

# FOR LEASE

## GROUND FLOOR AND SECOND FLOOR OFFICE SPACE

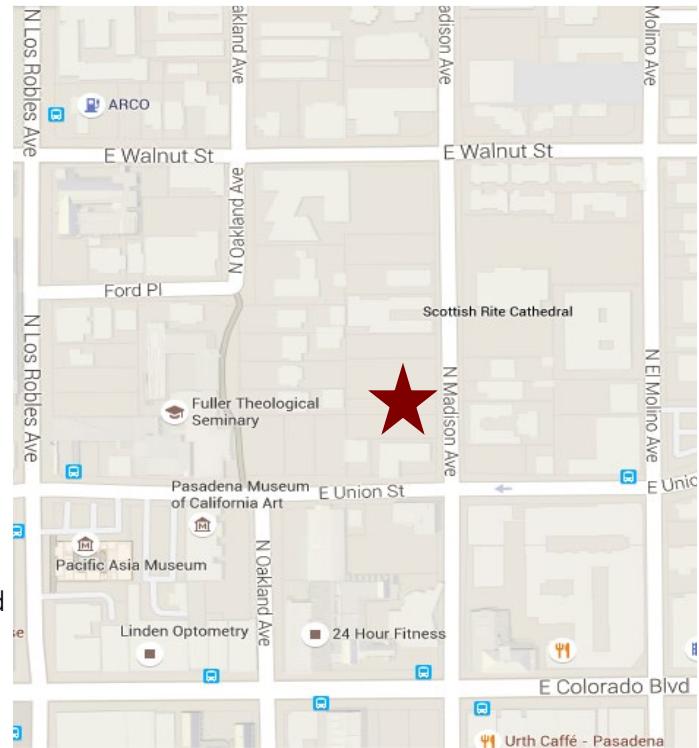


## 123 N. LAKE AVENUE, PASADENA, CA

FOR LEASE

|                 |   |
|-----------------|---|
| AVAILABLE SPACE | Suite 102 – Approximately 1,500 RSF<br>(Reception, five (5) offices, and open space)  |
| LEASE RATE      | <b>Suite 102</b> – \$2.35 per sq. ft., MG.<br><b>Suite 200</b> - \$2.45 per sq. ft., MG.<br>Tenant pays for its prorata share of utilities<br>\$450.00 per month and for its own janitorial.  |
| AVAILABLE       | Suite 102 - Immediately.<br>Suite 200 – March 1, 2026.  |
| PARKING         | Suite 102 - One (1) reserved parking space.<br>Suite 200 - Three (3) reserved parking spaces.<br>For a longer-term lease for Suite 102, Landlord<br>will pay for one (1) unreserved space at<br>parking structure next door.                                |
| AMENITIES       | <ul style="list-style-type: none"><li>* Walking distance to retail and restaurants.</li><li>* Some furniture available.</li><li>* Security gated parking lot.</li><li>* Common area kitchen and seating area.</li><li>* AT&amp;T fiber available.</li></ul> |

DO NOT DISTURB TENANT.  
PLEASE CALL BROKER FOR TOUR.



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)

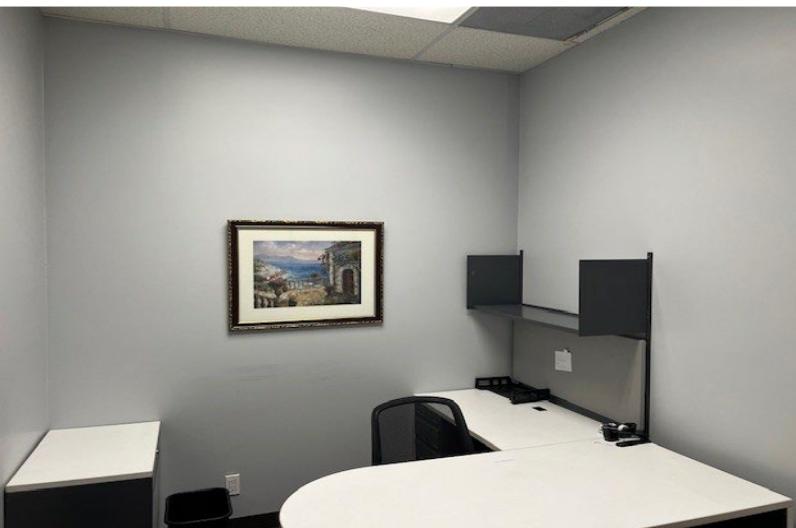
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(626) 864-3927

