

# THE EDISON EL REY BUILDING DYNAMIC OFFICE & CREATIVE SPACE FOR LEASE



## 87 E. GREEN STREET, PASADENA, CA

**AVAILABLE SPACE:**

- Suite 203 – Approximately 1,065 SF (Aval. 05/01/24)
- Suite 204 – Approximately 1,324 SF
- Suite 303 – Approximately 1,715 SF
- Suite 309 – Approximately 1,856 SF

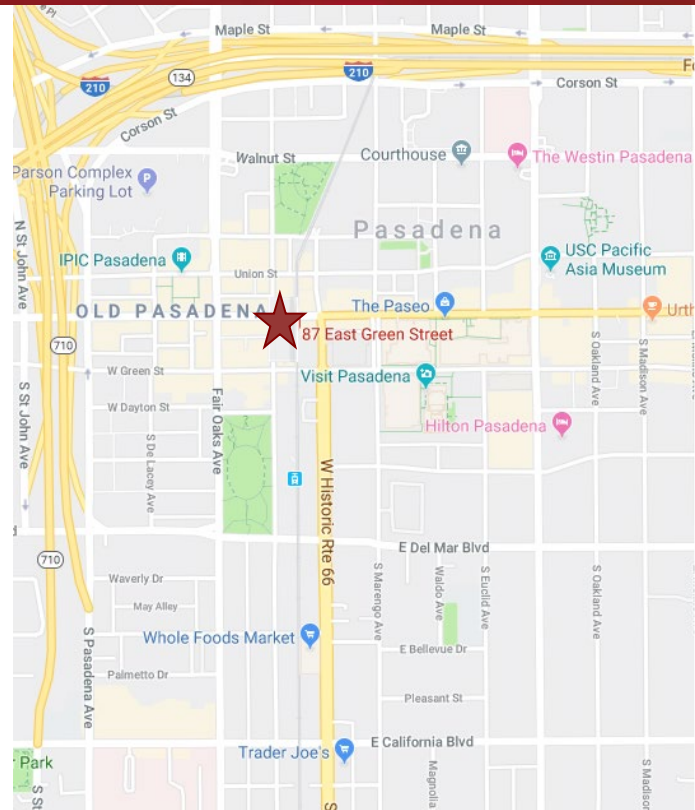
**LEASE RATE:**

\$2.80 per sq. ft., Modified Gross.  
Tenant to pay its own utilities, interior janitorial and liability insurance.

**PARKING:** Parking structure across the street. Current rate is \$85.00 per space per month.

**AMENITIES:**

- \* Beautiful brick walls, numerous windows, exceptional light.
- \* Exposed ceilings & ducting, large windows.
- \* Restored historic building located in the heart of "Old Town Pasadena".
- \* 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.
- \* Close walking distance to Del Mar and Holly Street Gold Line Stations.



For more Information, Contact:

**Dan Alle**

[dalle@redstonecre.com](mailto:dalle@redstonecre.com)

Lic. # No. 01017941

(626) 483-6358

**Julie Alle**

[jalle@redstonecre.com](mailto:jalle@redstonecre.com)

