

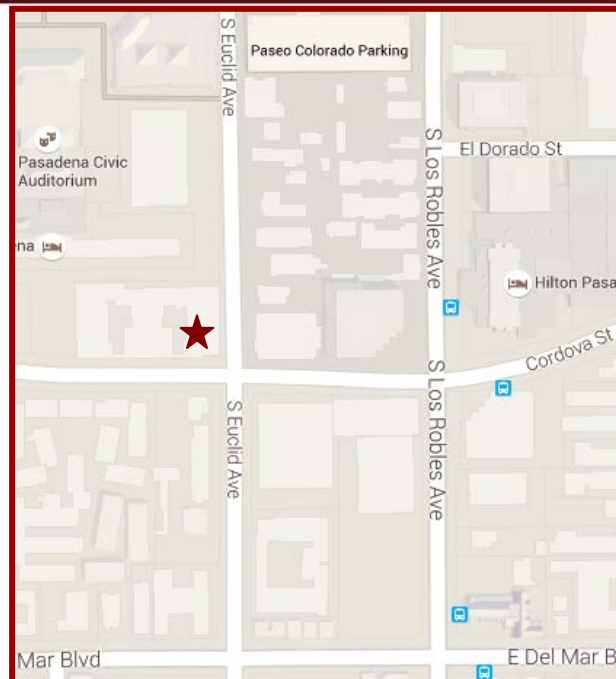
# RETAIL OR OFFICE UNIT FOR LEASE



## 325 CORDOVA STREET, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Ground floor unit approximately 894 rentable square feet. Space has open area with one (1) private office with common area restroom.
- AVAILABLE:** Within sixty (60) days.
- LEASE RATE:** \$2.20 per sq. ft., Modified Gross. Tenant will be responsible for its own utilities, interior janitorial, trash, alarm service and liability insurance.
- YEAR BUILT:** 2002.
- PARKING:** Five (5) reserved spaces at \$65.00 per month.
- AMENITIES:**
- \* Walking distance to Pasadena Convention Center, Sheraton Hotel and Paseo Colorado Mall.
  - \* Signage Potential.
  - \* Responsive Property Management.
  - \* Close proximity to 210 & 110 Freeways.



For Further Information, Contact:

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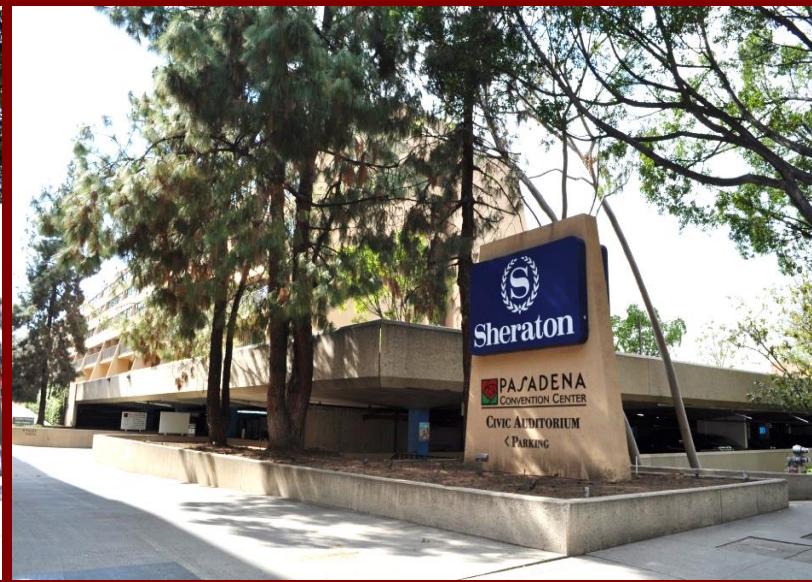
**Paseo Colorado – Mall**



**Convention Center**



**Conference Center**



**Sheraton Hotel – Steps Away**

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