE OFFICE 1



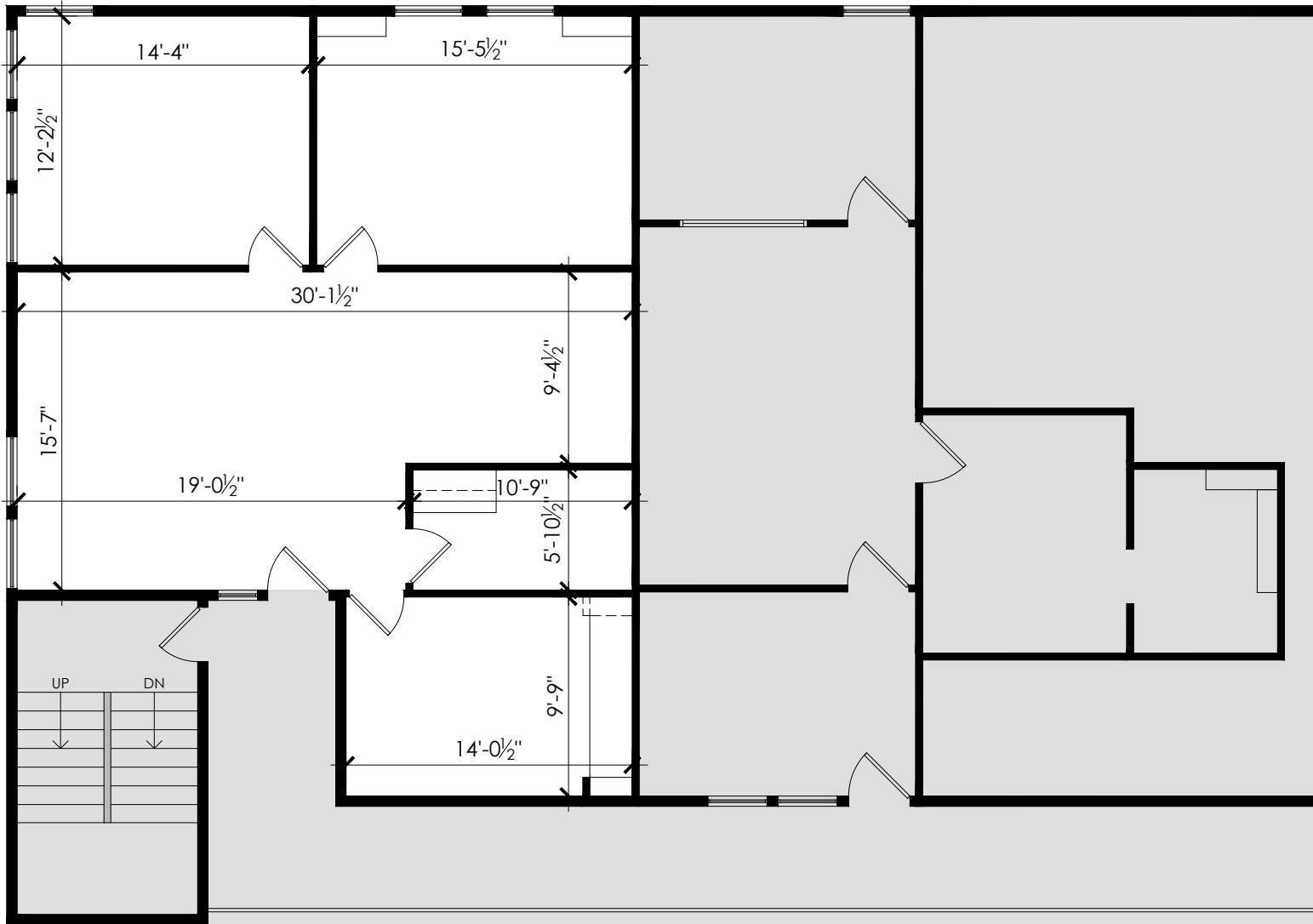
PRIVATE OFFICE 2



CONFERENCE ROOM



STORAGE ROOM



# SUITE 104

155 S. EL MOLINO AVE.  
PASADENA, CA 91101

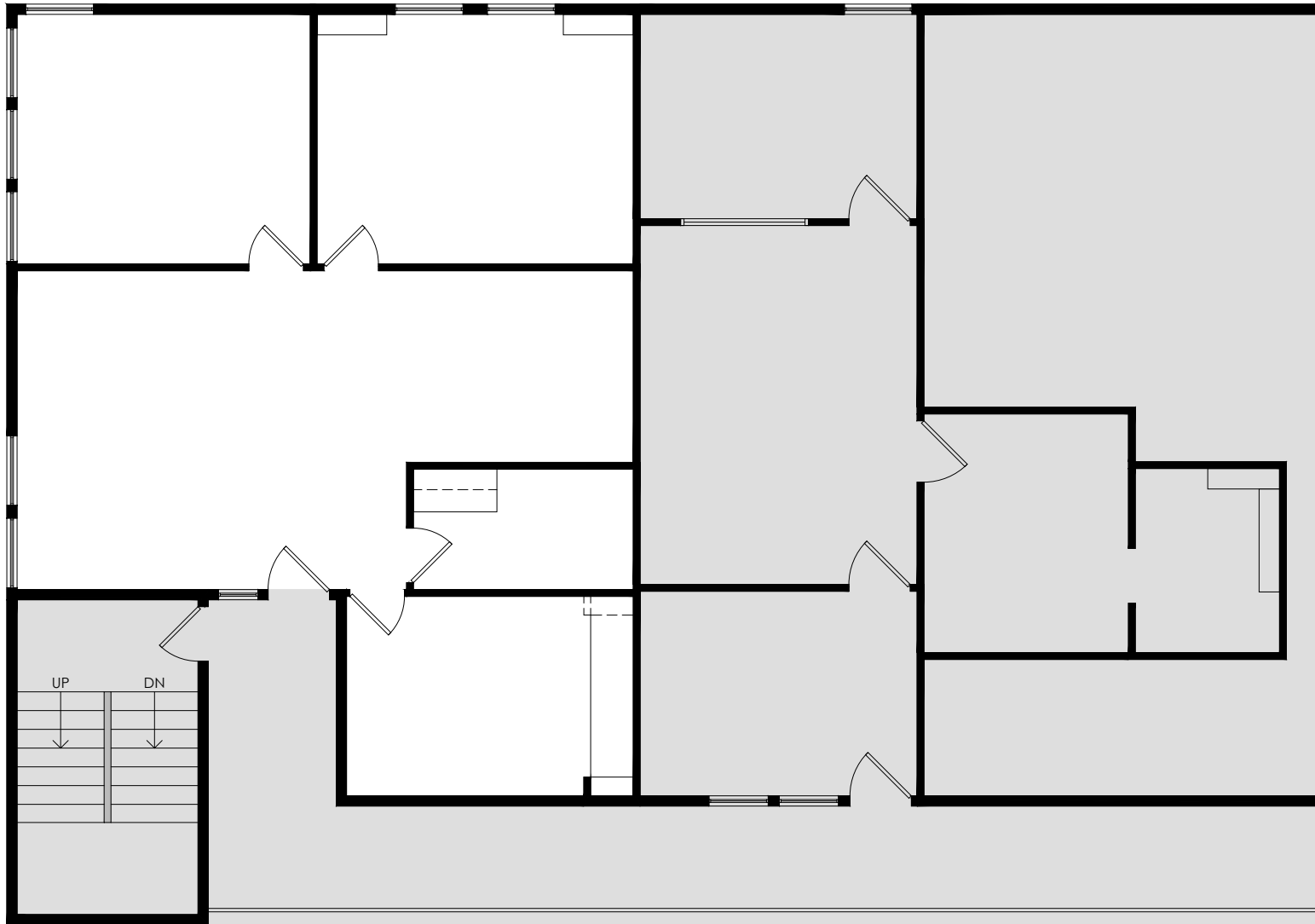
Project 23-027

AS-BUILT

## AB.1

Date: 05.18.23

1/8" = 1'-0"



# SUITE 104

155 S. EL MOLINO AVE.  
PASADENA, CA 91101

Project 23-027

AS-BUILT

## AB.1

Date: 05.18.23

1/8" = 1'-0"