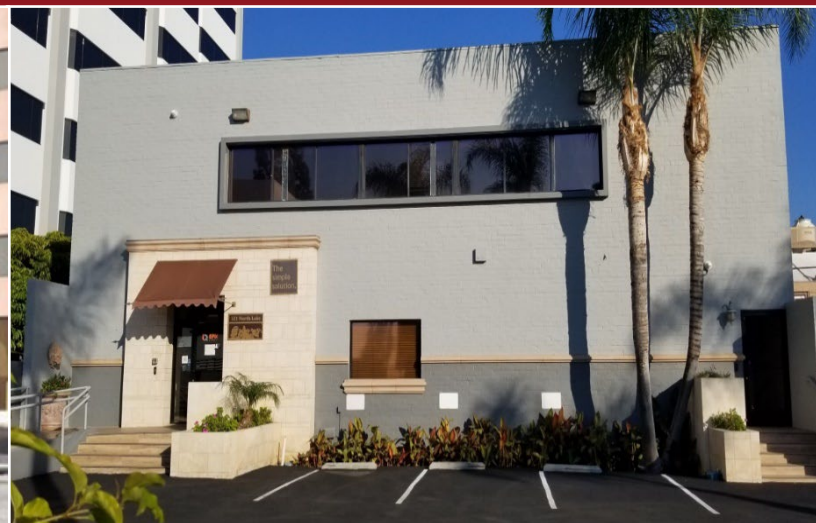


FOR LEASE

GROUND FLOOR AND SECOND FLOOR OFFICE SPACE



123 N. LAKE AVENUE, PASADENA, CA

AVAILABLE SPACE

Suite 102 – Approximately 1,500 RSF
(Reception, five (5) offices, and open space)

Suite 200 – Approximately 1,788 RSF
(Reception, four (4) offices, conference room, open space, and private restroom)

LEASE RATE

Suite 102 - \$2.35 per sq. ft., MG.
Suite 200 - \$2.45 per sq. ft., MG.
Tenant pays for its prorata share of utilities \$450.00 per month and for its own janitorial.

AVAILABLE

Suite 102 - Immediately.
Suite 200 – March 1, 2026.

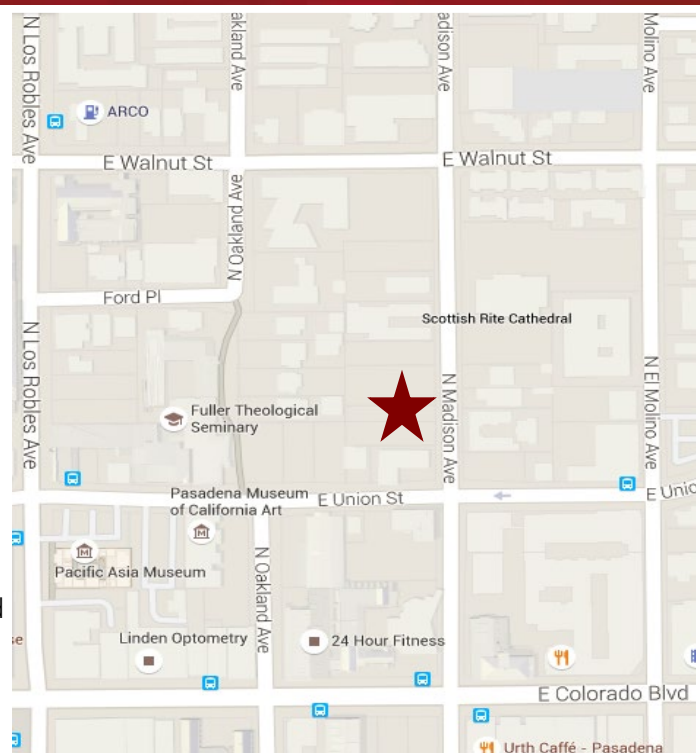
PARKING

Suite 102 - One (1) reserved parking space.
Suite 200 - Three (3) reserved parking spaces.

For a longer-term lease for Suite 102, Landlord will pay for one (1) unreserved space at parking structure next door.

