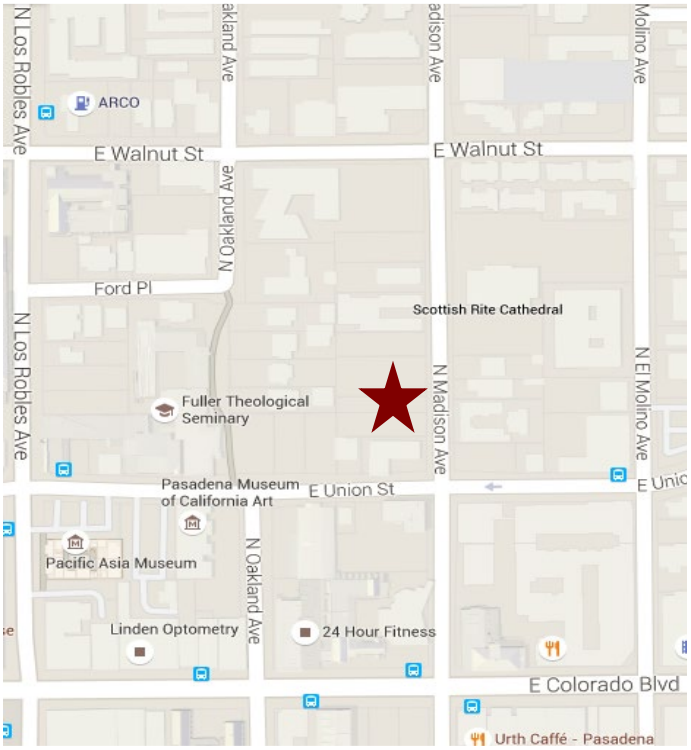
SECOND FLOOR OFFICE SPACE FOR LEASE

123 N. LAKE AVENUE, PASADENA, CA

FOR LEASE

AVAILABLE SPACE	**Suite 200 –** Approximately 1,788 RSF (Reception, four (4) offices, conference room, open space, and private restroom)
LEASE RATE	$2.45 per sq. ft., MG. Tenant pays for its prorata share of utilities $450.00 per month and for its own janitorial.
AVAILABLE	December 1, 2026.
PARKING	Three (3) reserved parking spaces.
AMENITIES	* Walking distance to retail and restaurants. * Some furniture available. * Security gated parking lot. * Common area kitchen and seating area. * AT&T fiber available. * Private entrance door off of parking lot with stairway to 2nd floor offices.

DO NOT DISTURB TENANT.
PLEASE CALL BROKER FOR TOUR.



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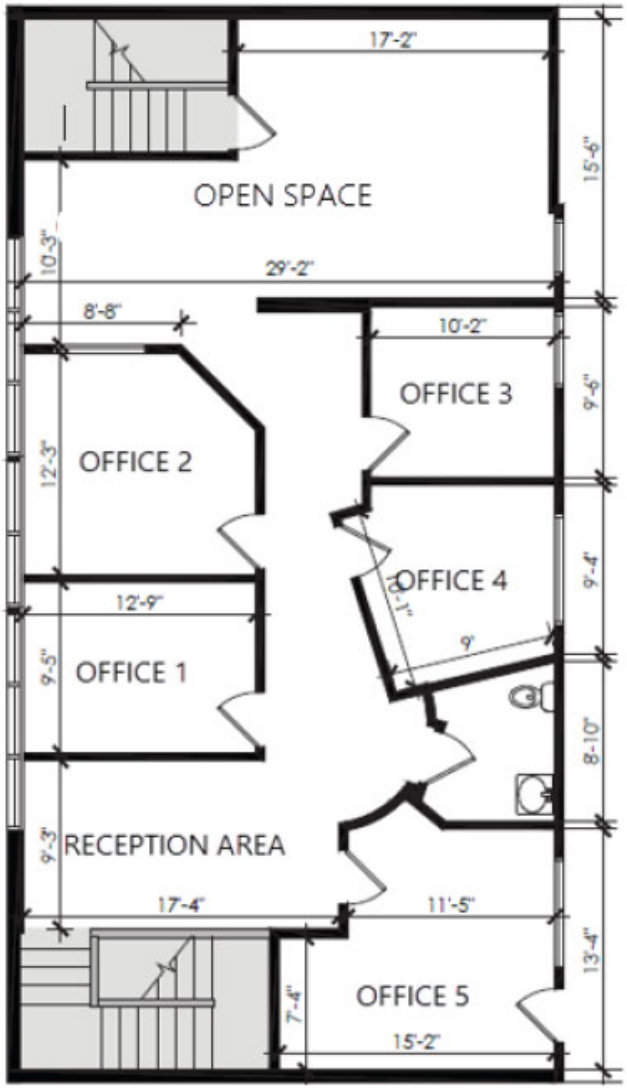

NOT TO SCALE

123 N. LAKE AVE. | SUITE 200

PASADENA, CA 91101

Date	Issue
03.25.22	FOR REVIEW
03.29.22	FOR REVIEW

Issue Dates

Project 21-019

AS-BUILT

AB.1

Sheet

Not to Scale

SUITE 200

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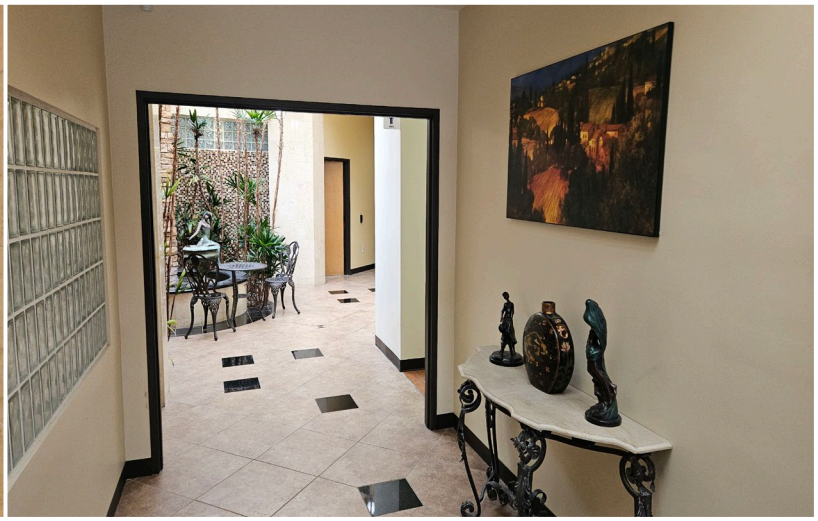
123 N. LAKE AVENUE

First Floor Common Area Pictures



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123 N. LAKE AVENUE, PASADENA

AMENITY MAP

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