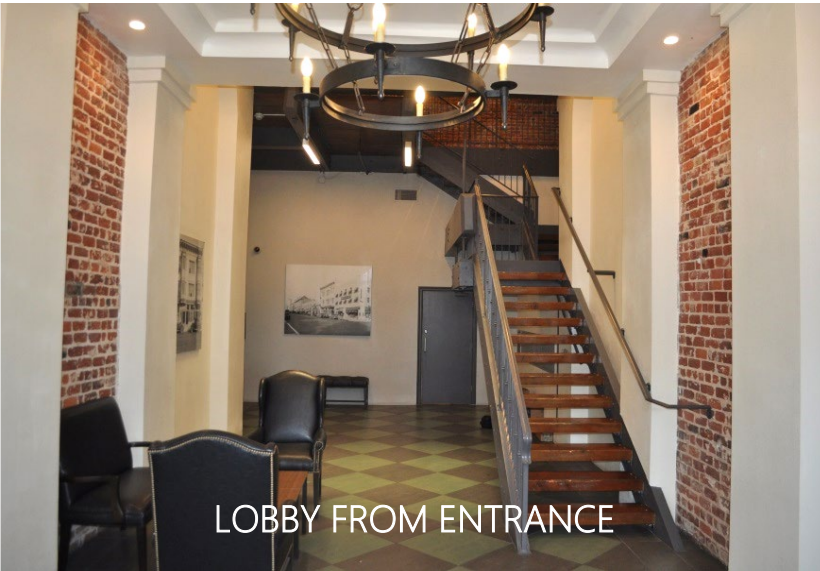
Lic. # No. 01889085

(626) 864-3927



All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

# 87 E. GREEN STREET



LOBBY FROM ENTRANCE



ANGLE OF LOBBY FROM SECOND FLOOR



