

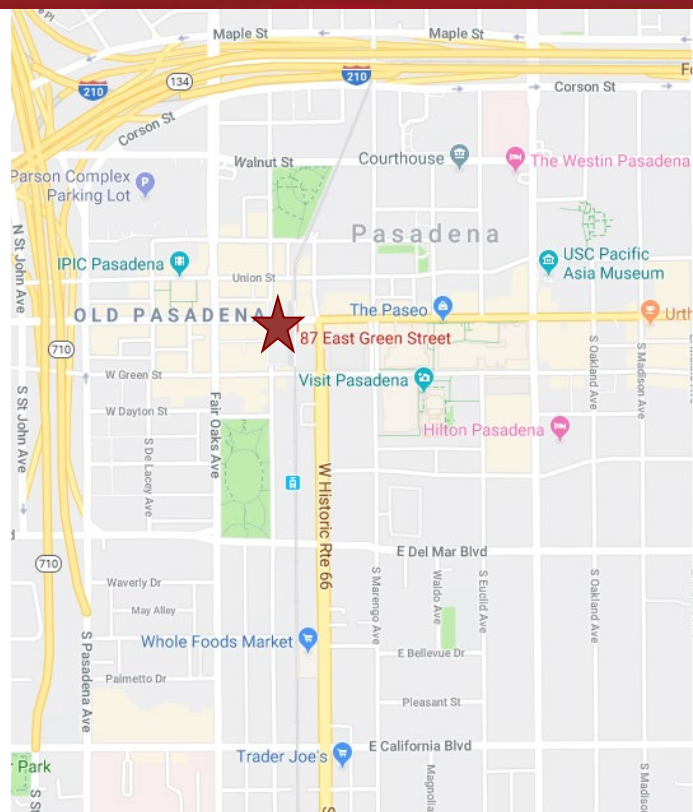
THE EDISON EL REY BUILDING CREATIVE SPACE FOR LEASE



87 E. GREEN STREET, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:**
- Suite 302 – Approximately 1,917 SF
 - *Suite 303 – Approximately 1,715 SF
 - *Suite 304 – Approximately 1,507 SF
 - Suite 306 – Approximately 1,833 SF
 - Suite 309 – Approximately 1,856 SF
- *Suites 303 and 304 could be combined to equal 3,222 rentable sq. ft.
- LEASE RATE:**
- \$2.50 per sq. ft., Modified Gross.
- Tenant to pay its own utilities, interior janitorial and liability insurance.
- PARKING:**
- Unreserved parking available at nearby parking structures at current market rate.
- AMENITIES:**
- * Restored historic building located in the heart of "Old Town Pasadena".
 - * Exposed ceilings & ducting, large windows.
 - * Beautiful brick walls, numerous windows, exceptional light.
 - * 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.



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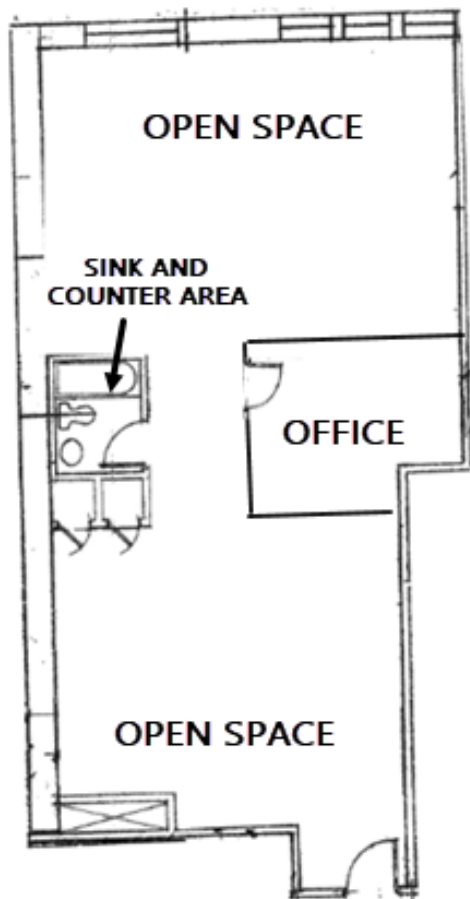
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Suite 302

Approximately 1,917 RSF

Open workspace, private office, sink and counter area, private restroom on the first level, and conference room, and storage room on second level.

