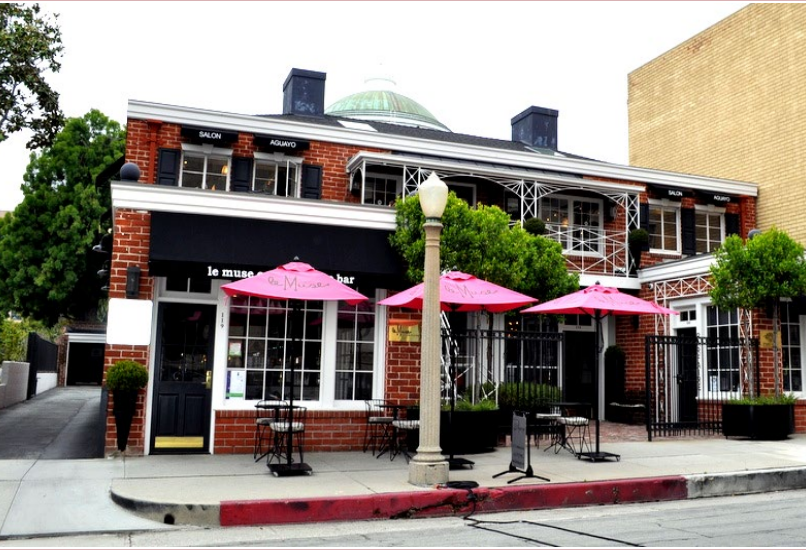


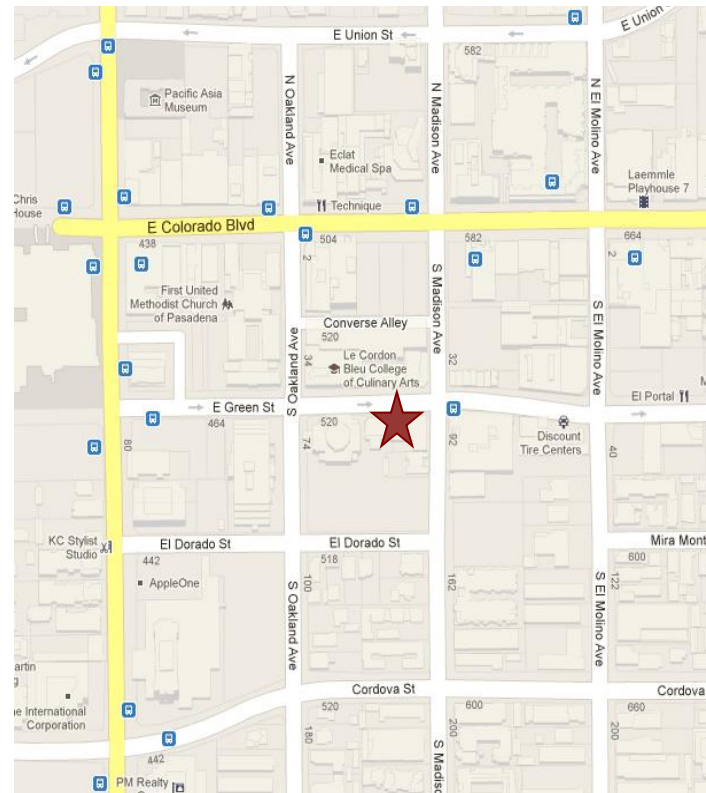
THE MADISON CREATIVE OFFICE SPACE FOR LEASE



101 S. MADISON AVENUE, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Second (2nd) floor.
Approximately 2,272 sq. ft. (Divisible 1,136 SF)
- LEASE RATE:** \$2.75 per sq. ft., NNN
- NNN EXPENSE:** (Est.) \$0.75 per sq. ft.
- AVAILABLE:** Immediately.
- YEAR BUILT:** 1938 – 1st Class Renovation in 2013.
- PARKING:** 2/1,000 on-site at rear of building. Additional parking spaces available in church lot at prevailing market rate.
- AMENITIES:**
- * Former High-End Beauty Salon.
 - * Creative environment with skylights and bow truss ceiling.
 - * Shopping, restaurants, Laemmle Theatre, Playhouse, and Vroman's Bookstore.
 - * Take ARTS bus to "Old Pasadena", Lake Avenue and Del Mar Station.
 - * Elevator lift at rear of building.