AMENITIES

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



For more Information, Contact:

Dan Alle

dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

jalle@redstonecre.com

Lic. # No. 01889085

(626) 864-3927



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

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SUITE 102

INTERIOR SUITE PICTURES



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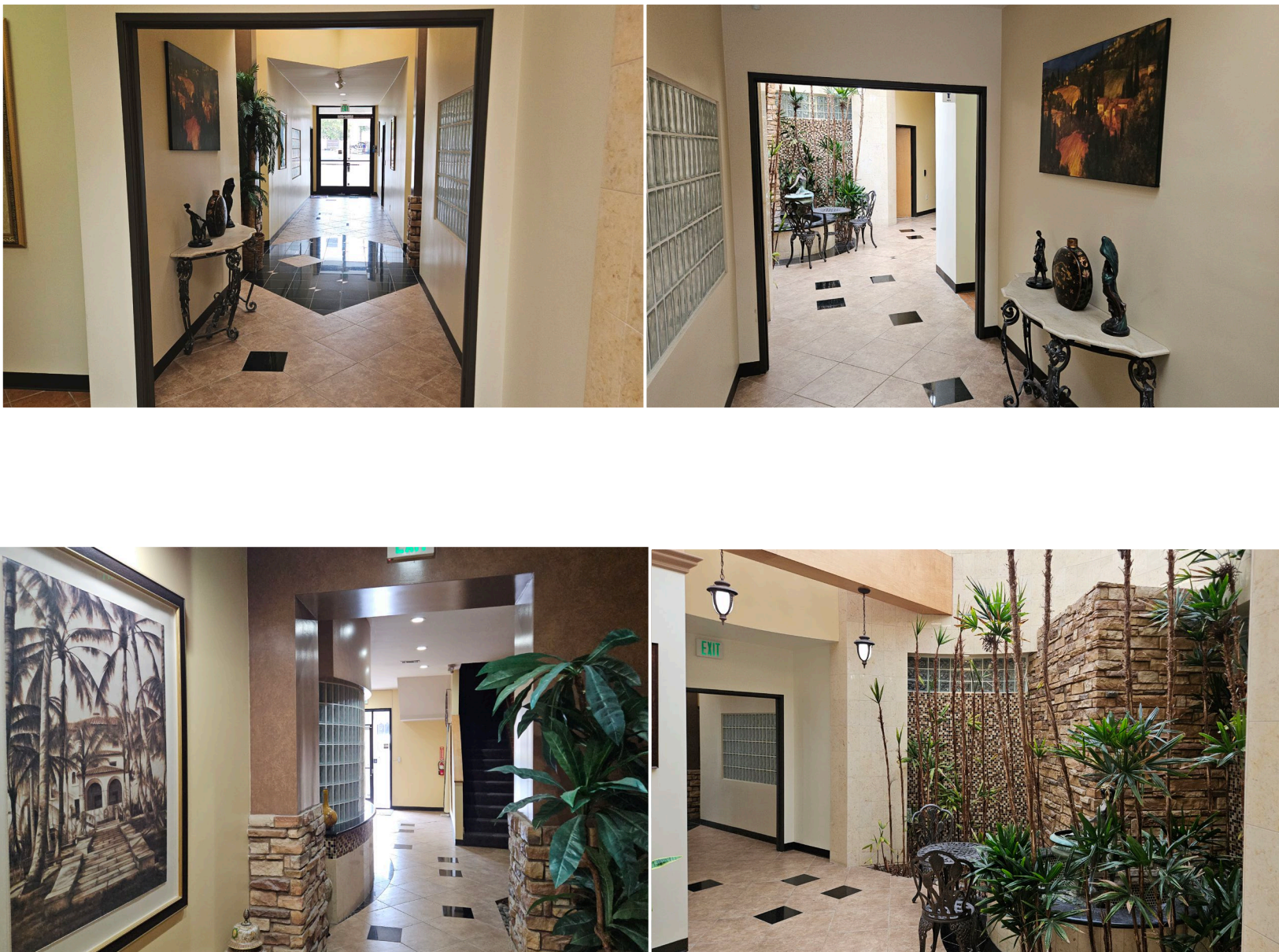
SUITE 200