1ST FLOOR

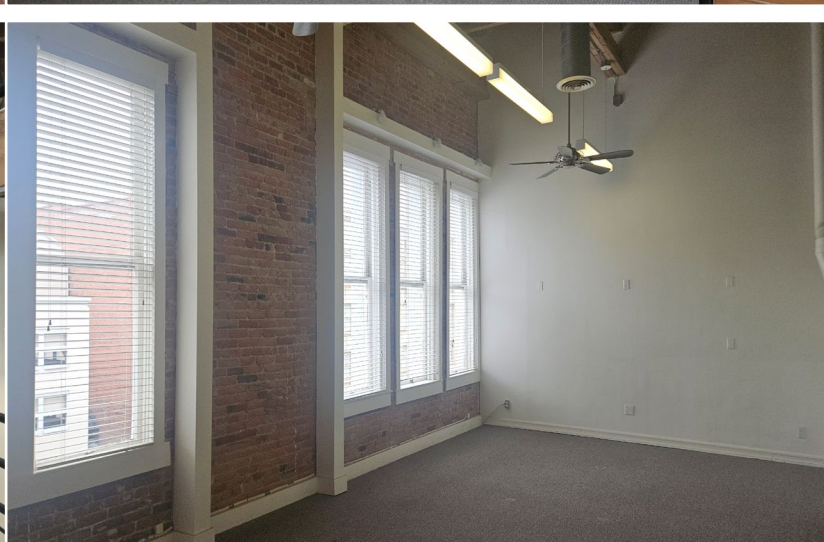
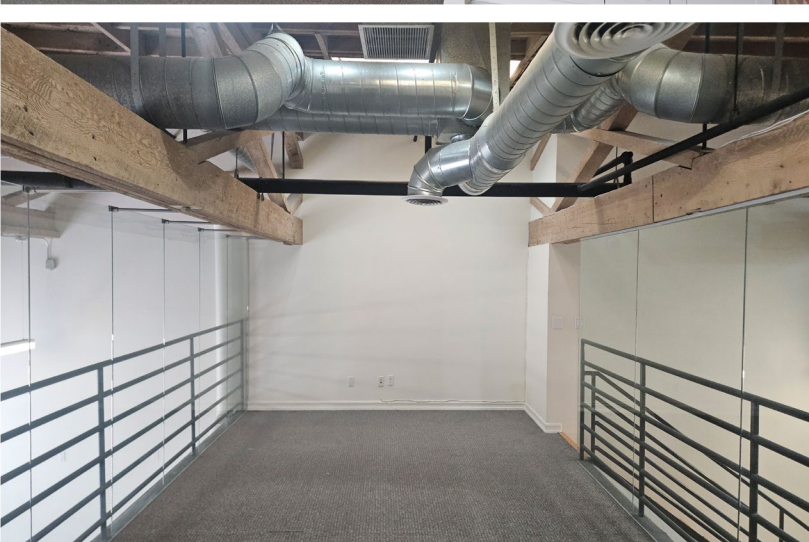
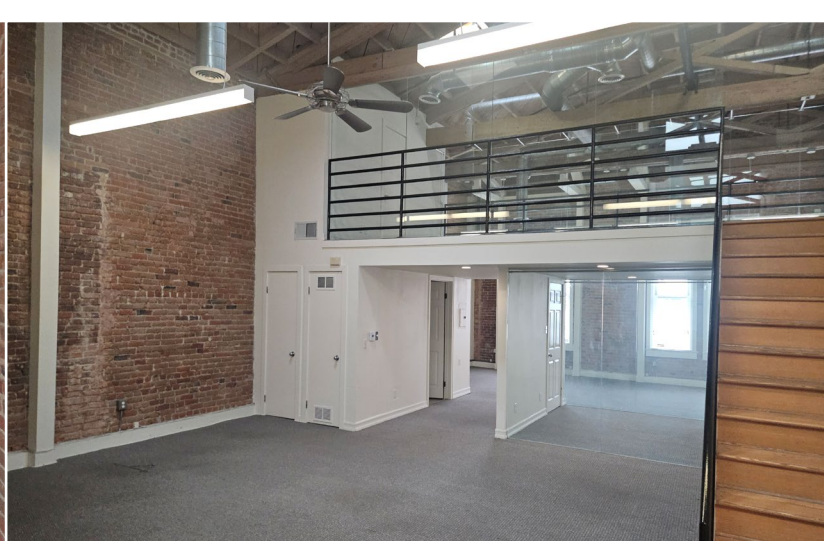
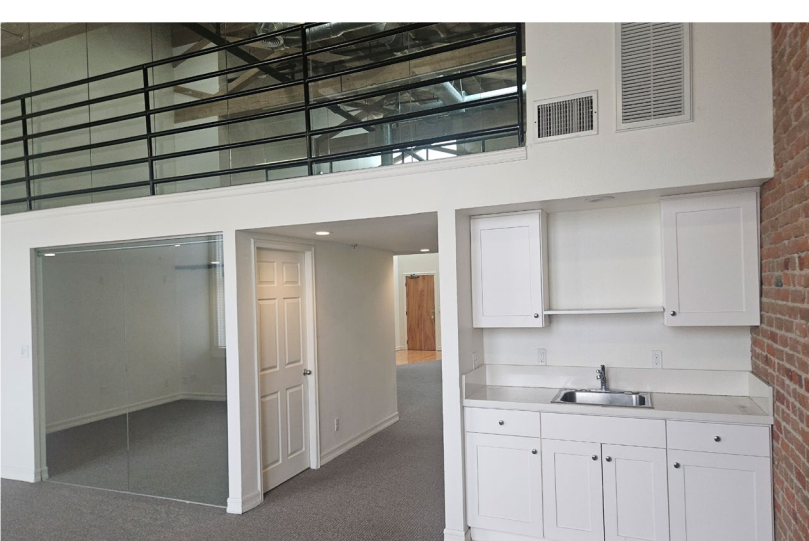
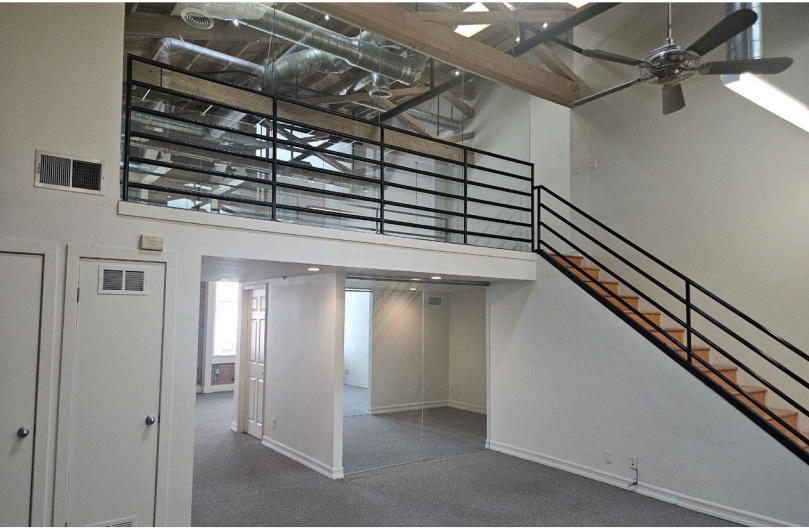


