

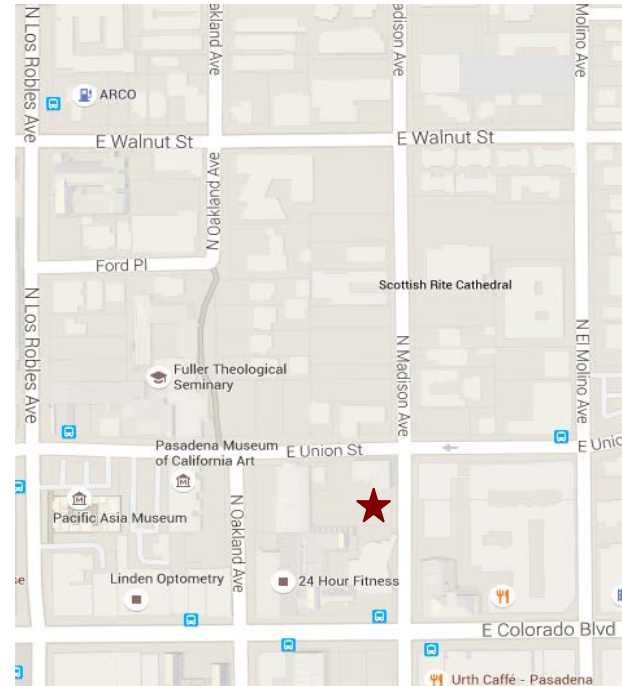
OFFICE SPACE FOR LEASE



123 N. LAKE AVENUE, PASADENA, CALIFORNIA

FOR LEASE

- Available Space:** First Floor: 1,962 RSF – Six (6) offices, four (4) cubicles and reception area.
- Lease Rate:** \$2.30 per SF/month, MG.
- Landlord pays for electric. Tenant pays for janitorial.
- Available:** Immediately.
- Year Built:** 1952, completely renovated.
- Parking:** Three (3) spaces free of charge.
Additional parking can be purchased from nearby office structures.
- Amenities:**
- * Walking distance to Metro Gold Line.
 - * High-end improvements – Glass block marble and skylights.
 - * Large common area kitchen.
 - * Prestige Lake Avenue address.



For Further Information, Contact:

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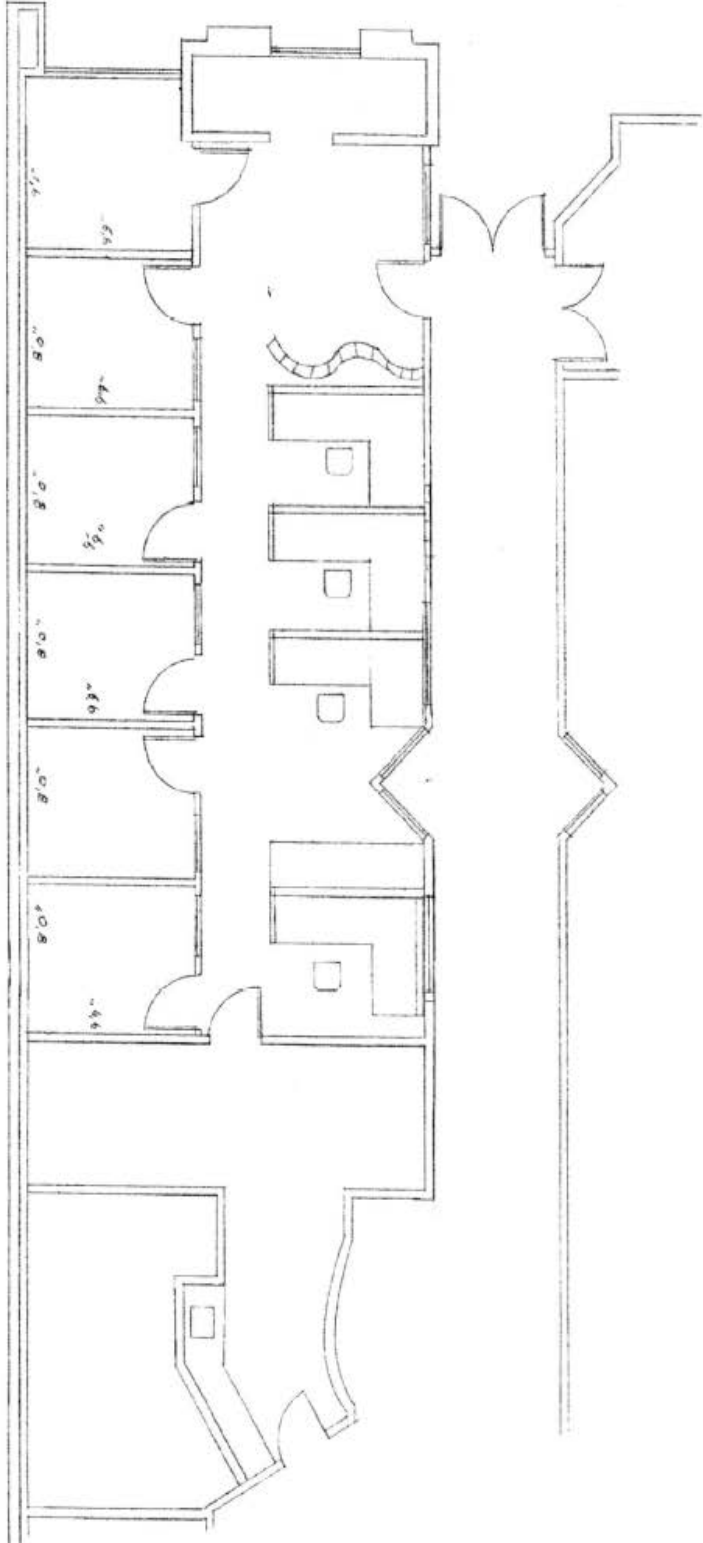
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COMMERCIAL REAL ESTATE