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# SUITE 102

## INTERIOR SUITE PICTURES



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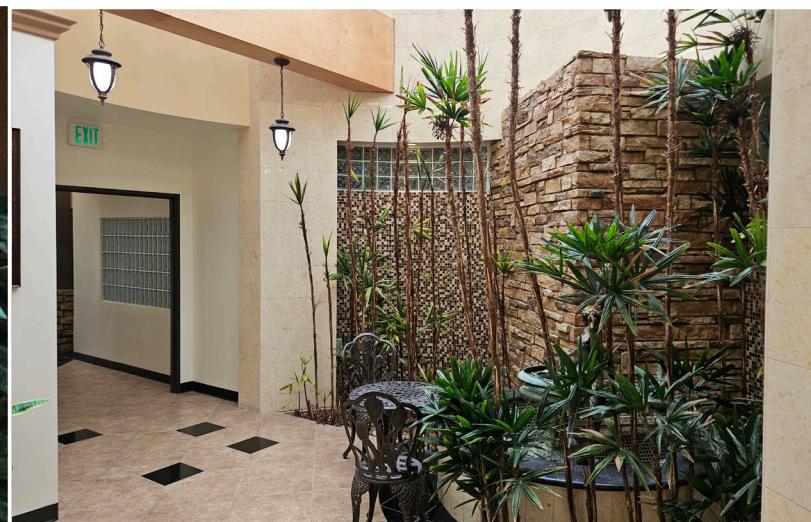
# SUITE 200



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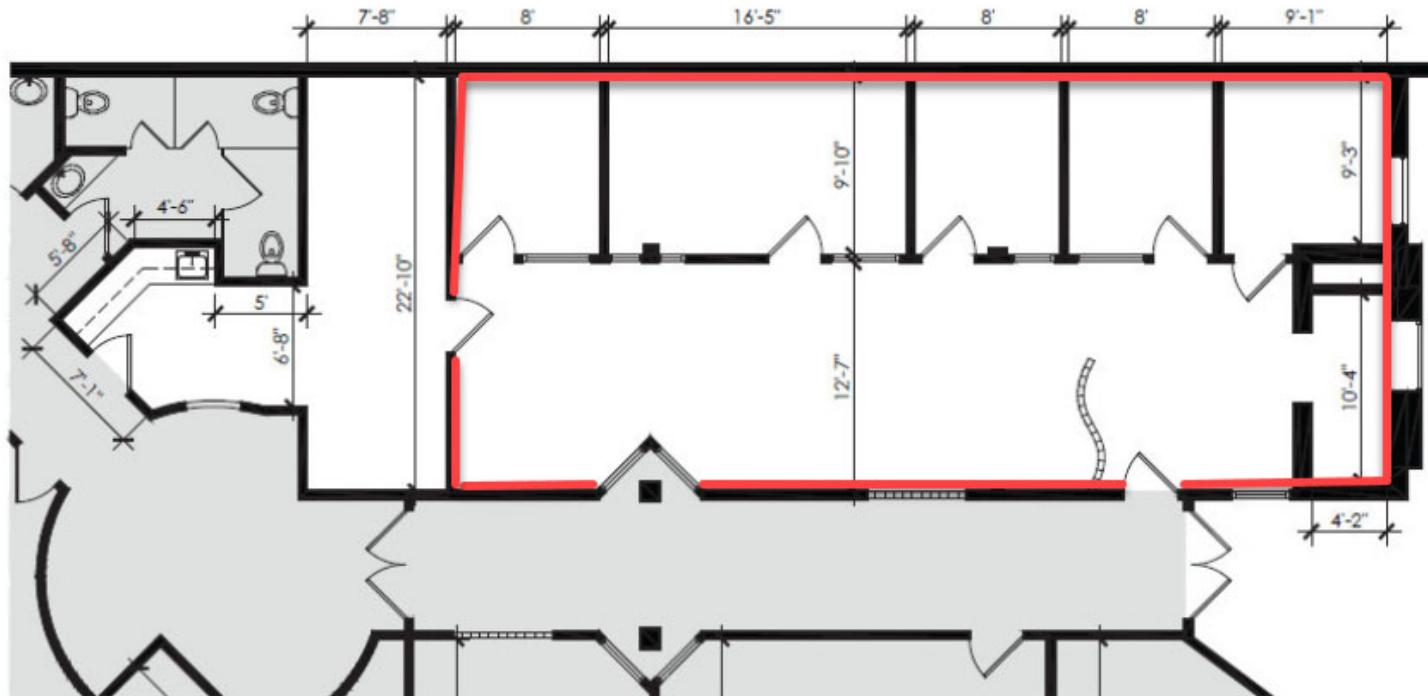
# 123 N. LAKE AVENUE