2ND FLOOR



87 E. GREEN STREET

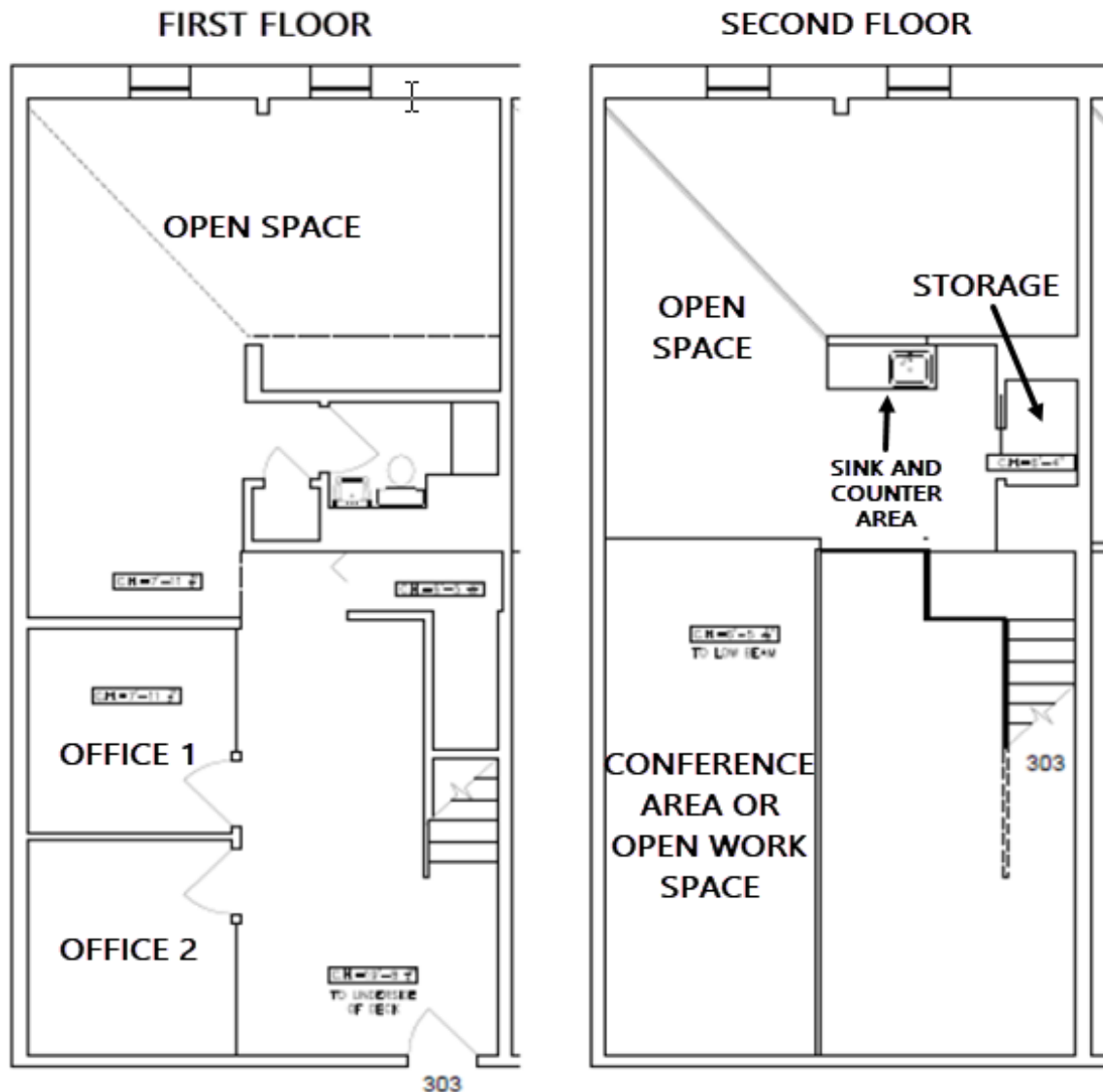
SUITE 302 - INTERIOR PHOTOS



Suite 303

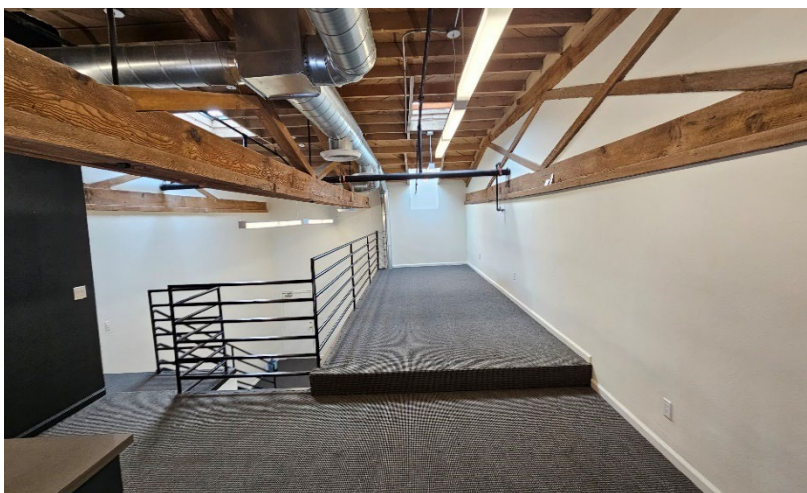
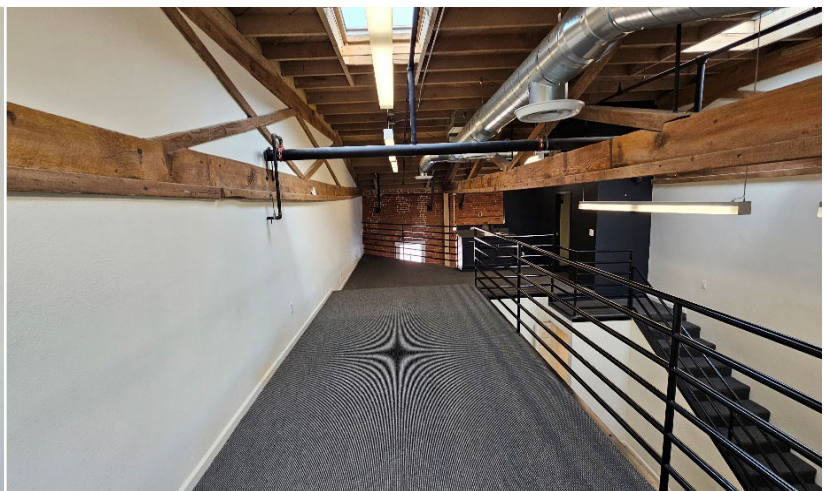
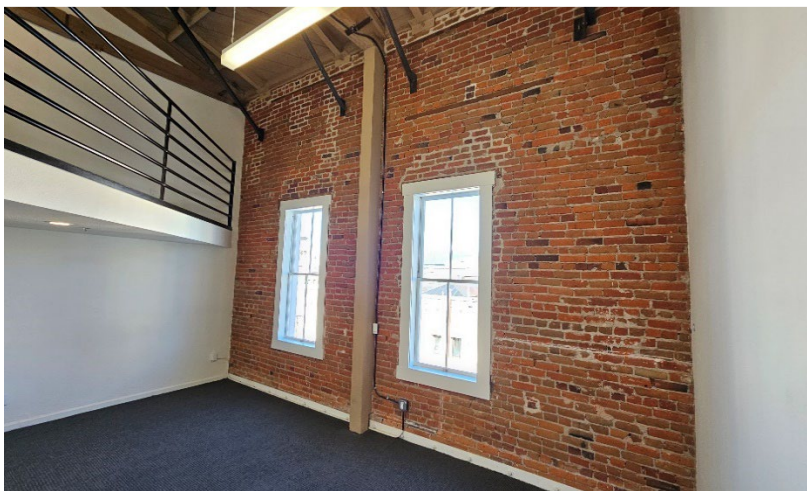
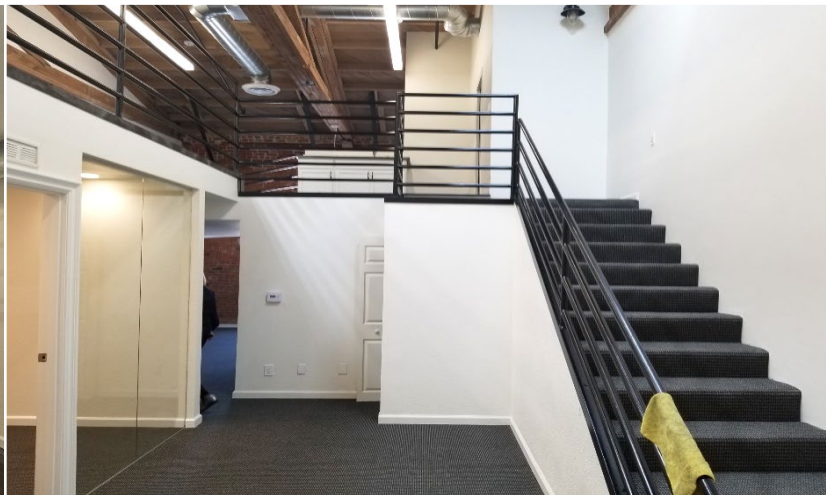
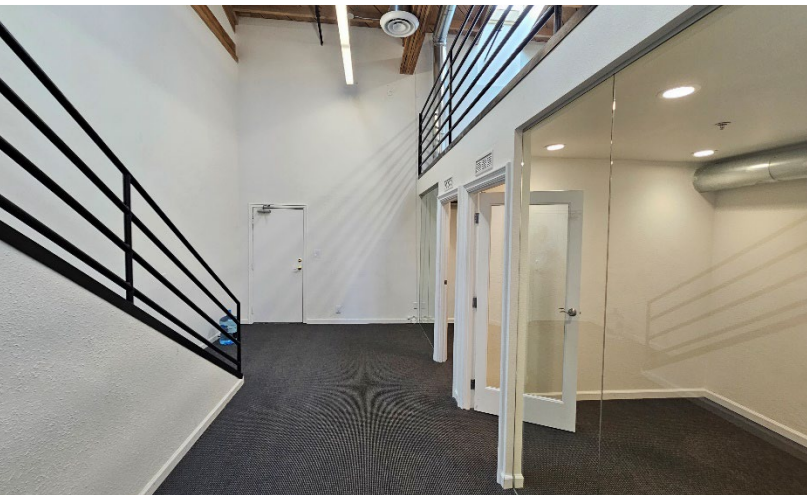