For more Information, Contact:

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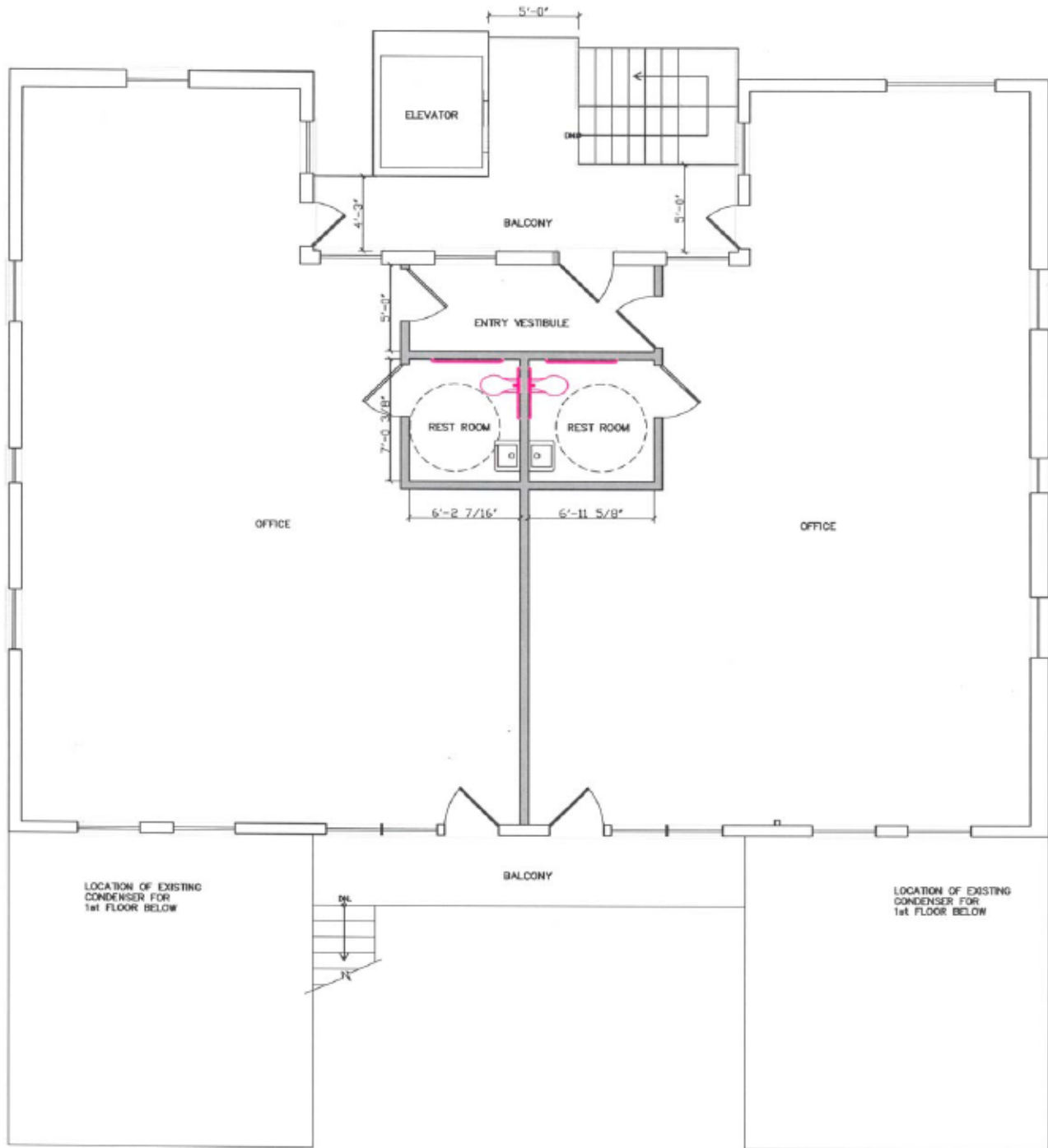
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101 S. MADISON AVENUE



BASIC OUTLINE OF
SECOND FLOOR PLAN