

BEAUTIFUL GARDEN OFFICE BUILDING

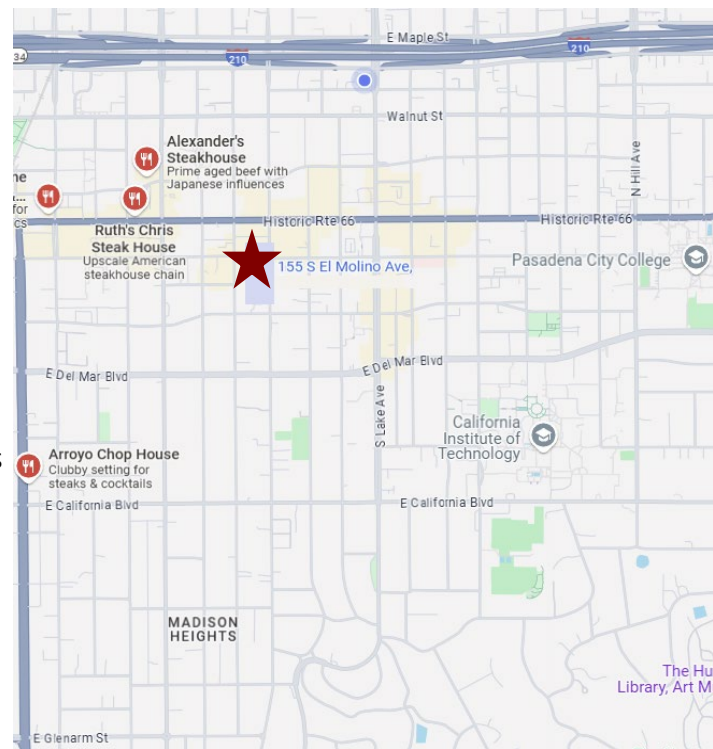


155 S. EL MOLINO AVENUE, PASADENA, CA

FOR LEASE

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|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AVAILABLE SPACE | Suite 101 - Approximately 1,150 RSF (Reception/open space, four (4) window offices and one (1) interior office) |
| LEASE RATE | \$2.50 per sq. ft., Modified Gross

Tenant pays for its own utilities, interior janitorial, and liability insurance. |
| AVAILABLE | June 1, 2025. |
| PARKING | Three (3) covered reserved parking spaces free of charge. |
| AMENITIES | <ul style="list-style-type: none">* Ideal for psychology/psychiatric and general office uses.* Exceptional atrium/courtyard area.* Elevator served.* Ground level parking lot.* Walking distance to retail and Pasadena Playhouse, restaurants along Green Street and Colorado Boulevard. |



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155 S. El Molino Avenue SUITE 101 – INTERIOR PICTURES



155 S. El Molino Avenue

EXTERIOR PICTURES