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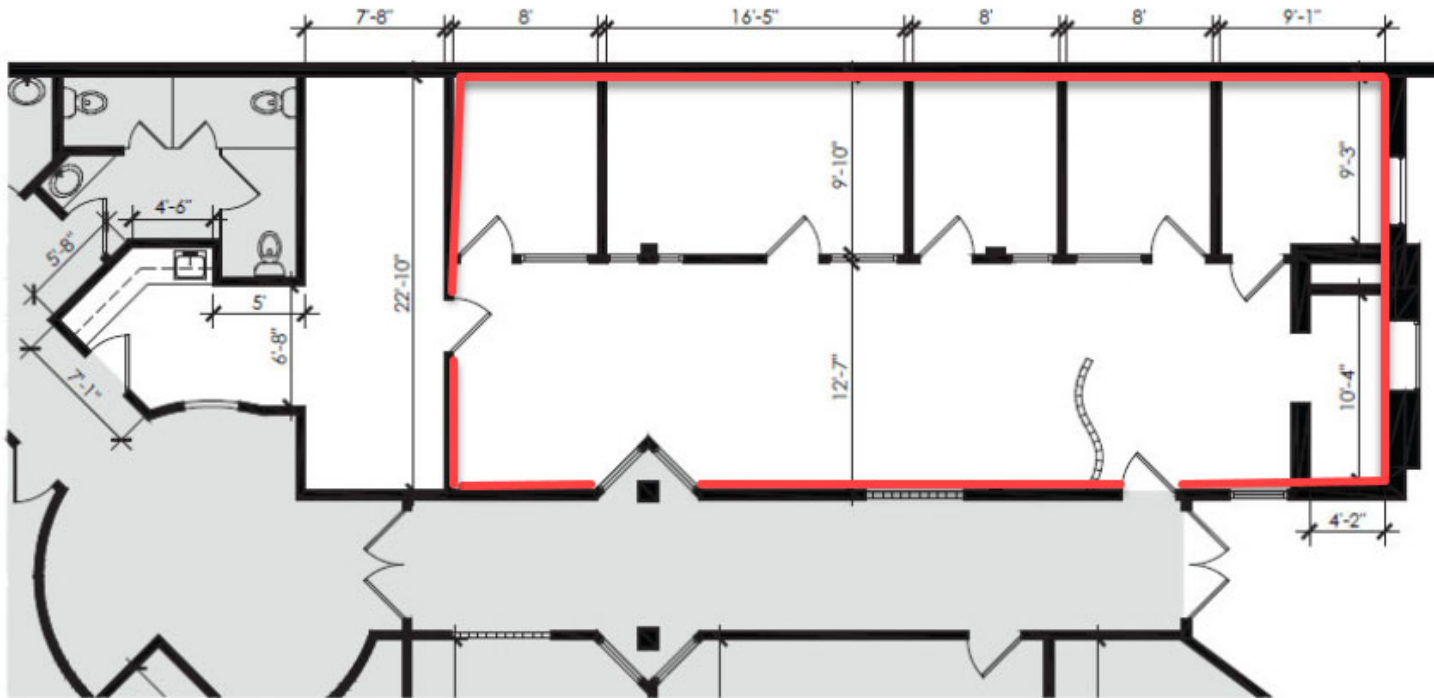
123 N. LAKE AVENUE

FIRST FLOOR COMMON AREA PICTURES



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FLOOR PLAN

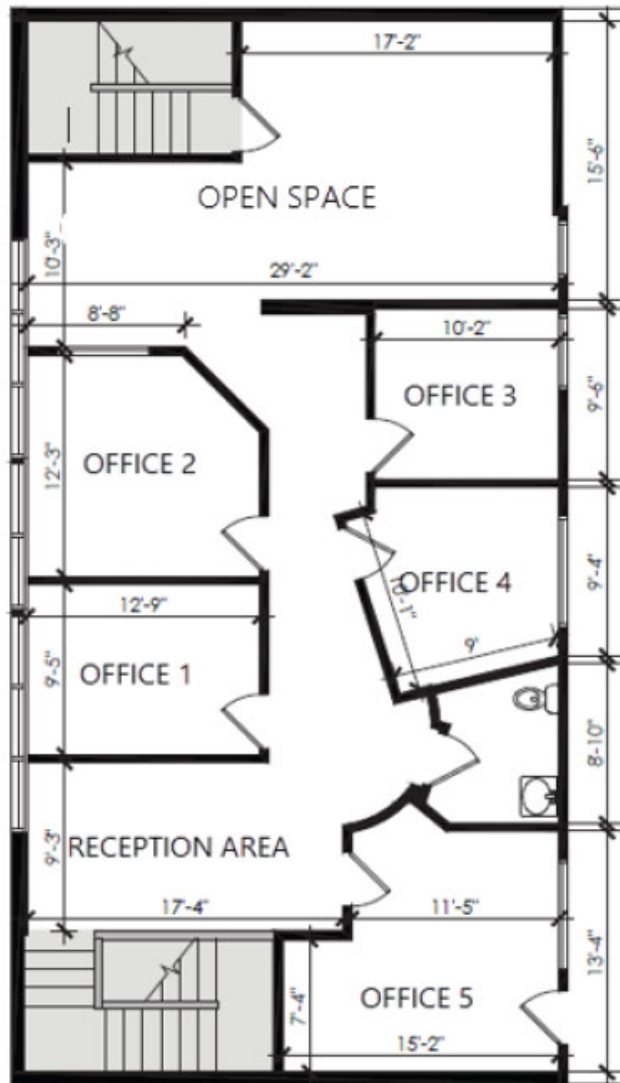


NOT TO SCALE



123 N. LAKE AVE. | SUITE 102

PASADENA, CA 91101



NOT TO SCALE



123 N. LAKE AVE. | SUITE 200
PASADENA, CA 91101

Date	Issue
03.25.22	FOR REVIEW
03.29.22	FOR REVIEW

Project 21-0119
AS-BUILT

AB.1
Sheet Not to Scale

123 N. LAKE AVENUE, PASADENA

AMENITY MAP



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