

# FOR LEASE

## GROUND FLOOR OFFICE SPACE



## 123 N. LAKE AVENUE, PASADENA, CA

**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.

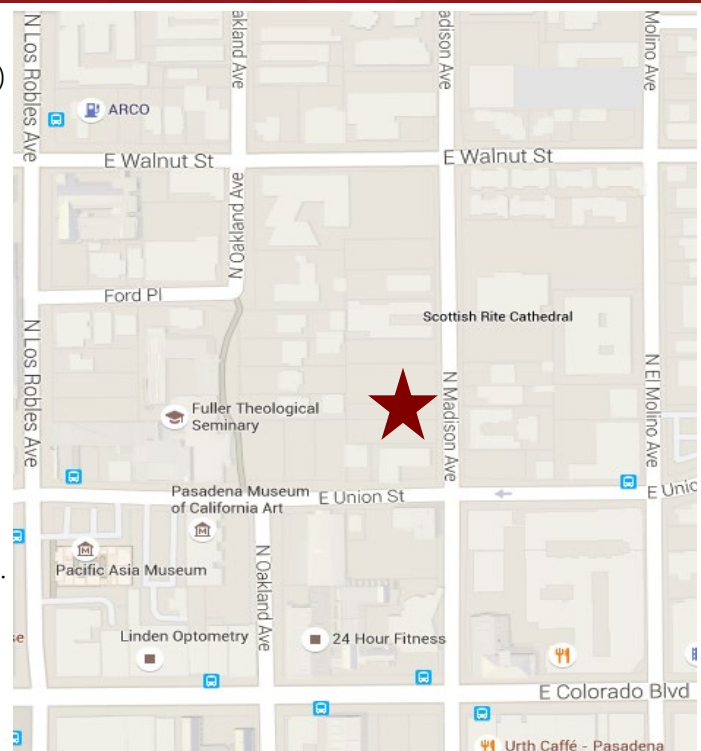
**AVAILABLE** Immediately.

**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**

- \* Walking distance to retail and restaurants.
- \* Security gated parking lot.
- \* Common area kitchen and seating area.
- \* AT&T fiber available.

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



For more Information, Contact:

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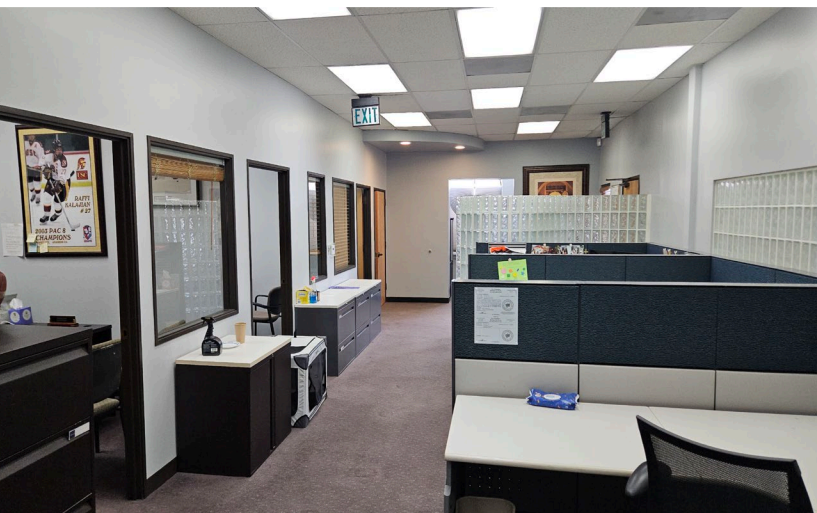
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# SUITE 102