Approximately 1,715 RSF

Open space with two (2) private offices, private restroom on first floor with conference room area, sink and counter area, open space, and storage room on the second floor.



87 E. GREEN STREET

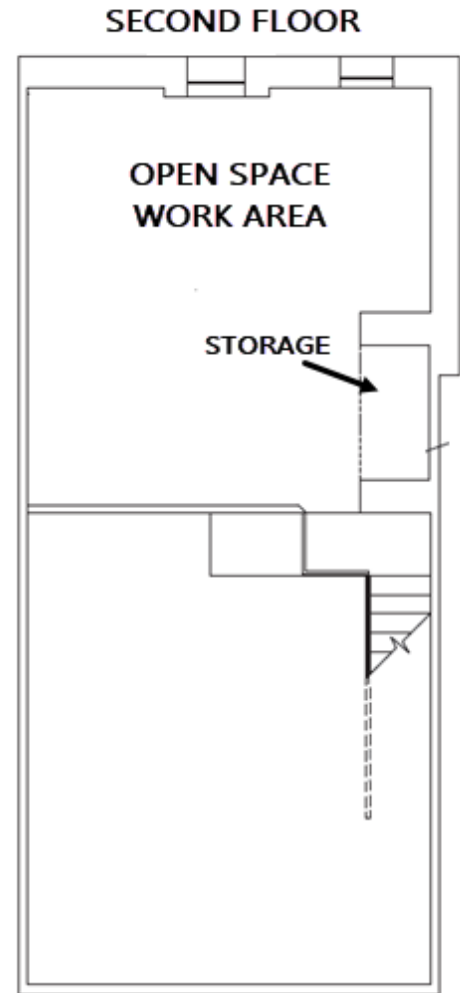
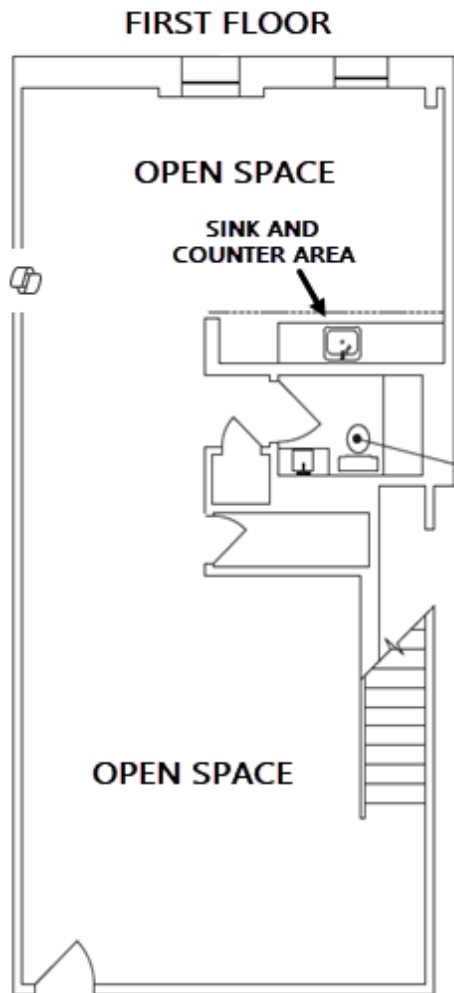
SUITE 303 - INTERIOR PICTURES