## FIRST FLOOR COMMON AREA PICTURES



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# FLOOR PLAN



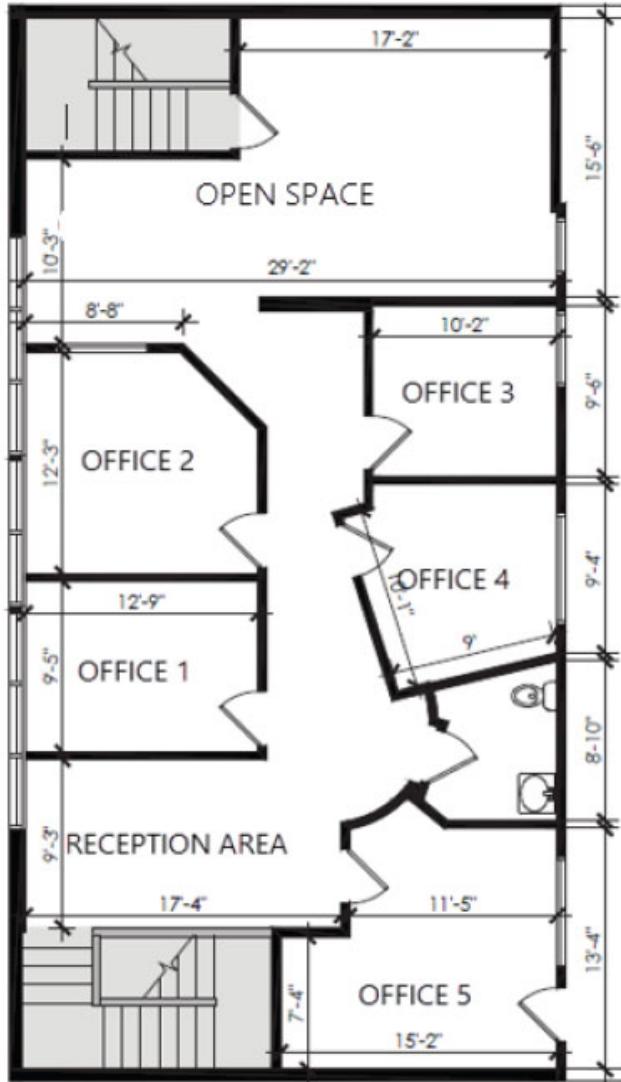
LAKE AVENUE

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 21-019  
AS-BUILT  
AB.1  
Issue Dates Sheet  
Not to Scale

# 123 N. LAKE AVENUE, PASADENA

## AMENITY MAP



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