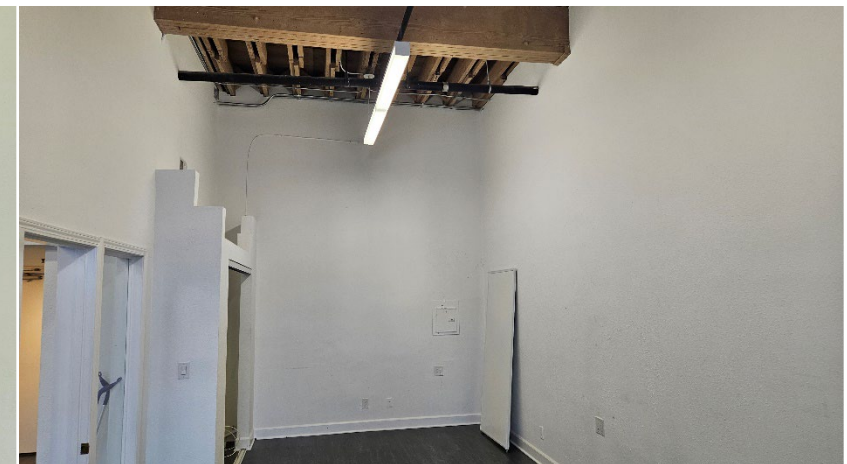
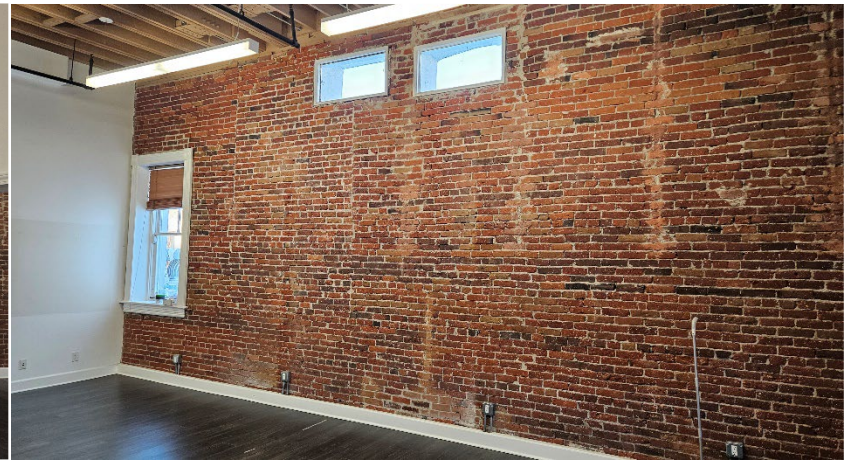
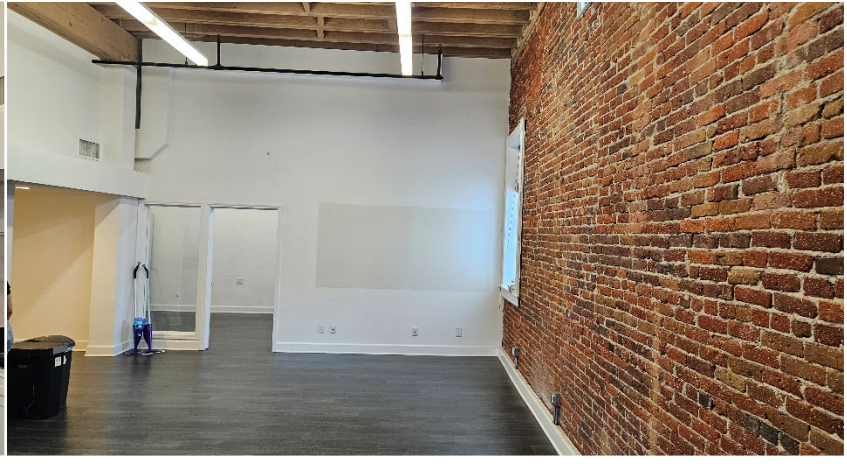
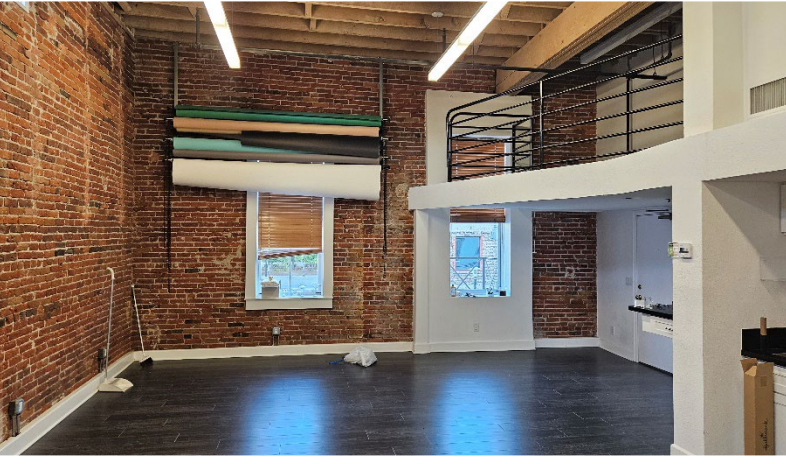
THIRD FLOOR LOBBY AND CORRIDOR



