

OFFICE SPACE FOR LEASE

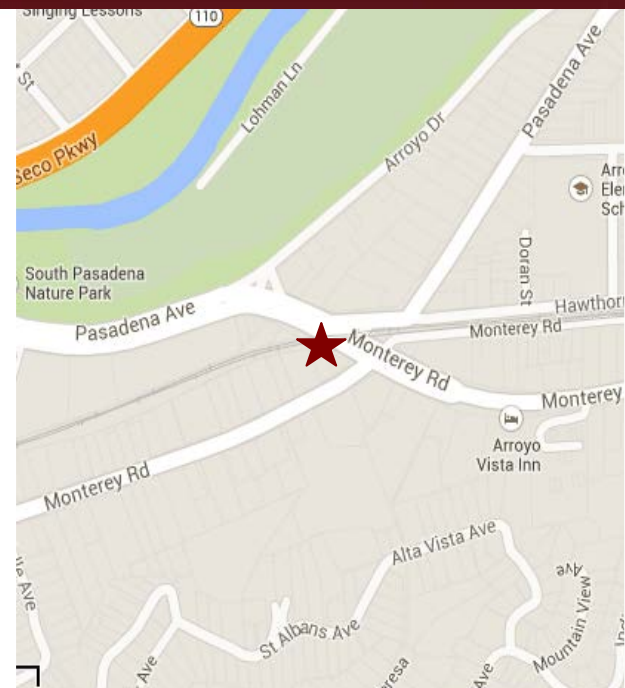


266 MONTEREY ROAD, SOUTH PASADENA

FOR LEASE

- Available Space:** Approximately 1,200 SF
- Rental Rate:** \$2.10 per sq. ft., Modified Gross.
- Tenant pays own electrical, interior janitorial and prorata share of water. Landlord pays taxes and insurance.
- Year Built:** 2010.
- Parking:** 3/1000 spaces free of charge.
- Amenities:**
- * Close to Los Angeles and Pasadena.
 - * Close to 110 & 134 Freeway system and onsite café.

Do not disturb the tenant.
Please contact us for a tour.



For Further Information, Contact:

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COMMERCIAL REAL ESTATE

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| NO. | REVISION |
| 1 | ISSUED |
| 2 | REVISED |

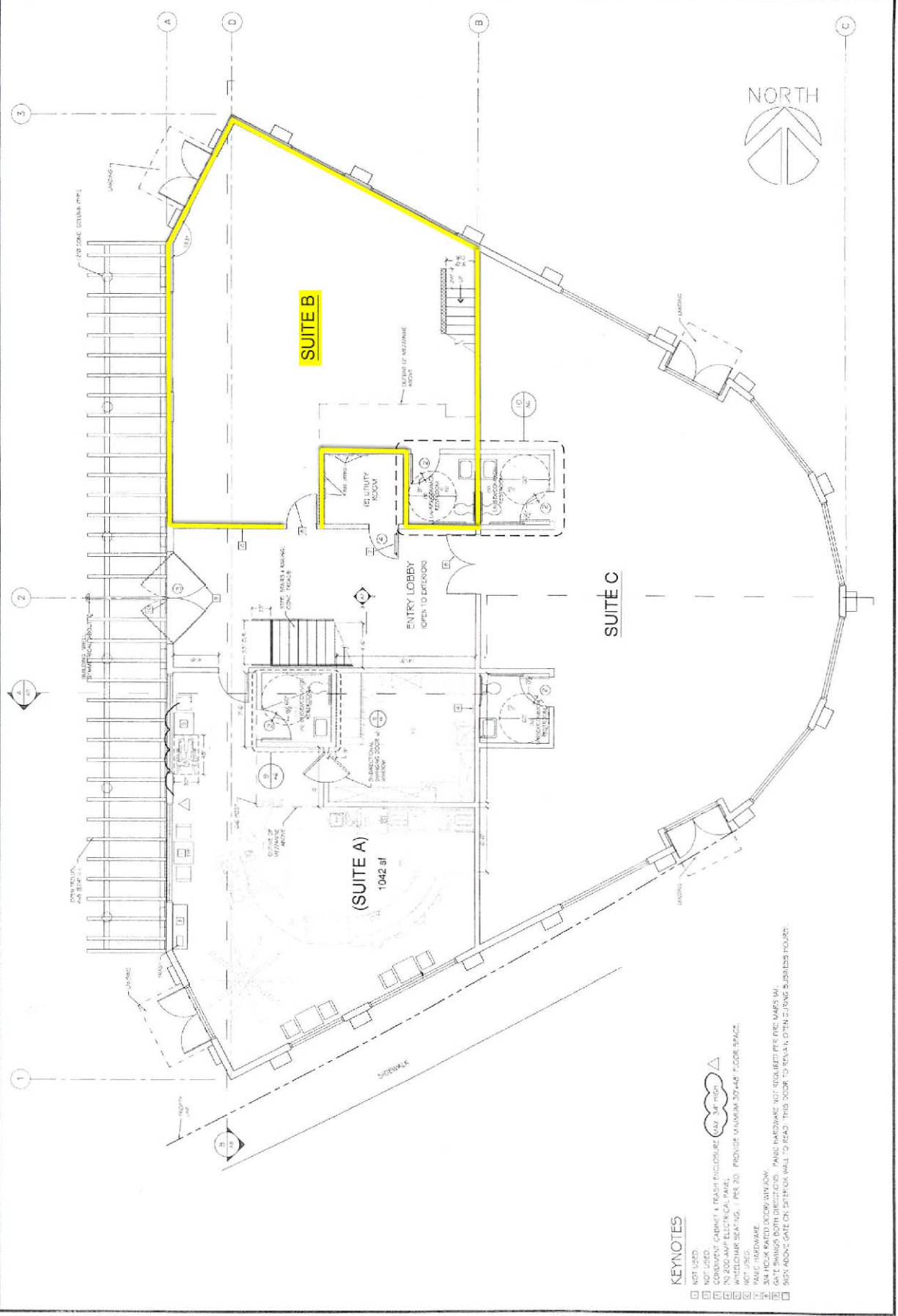
DRAWN BY: **CADbuilt inc.**
 11373 Broadview Drive
 Moorpark, CA 93021
 (805) 529-9775

TENANT IMPROVEMENT FOR CHARLIE'S COFFEE HOUSE
 266 Monterey Road, Suite A
 South Pasadena, CA

FLOOR PLAN

SCALE: 1/4" = 1'-0"
 DATE: 07/19/16
 SHEET NO.

A2



KEYNOTES

- NOT USED
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- CONDIMENT CABINET & TRASH ENCLOSURE (MAX. 34" HIGH)
- NO 200 AMP ELECTRICAL PANEL
- WHOLESALE SEATING - 1 PER 20. PROVIDE MINIMUM 30" x 48" FLOOR SPACE.
- NOT USED
- PAINT HARDWARE
- PAINT HARDWARE NOT REQUIRED PER DRY LAMB'S 161
- GATE BUSINESS SIGNIFICATION
- SIGN ABOVE GATE ON EXTERIOR WALL TO READ: THIS DOOR TO RE-OPEN DURING BUSINESS HOURS.