

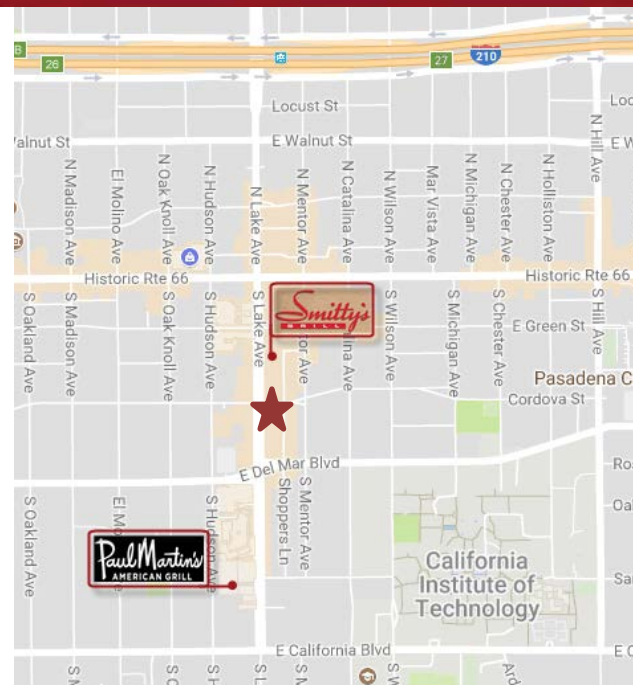
LAKE CORDOVA BUILDING



200 – 202 SOUTH LAKE AVENUE, PASADENA, CALIFORNIA

FOR LEASE

- AVAILABLE SPACE:** Suite 240 - Approx. 530 rentable sq. ft.
Suite 301 - Approx. 672 rentable sq. ft.
- RENTAL RATE:** \$2.75 per sq. ft., Full Service Gross.
- AVAILABILITY:** Suite 240 – Immediately.
Suite 301 – February 1, 2018.
- YEAR BUILT:** 1961. Renovated in 2016.
- PARKING:** Accessible to City controlled lot behind building at \$75 per space per month. Parking available at Corporate Center parking structure across the street at \$90 unreserved and \$130 reserved per space per month.
- FEATURES:**
- * Three City blocks South of Goldline Station.
 - * Walking Distance to The Shops on Lake Avenue and across the street for LA Fitness.
 - * Easy access to the 210, 134 & 110 freeways.
 - * Walking Distance to Smitty's, Paul Martin, Celestino's, and Seco Restaurants.



For Further Information, Contact:

Carole Walker

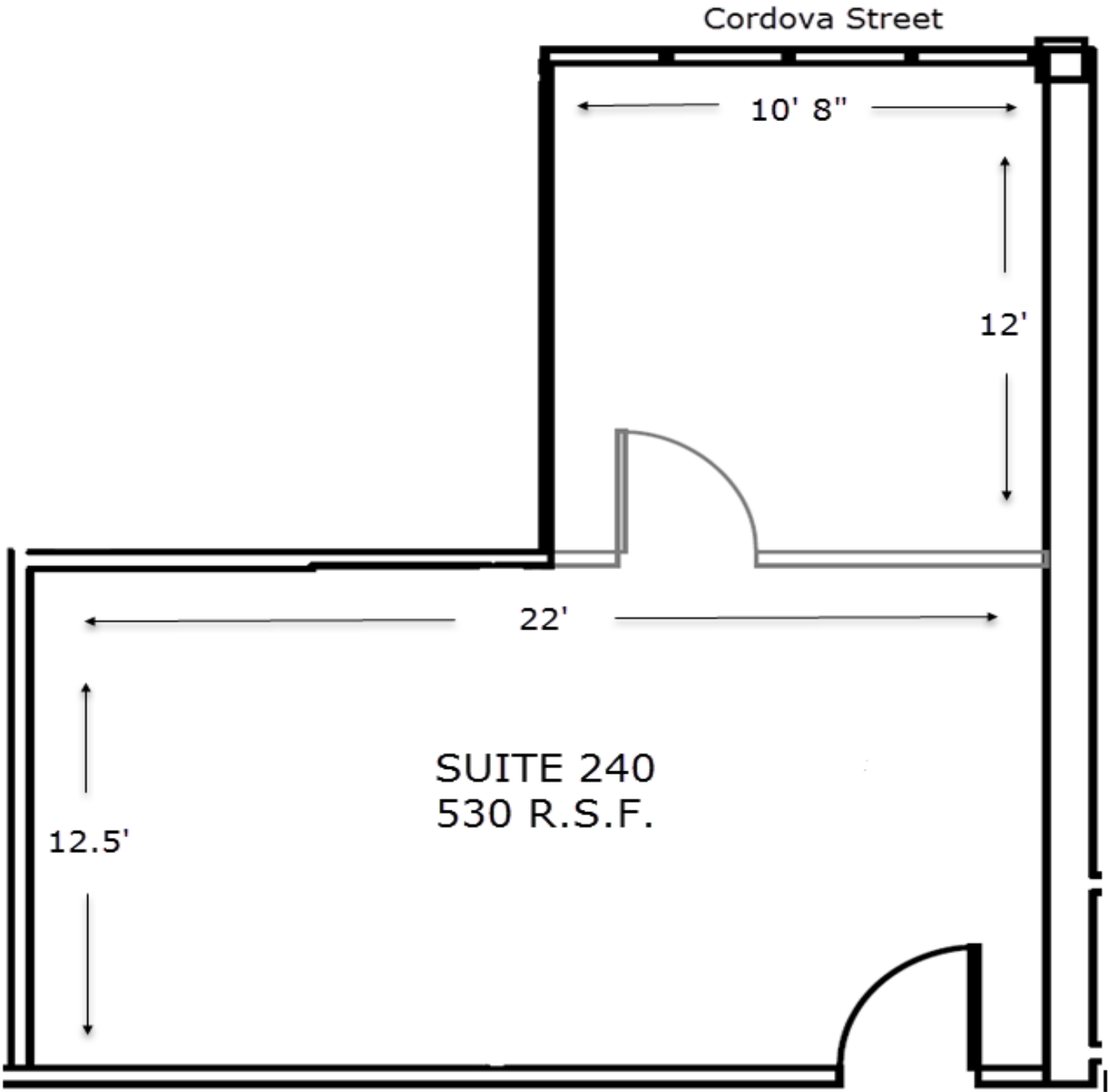
cwalker@redstonecre.com
License No. 01525534

