

# GROUND FLOOR SHOWROOM AND CREATIVE OFFICE SPACE FOR LEASE



## 161 E. CALIFORNIA BOULEVARD, PASADENA, CA

FOR LEASE

**AVAILABLE SPACE** Approximately 1,500 sq. ft.  
Four (4) office areas, conference room, storage area, with large rear door entrance.

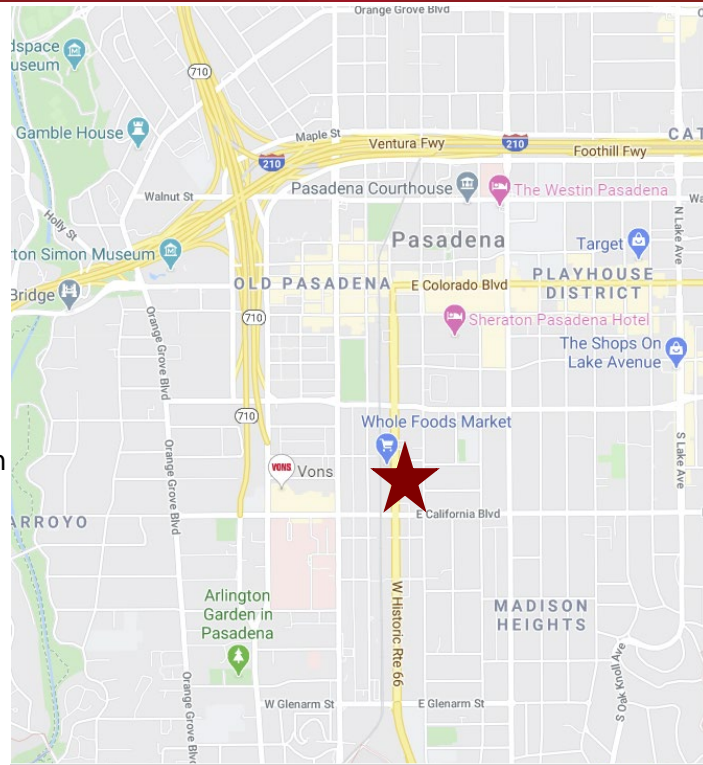
**RATE** \$1.90 per sq. ft., Modified Gross.  
Tenant to pay for its own utilities, interior janitorial, and its own liability insurance.

**AVAILABLE** September 15, 2023.

**PARKING** Two (2) employee parking spaces available in lot west of building.

**AMENITIES**

- \* Ideal for a showroom, engineering, editing, production, writing, and R&D type uses.
- \* Access to a beautiful patio area.
- \* Close to Huntington Hospital.
- \* Walking distance to Chop House, Parkway Grill and Guisado's restaurants.



For more Information, Contact:

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**PLEASE CALL FOR TOUR AND MORE INFORMATION ON THE PROPERTY.**



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# 161 E. California Boulevard



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## FLOOR PLAN

