### GARDEN STYLE BUILDING FOR LEASE



#### 1010 East Union Street, Pasadena, California

AVAILABLE SPACE:

AVAILABLE:

RENTAL RATE:

**Suite 125** - Approx. 2,525 rentable sq. ft. Reception area, open space, six (6) offices, storage room, conference room, and kitchen.

**Suite 206** - Approx. 950 rentable sq. ft. Two (2) window offices looking north, storage room and open space.

Immediately.

\$2.50 per sq. ft., Modified Gross.

Tenant pays its prorata share of utilities. Landlord pays for five (5) day interior janitorial.

Suite 125 – Six (6) reserved parking spaces. Suite 206 – Three (3) reserved parking spaces.

Reserved parking spaces in subterranean garage at \$75.00 per space per month.

- \* Responsive Management on-site.
- \* Spectrum serviced building.
- \* Security Cameras in common areas.
- \* Elevator Served.
- \* Short walk to Lake Avenue and Colorado Boulevard retail and restaurants.







PARKING:

FEATURES:

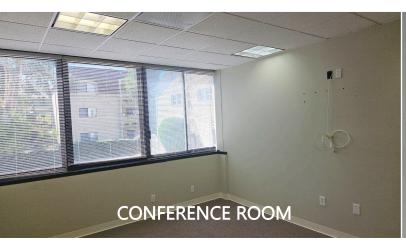
## 1010 E. UNION STREET

Suite 125 - Interior Pictures







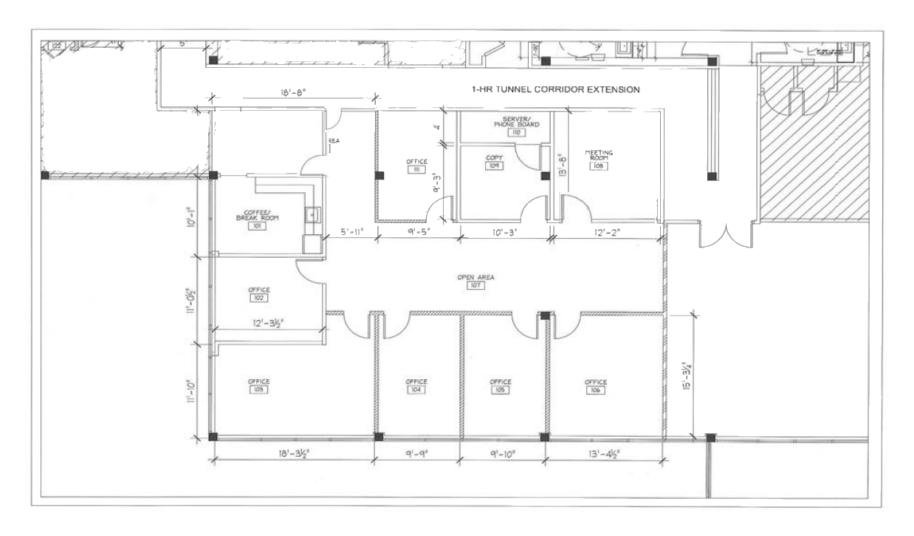




# 1010 E. Union Street, Pasadena SUITE 125

Approximately 2,525 sq. ft.

(Admin area with passthrough window, open area, six (6) offices, conference room, storage area, telecom room, and kitchen.)



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.

## 1010 E. UNION STREET

Suite 206 - Interior Pictures





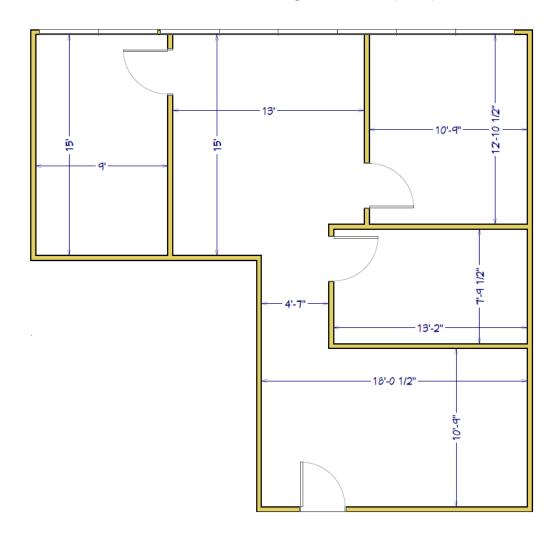




# 1010 E. Union Street, Pasadena SUITE 206

Approximately 950 sq. ft.

(Two (2) window offices, storage room and open space)



#### **AMENITIES**