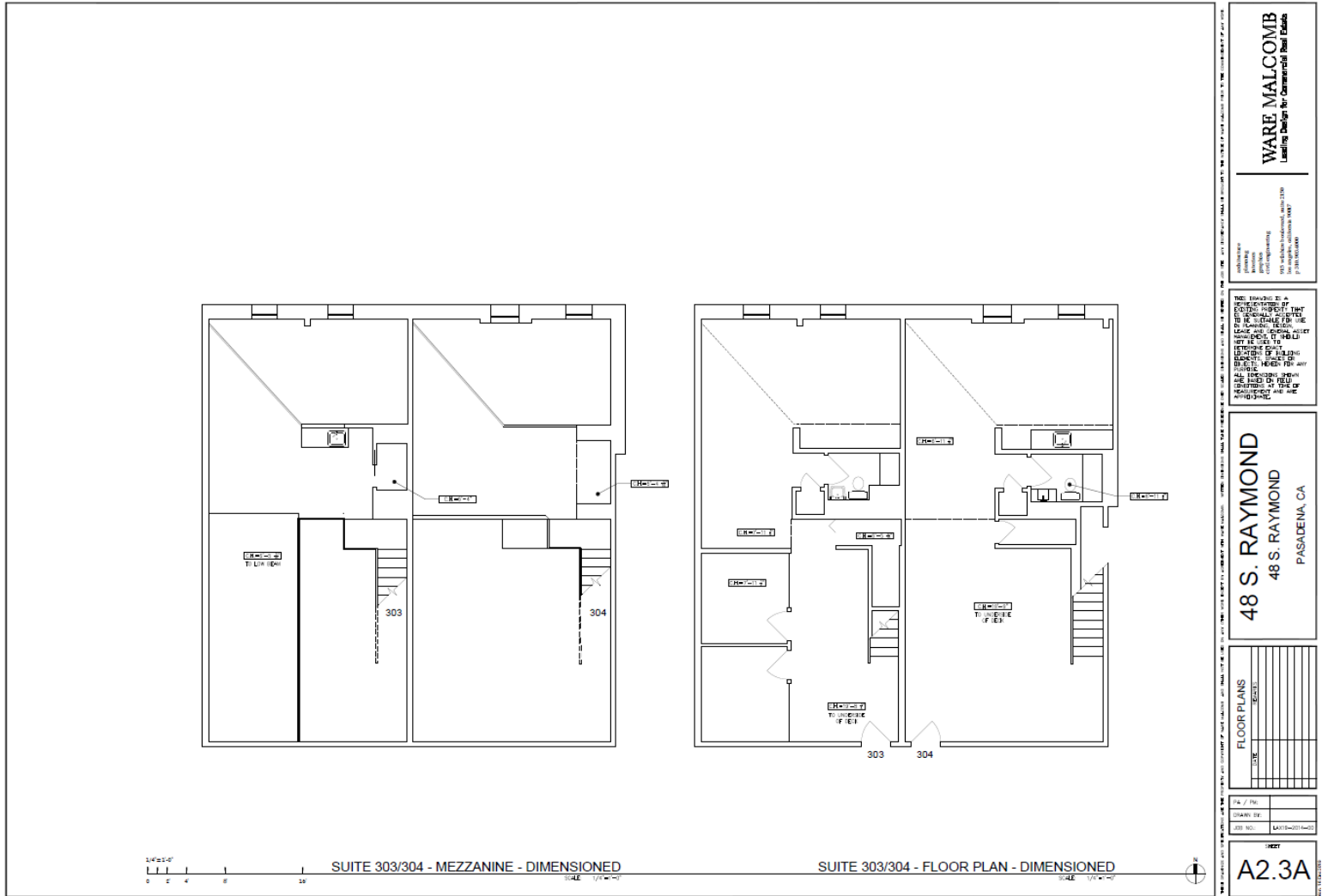
Suite 304

Approximately 1,507 RSF

Open space, private restroom, storage, and sink and counter area on the first floor with open work area and storage room on second floor.