THIRD FLOOR CORRIDOR

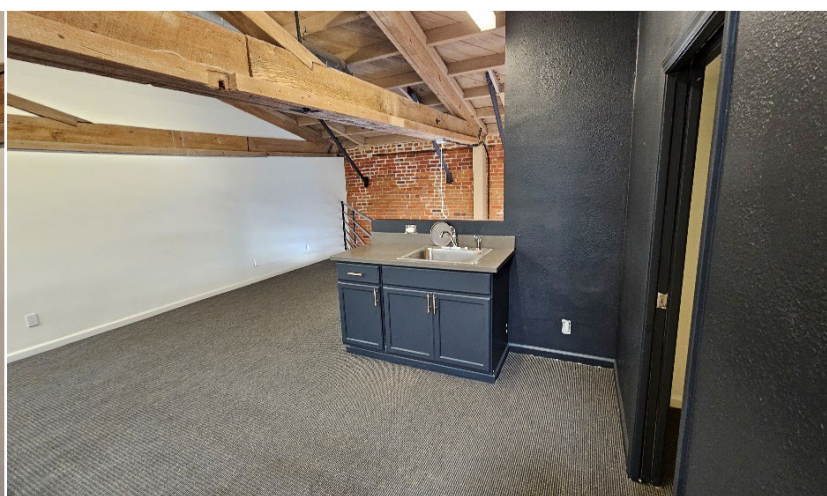
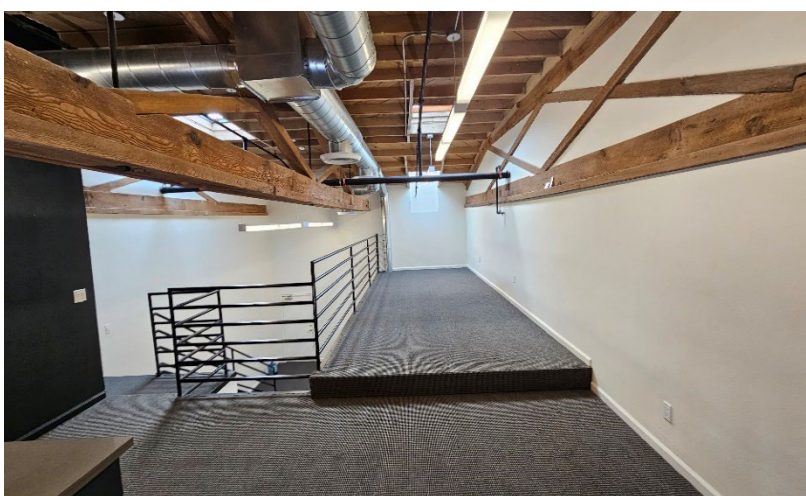
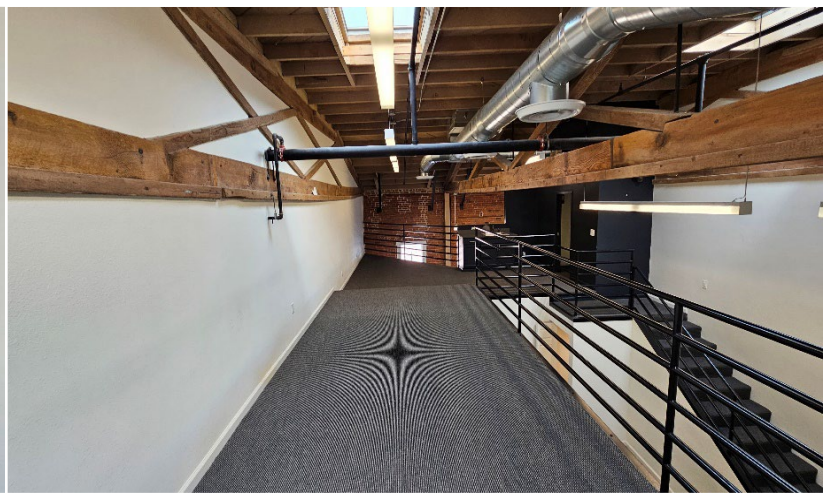
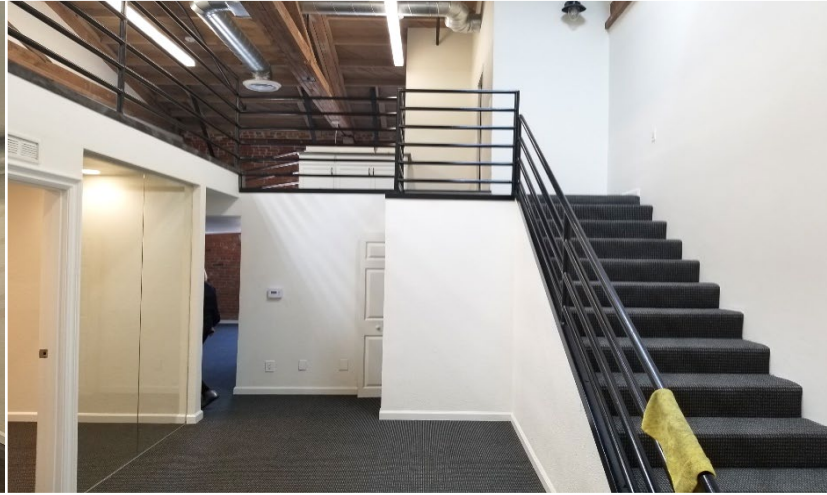
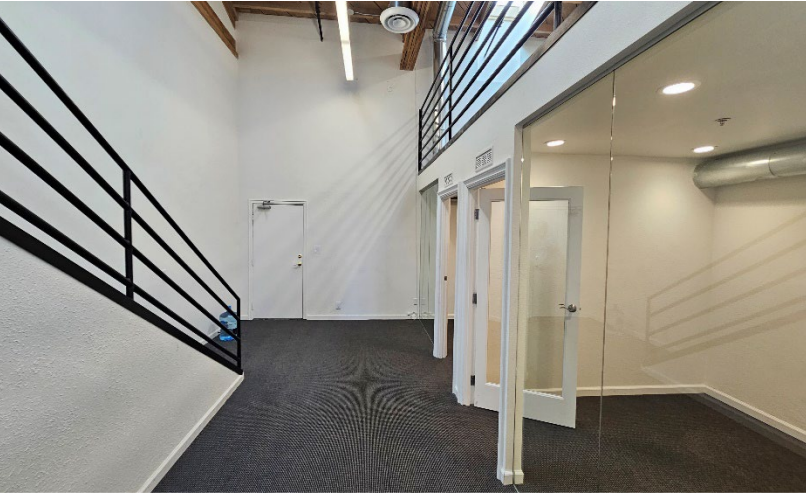
# 87 E. GREEN STREET