Dan Alle

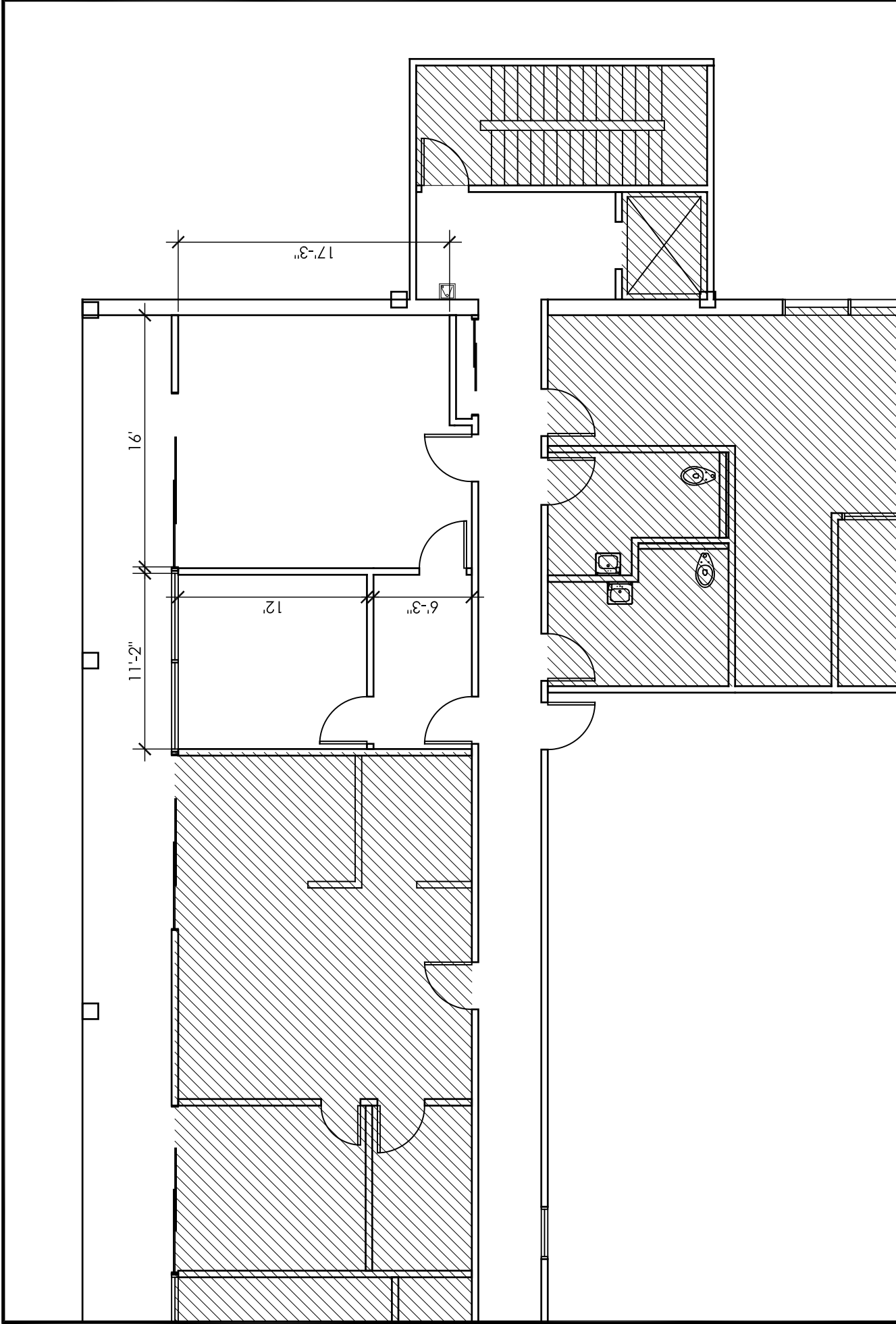
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Redstone
COMMERCIAL REAL ESTATE



*Floor Plan Not to Scale *



THE KUTZER COMPANY
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