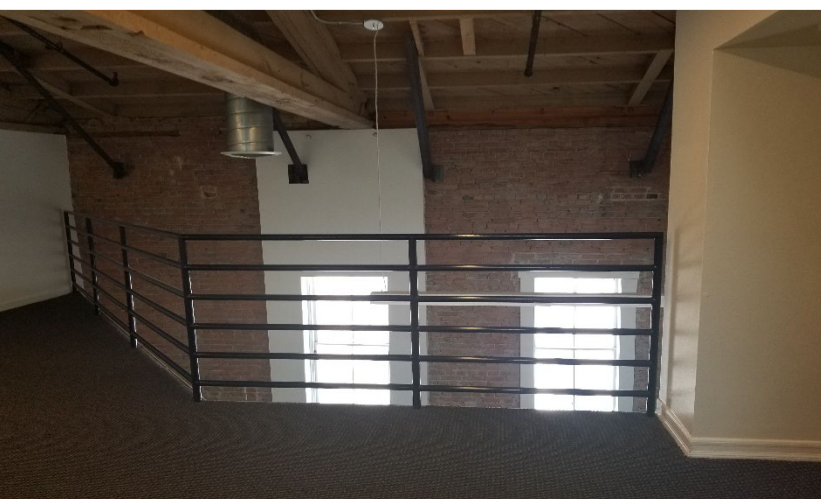
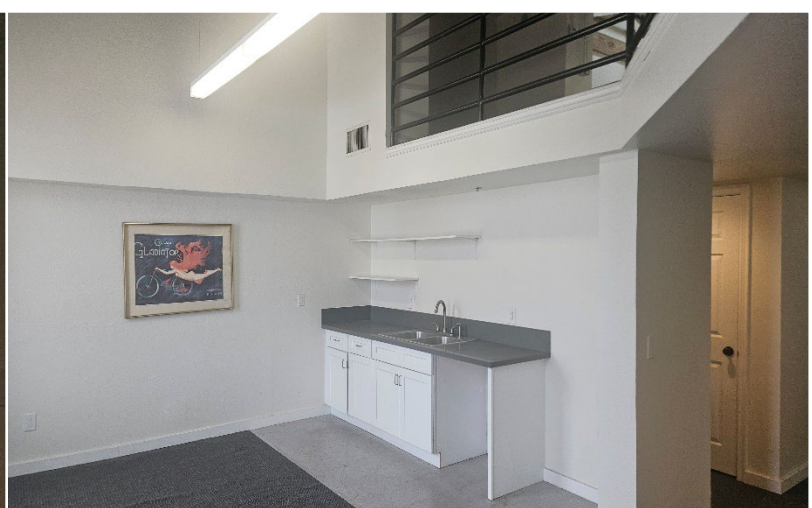
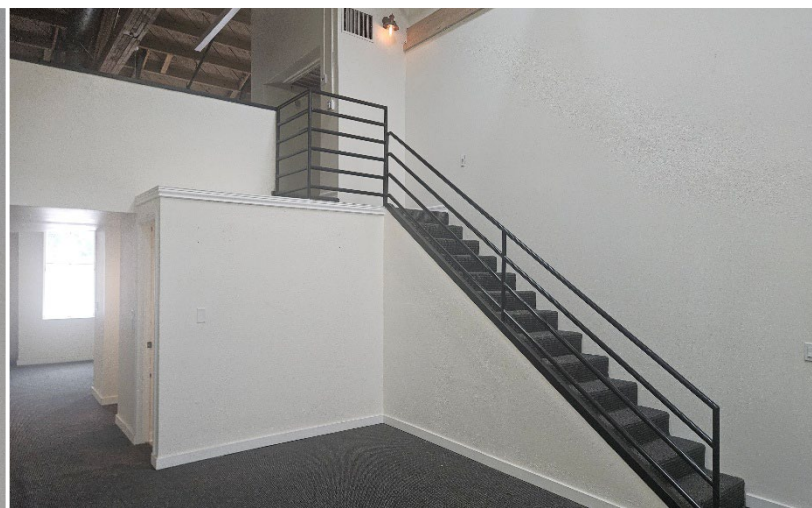
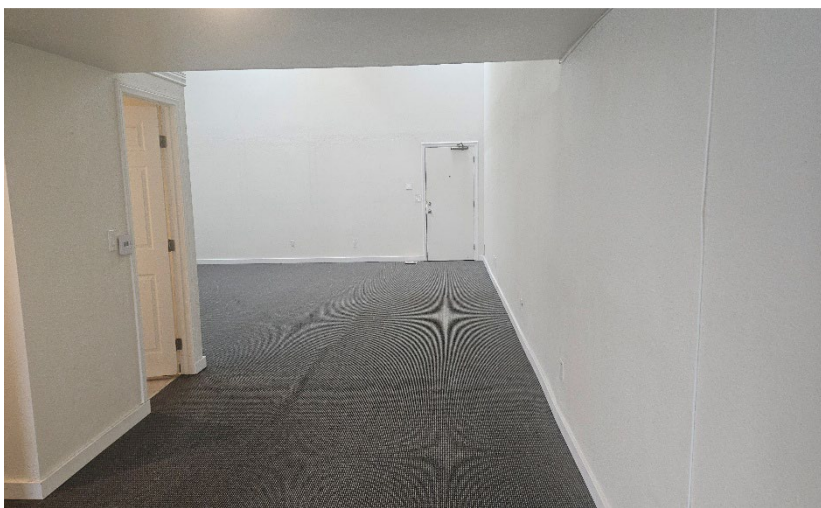


Suites 303 & 304



87 E. GREEN STREET

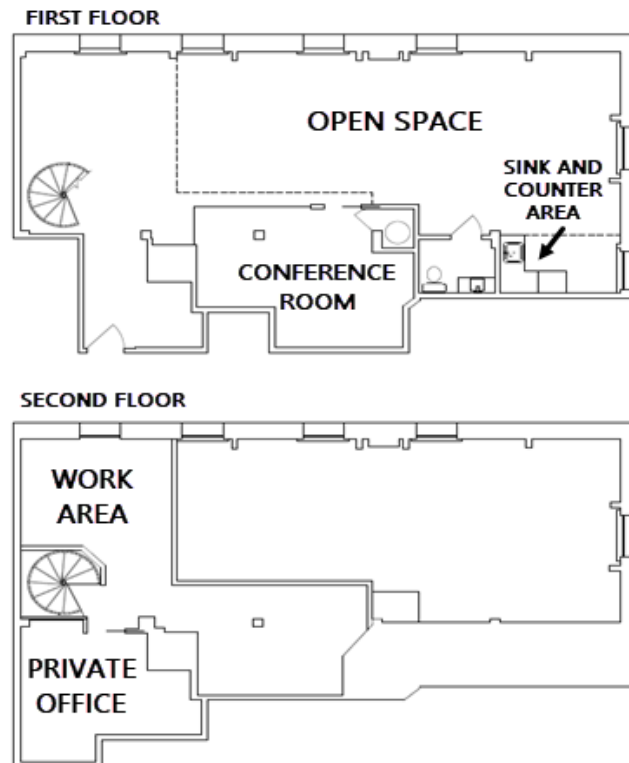
SUITE 304 - INTERIOR PICTURES



Suite 306

Approximately 1,833 RSF

Open space with glass conference room, sink and counter area, and private restroom on first floor, and open space and one (1) office on the second floor.