## SUITE 204 - INTERIOR PICTURES



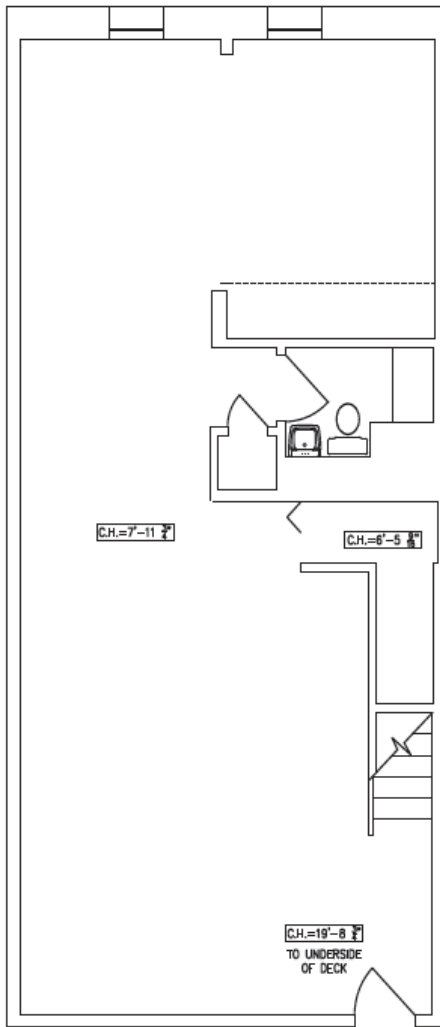
# 87 E. GREEN STREET

## SUITE 303 - INTERIOR PICTURES

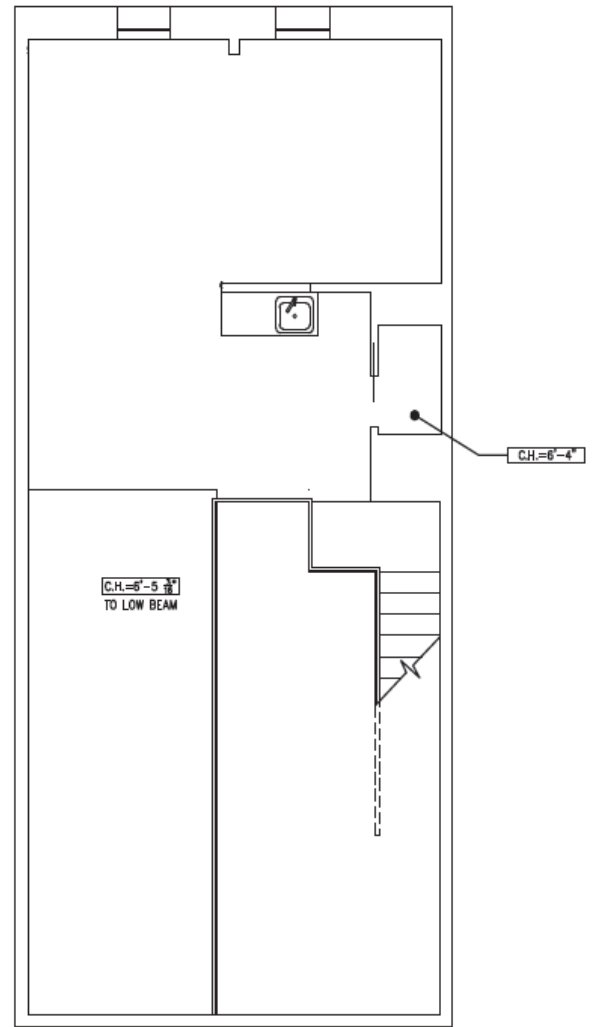


