

253 N. LAKE AVENUE
PASADENA, CA 91101

FOR LEASE

BOUTIQUE FREESTANDING
OFFICE BUILDING



For more Information, Contact:

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PROPERTY HIGHLIGHTS

- Ideally suited for a variety of professional office uses.
- Convenient private surface parking lot.
- Walking distance to retail, full-service grocer, and restaurants.
- Excellent signage.
- Furniture available.
- Security camera system in place.
- Incredible visibility with prime Lake Avenue address.
- Walking distance to Metro Gold Line station.



LEASE INFORMATION

Available SF	2,641 SF
Lease Rate	\$3.00 per sq. ft. MG Tenant pays for its own utilities, interior janitorial, exterior maintenance, and liability insurance.
Parking	Six (6) parking spaces free of charge
Available	Thirty (30) days

PLEASE DO NOT DISTURB TENANT. MAKE APPOINTMENT WITH BROKER.

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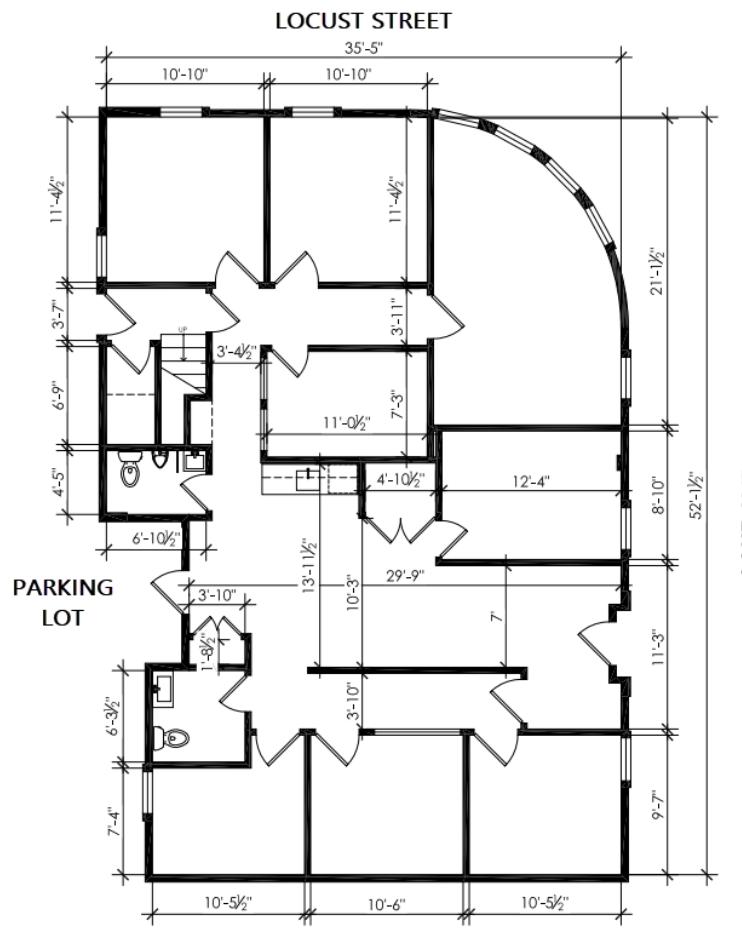
INTERIOR IMAGES



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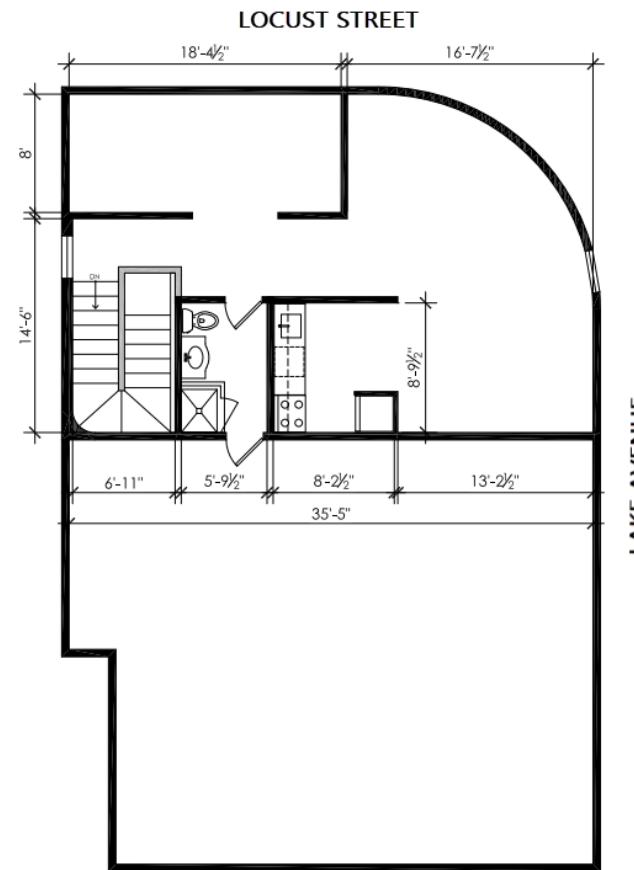
FLOOR PLAN