RENTABLE AREA = 1,833 SF

Suite 306
48 S. RAYMOND
PASADENA, CA

3/32" = 1'-0"
Measure Date: 02.17.2021
Survey Accuracy: ±1.50'
0 4' 8' 16' 20'
NORTH

This drawing is a representation of existing property that is generally accepted to be suitable for use in planning, design, lease and general asset management. It should not be used to determine exact locations of building elements, structural components, spaces or objects, herein for any purpose.

WARE MALCOMB

LAX21-2008-00
02.19.2021

SHEET
2

87 E. GREEN STREET

SUITE 306



FIRST FLOOR



FIRST FLOOR



CONFERENCE ROOM



KITCHENETTE



MEZZANINE

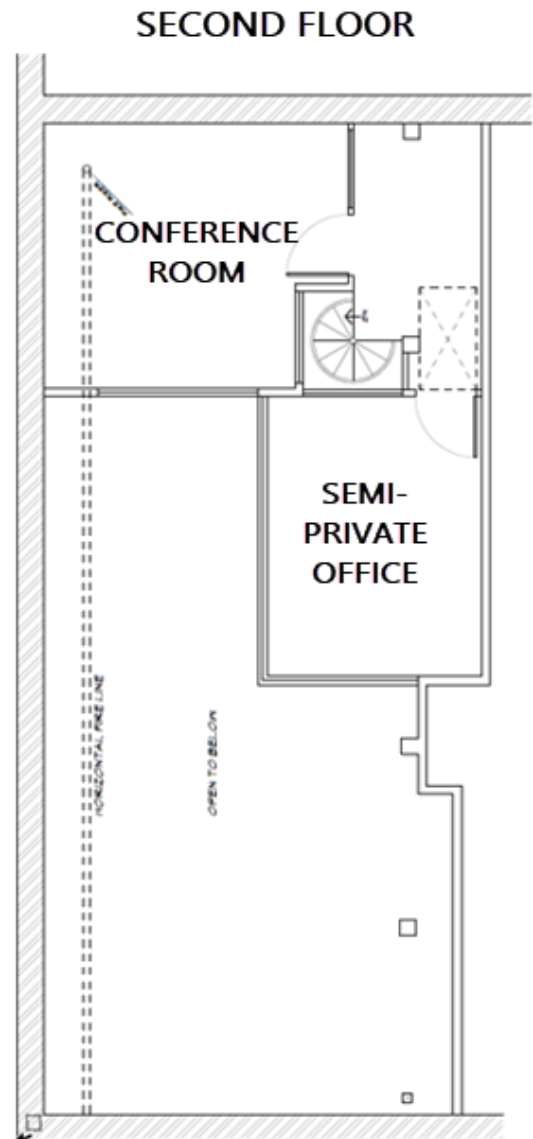
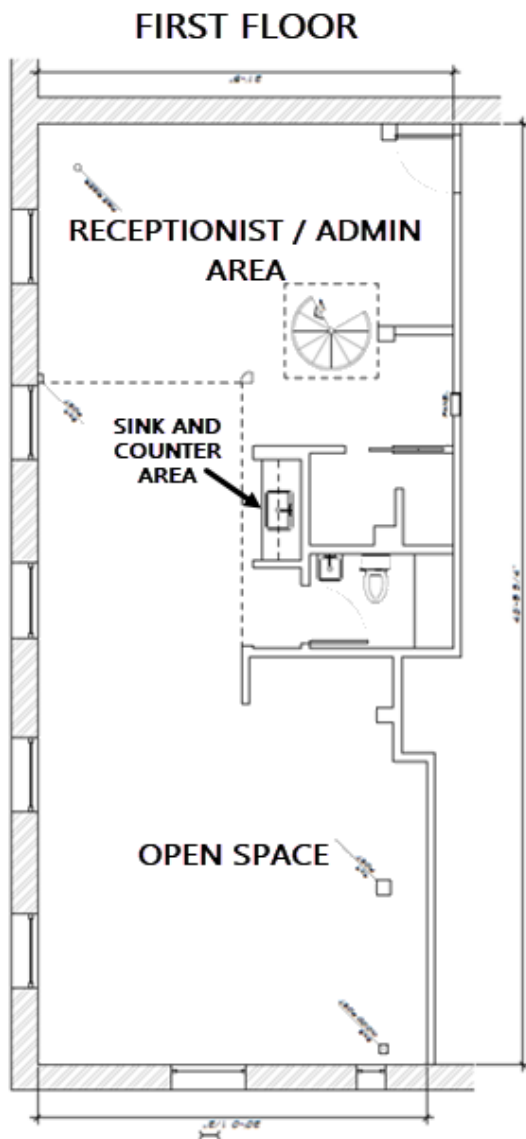