# Suite 303

## Floor Plan

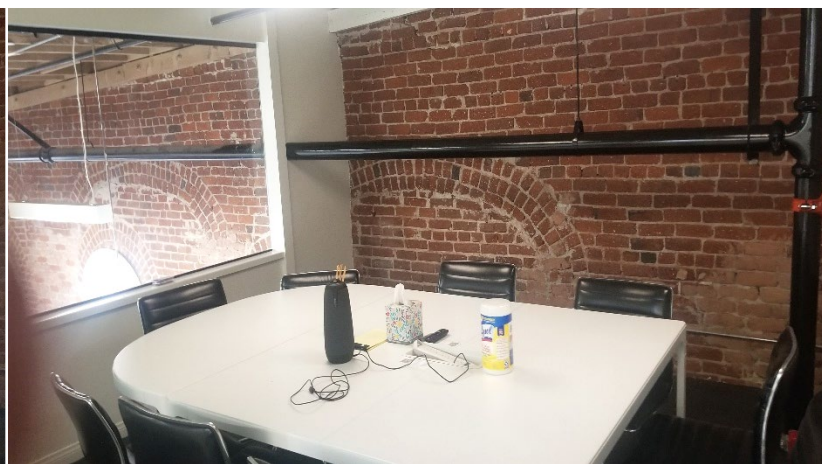
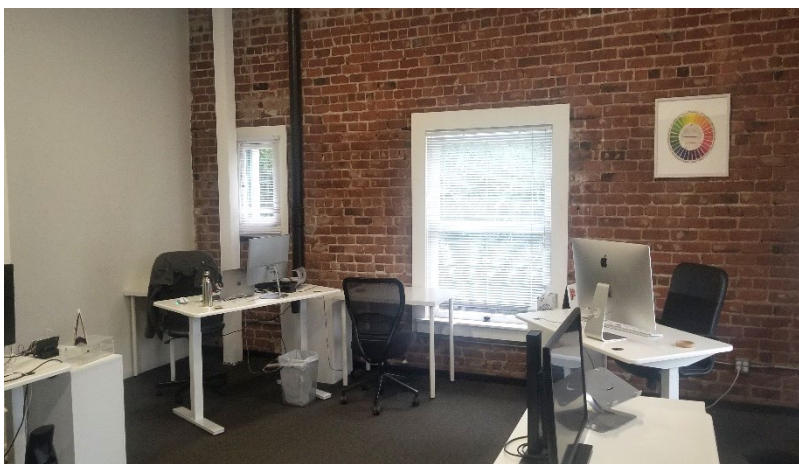
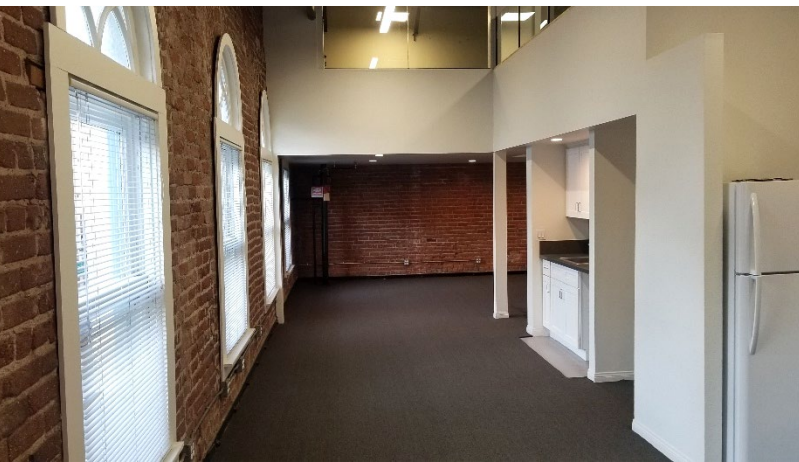
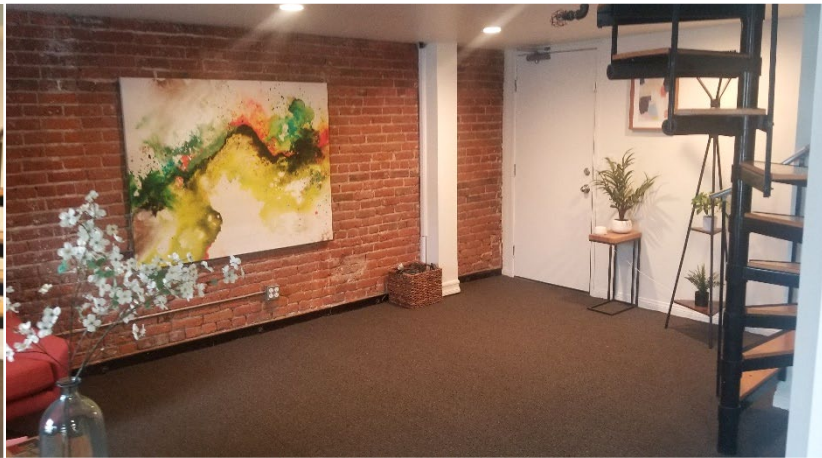