## INTERIOR SUITE PICTURES

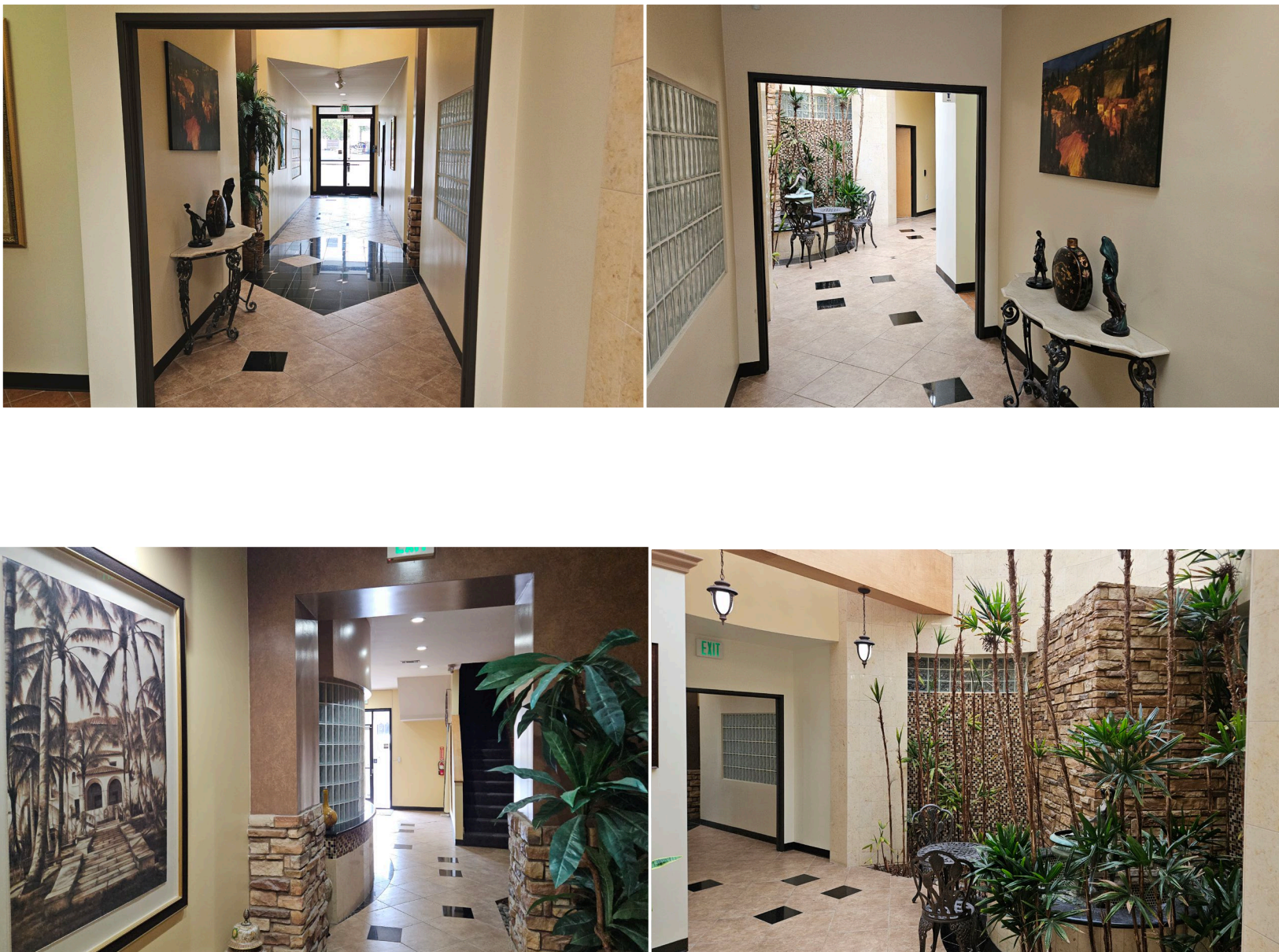


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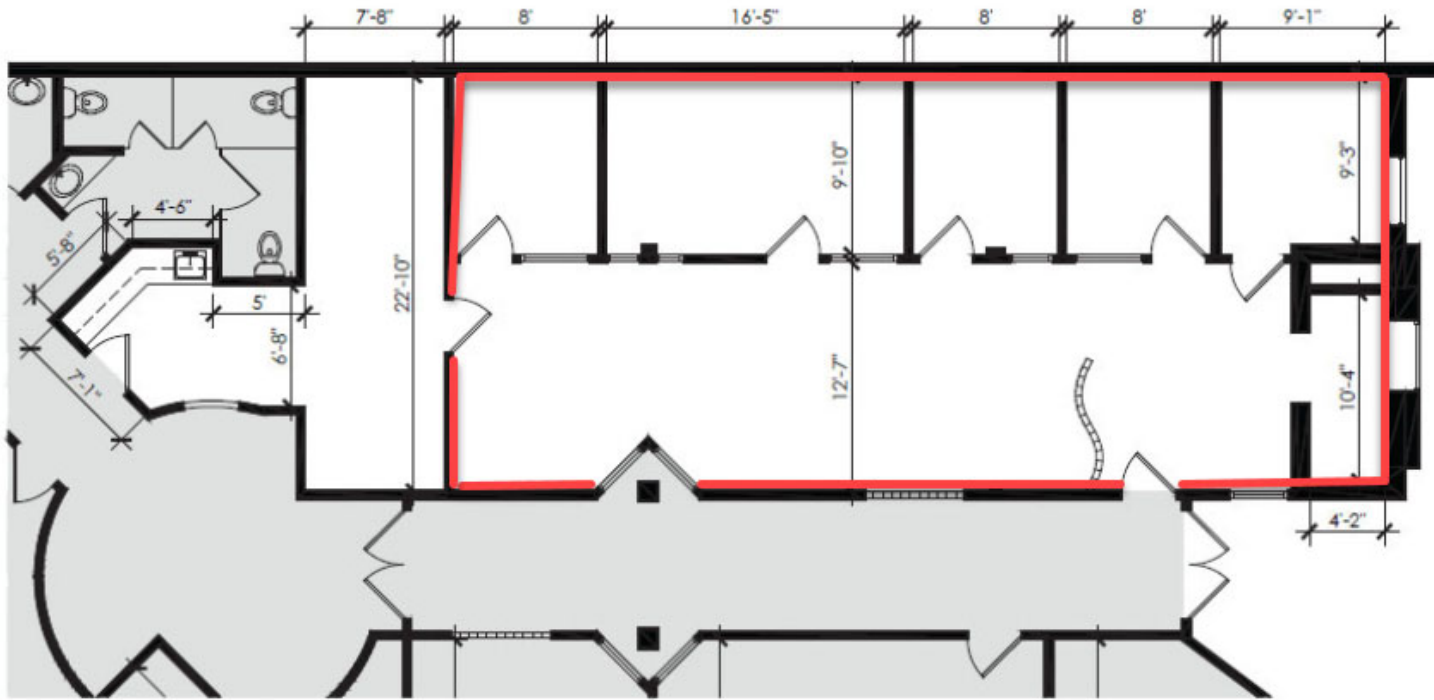
# 123 N. LAKE AVENUE

## FIRST FLOOR COMMON AREA PICTURES



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## FLOOR PLAN



NOT TO SCALE



123 N. LAKE AVE. | SUITE 102

PASADENA, CA 91101



# 123 N. LAKE AVENUE, PASADENA

## AMENITY MAP



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