MEZZANINE AREA

Suite 309

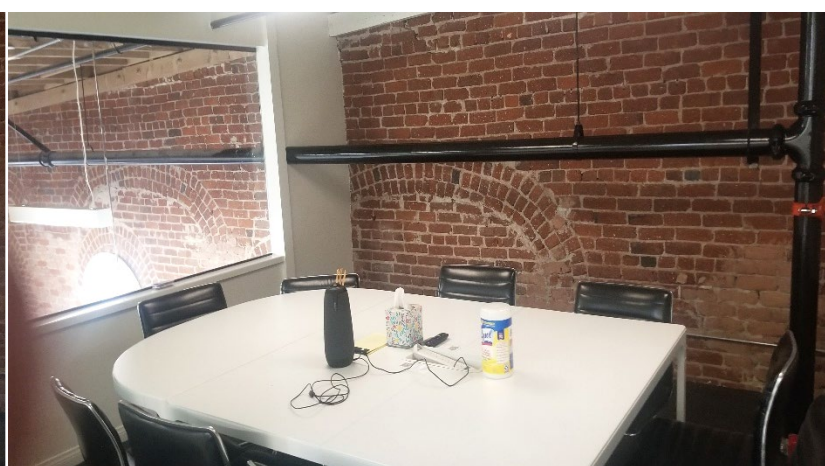
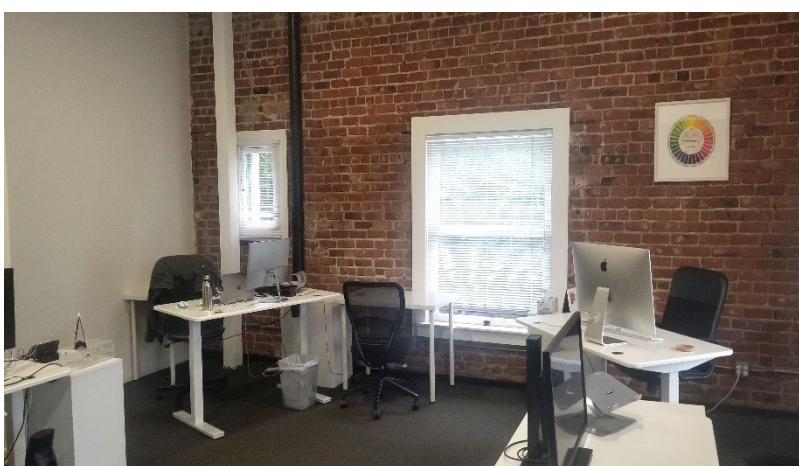
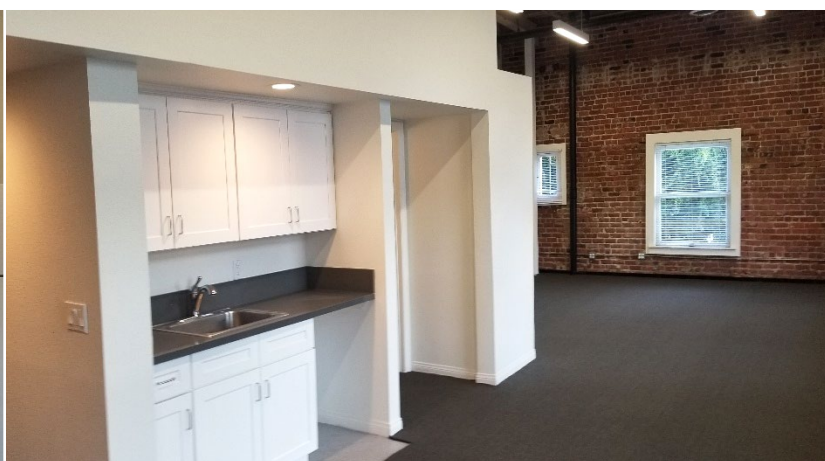
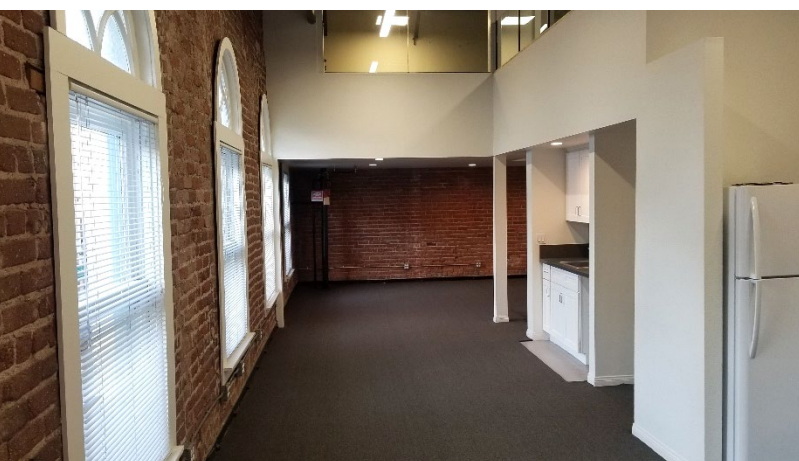
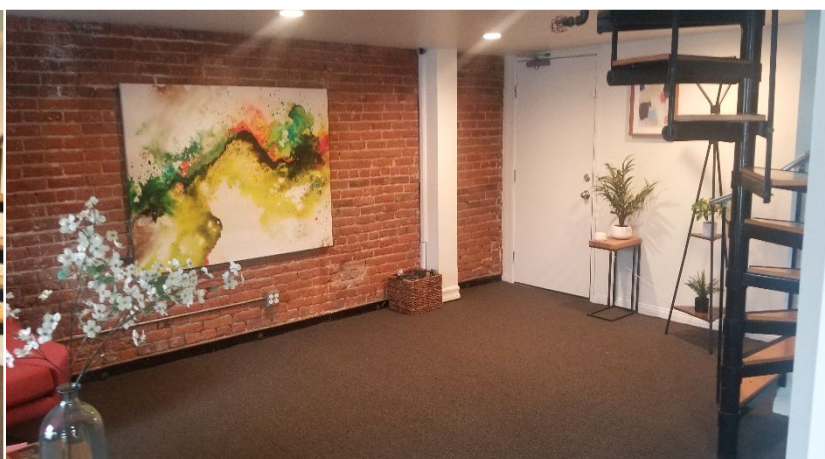
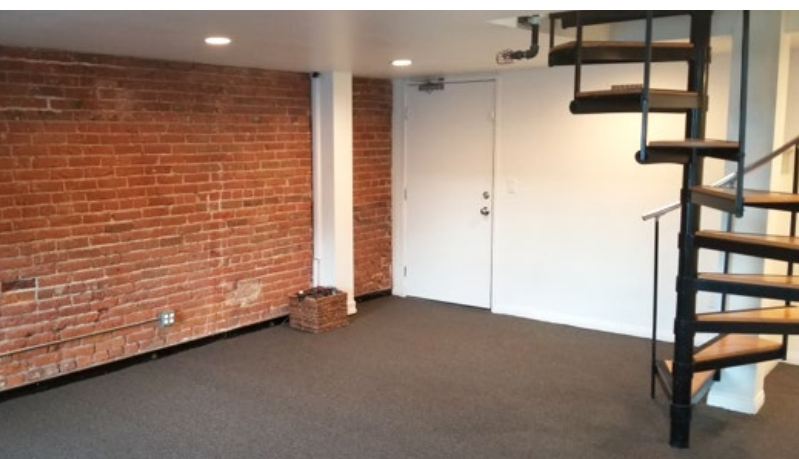
Approximately 1,856 RSF

Reception/Admin area, sink and counter area, storage and open area on first floor with conference room and semi-private office on the second floor.



87 E. GREEN STREET

SUITE 309 - INTERIOR PICTURES



AMENITY MAP