## Mezzanine



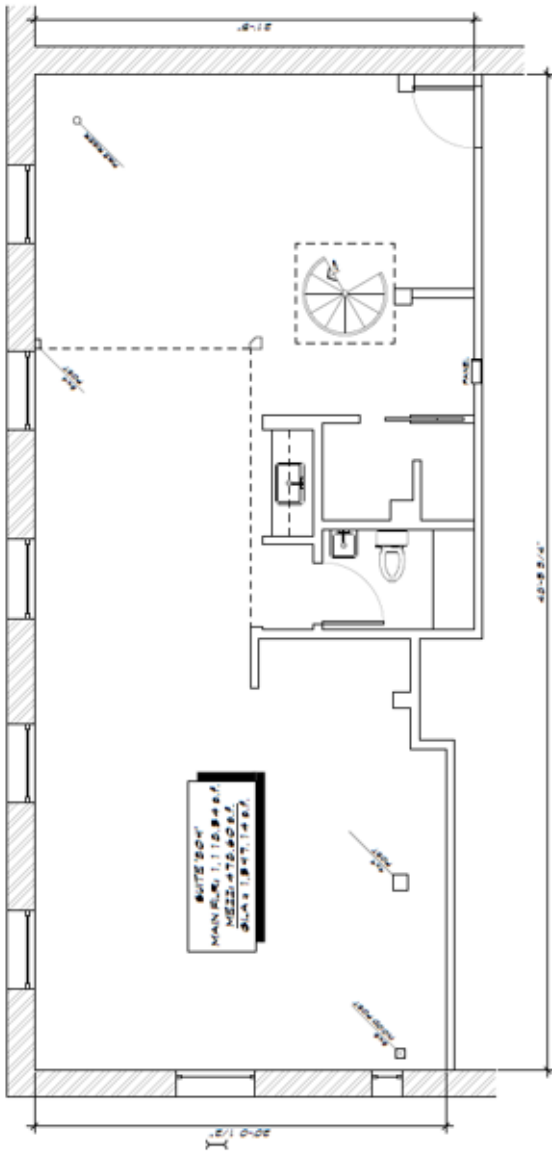
# 87 E. GREEN STREET

## SUITE 309 - INTERIOR PICTURES

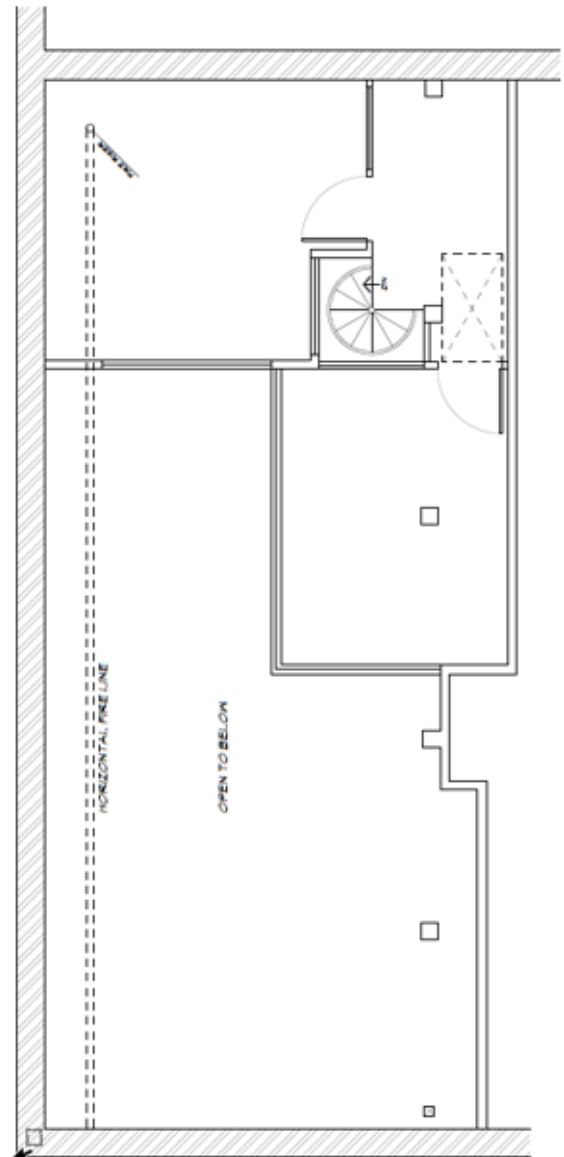


# Suite 309

## FIRST FLOOR



## MEZZANINE



# AMENITY MAP