FIRST FLOOR



1/8" = 1'-0"

SECOND FLOOR

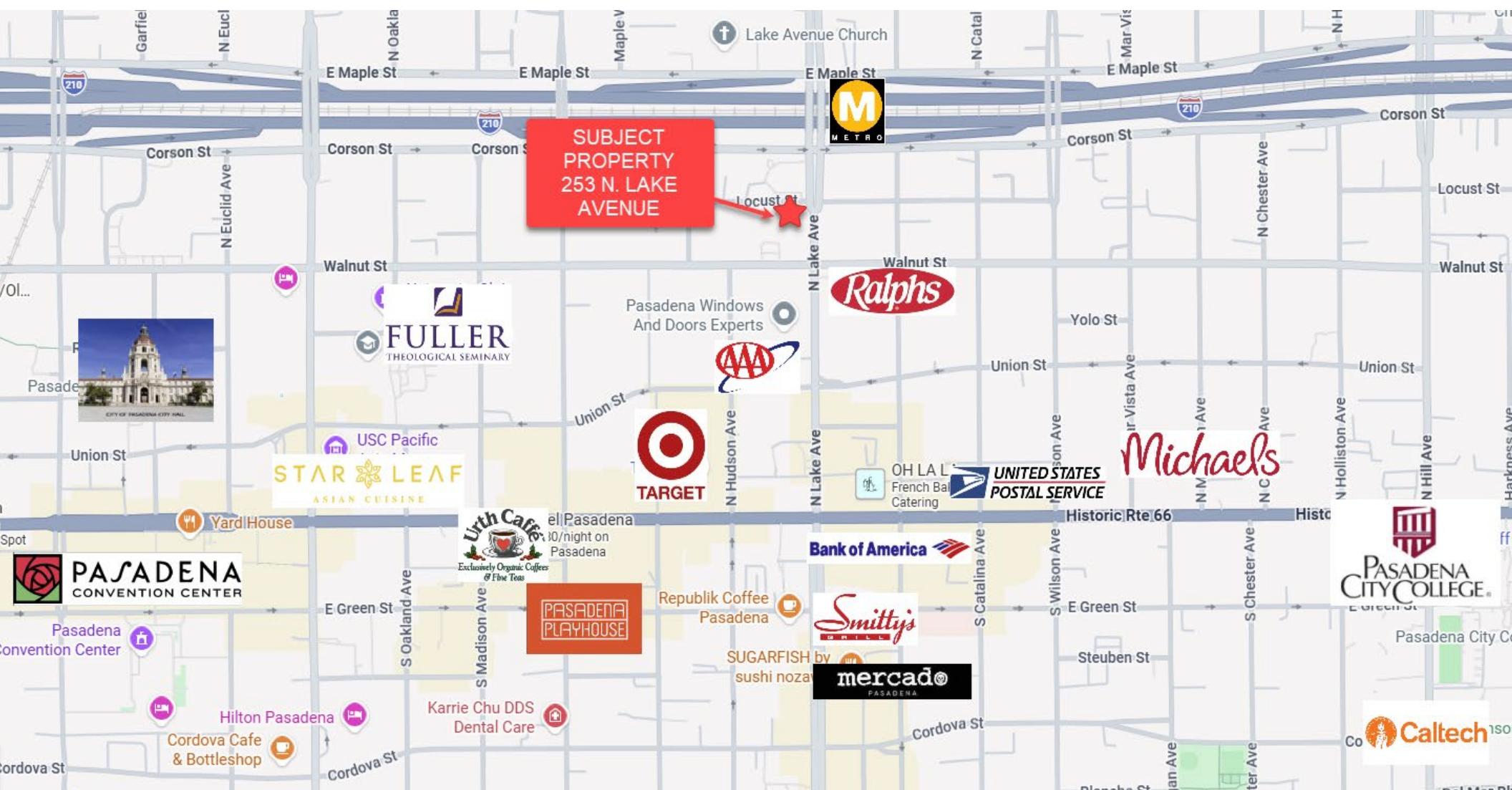


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The logo for Redstone Commercial Real Estate. It features the word "Redstone" in a large, bold, red serif font. Above the text is a stylized graphic of three mountain peaks in shades of brown and tan. Below the main text, the words "COMMERCIAL REAL ESTATE" are written in a smaller, red, all-caps, sans-serif font.

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AMENITY MAP



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