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First Floor 1,962 RSF



DATE: 12/10/10	PROJECT NO.:	PROJECT NAME:
12/10/10		
1,962 RSF		
301		



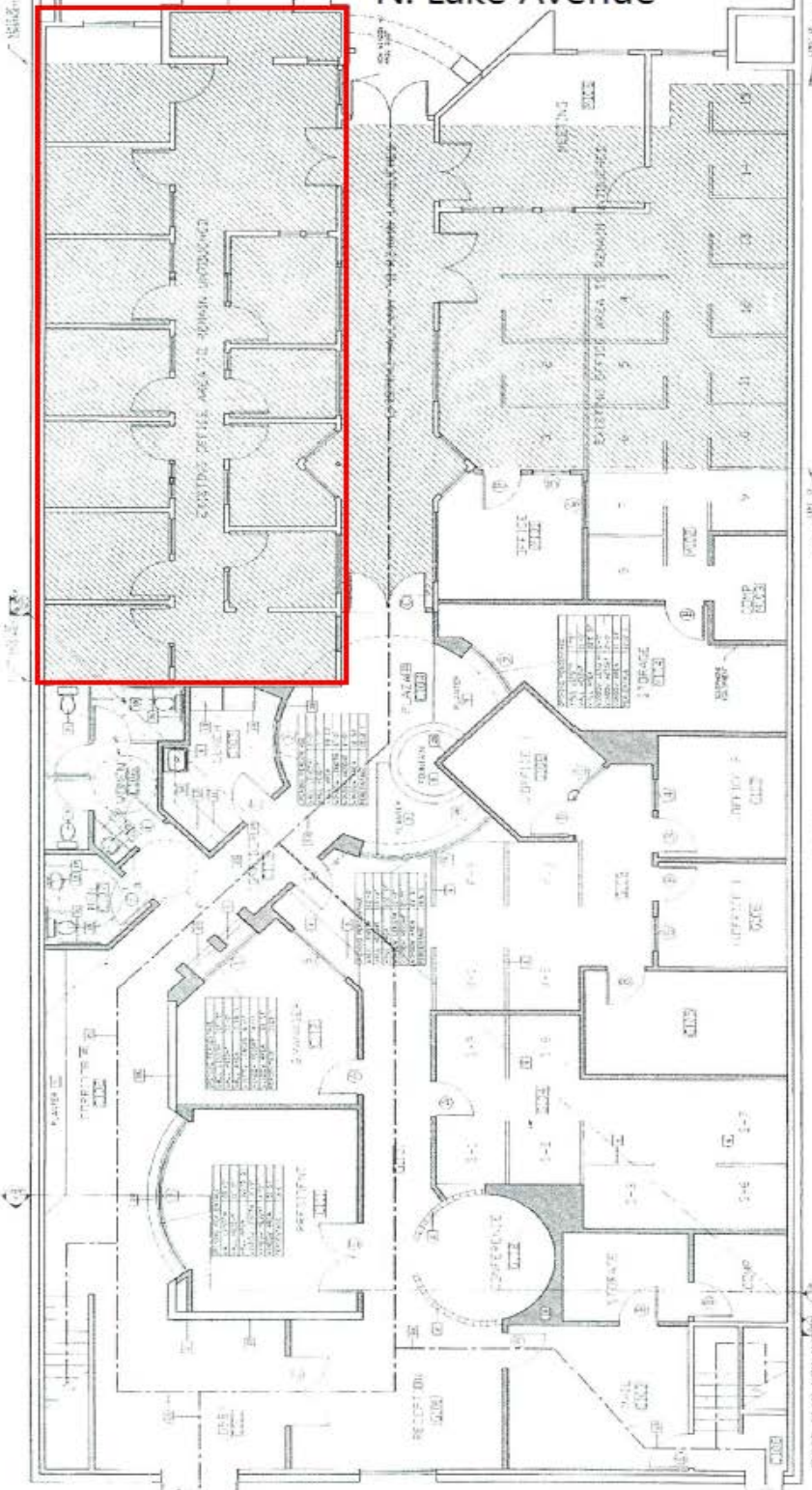
123 N LAKE AVE PASADENA
 91101
 626-791-1111

NEW FLOOR PLAN

DATE: 02/28/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A06

N. Lake Avenue



Back Entrance

EXISTING OFFICE AREA TO BE DEMOLISHED

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