

FOR LEASE

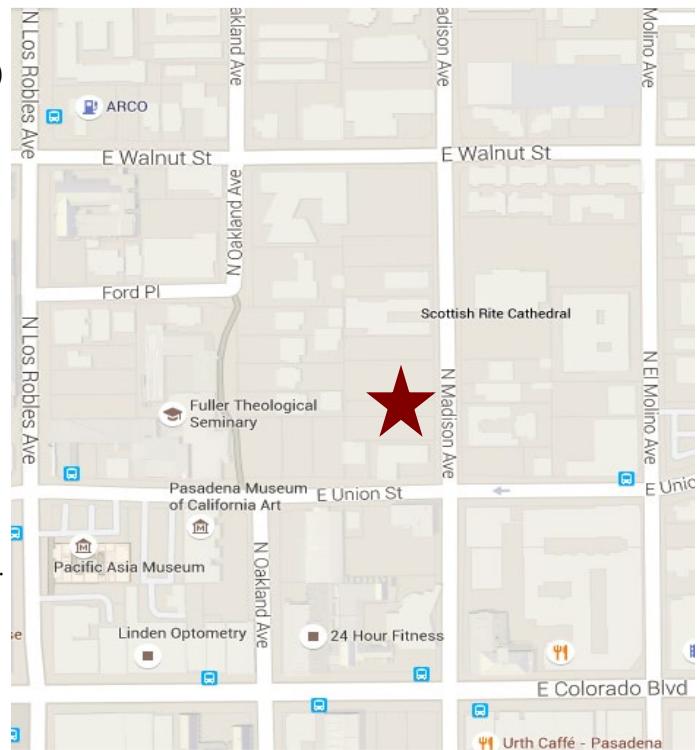
GROUND FLOOR OFFICE SPACE



123 N. LAKE AVENUE, PASADENA, CA

FOR LEASE

AVAILABLE SPACE	Suite 102 – Approximately 1,500 RSF (Reception, five (5) offices, and open space)
LEASE RATE	\$2.30 per sq. ft., MG, plus \$400 for utilities. Tenant pays for its own janitorial.
AVAILABLE	Immediately.
PARKING	One (1) reserved parking space. For a longer-term lease, Landlord will pay for one (1) unreserved space at parking structure next door.
AMENITIES	<ul style="list-style-type: none">* Walking distance to retail and restaurants.* Security gated parking lot.* Common area kitchen and seating area.* AT&T fiber available.



For more Information, Contact:

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**DO NOT DISTURB TENANT.
PLEASE CALL BROKER FOR TOUR.**



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SUITE 102

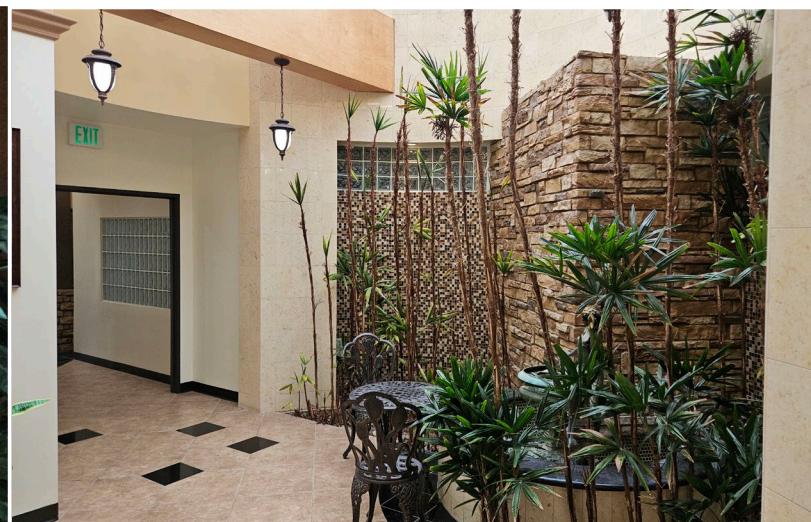
INTERIOR SUITE PICTURES



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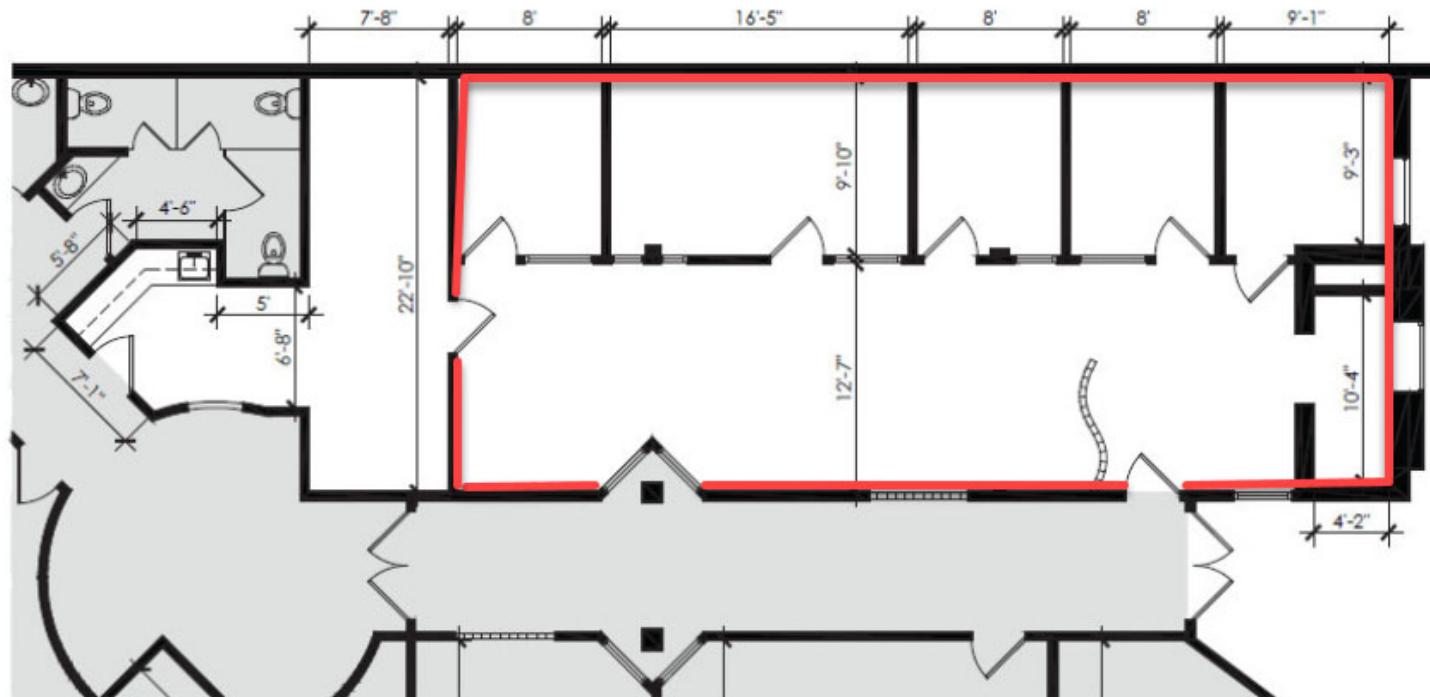
123 N. LAKE AVENUE

FIRST FLOOR COMMON AREA PICTURES



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FLOOR PLAN



LAKE AVENUE

NOT TO SCALE



123 N. LAKE AVE. | SUITE 102

PASADENA, CA 91101

123 N. LAKE AVENUE, PASADENA

AMENITY MAP



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