

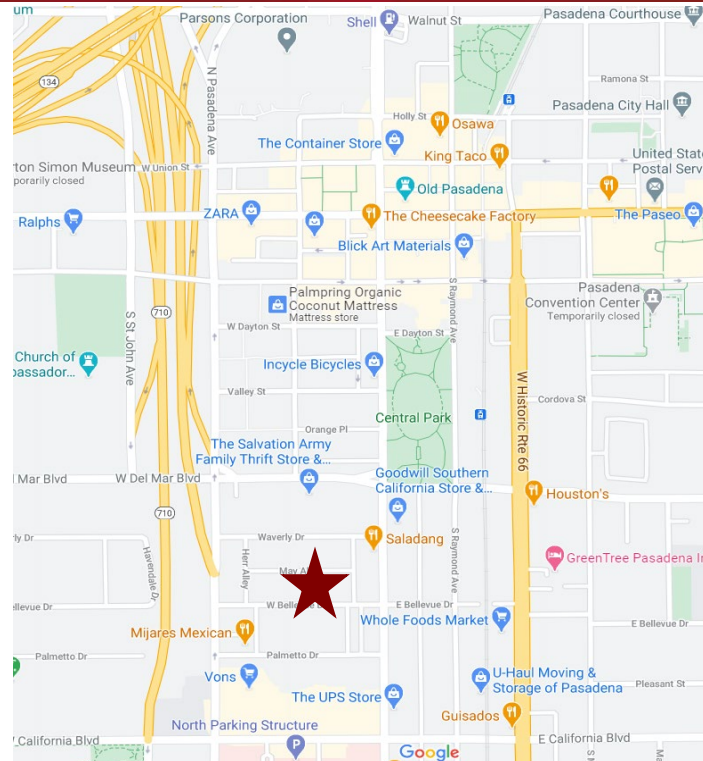
# CREATIVE OFFICE SPACE FOR LEASE



## 41 W. BELLEVUE DRIVE, PASADENA, CA

FOR LEASE

- |                        |  |
|------------------------|--|
| <b>AVAILABLE SPACE</b> | Approximately 1,180 sq. ft.  |
| <b>LEASE RATE</b>      | \$2.60 per sq. ft., Modified Gross.<br><br>Landlord to pay taxes and insurance.<br>Tenant to pay prorata share of utilities, trash, and water. |
| <b>AVAILABLE</b>       | Immediately.   |
| <b>PARKING</b>         | Three (3) parking space on site.   |
| <b>AMENITIES</b>       | * Near 110, 134 and 210 freeways.<br><br>* Unique creative atmosphere.<br><br>* Private and quite area.  |



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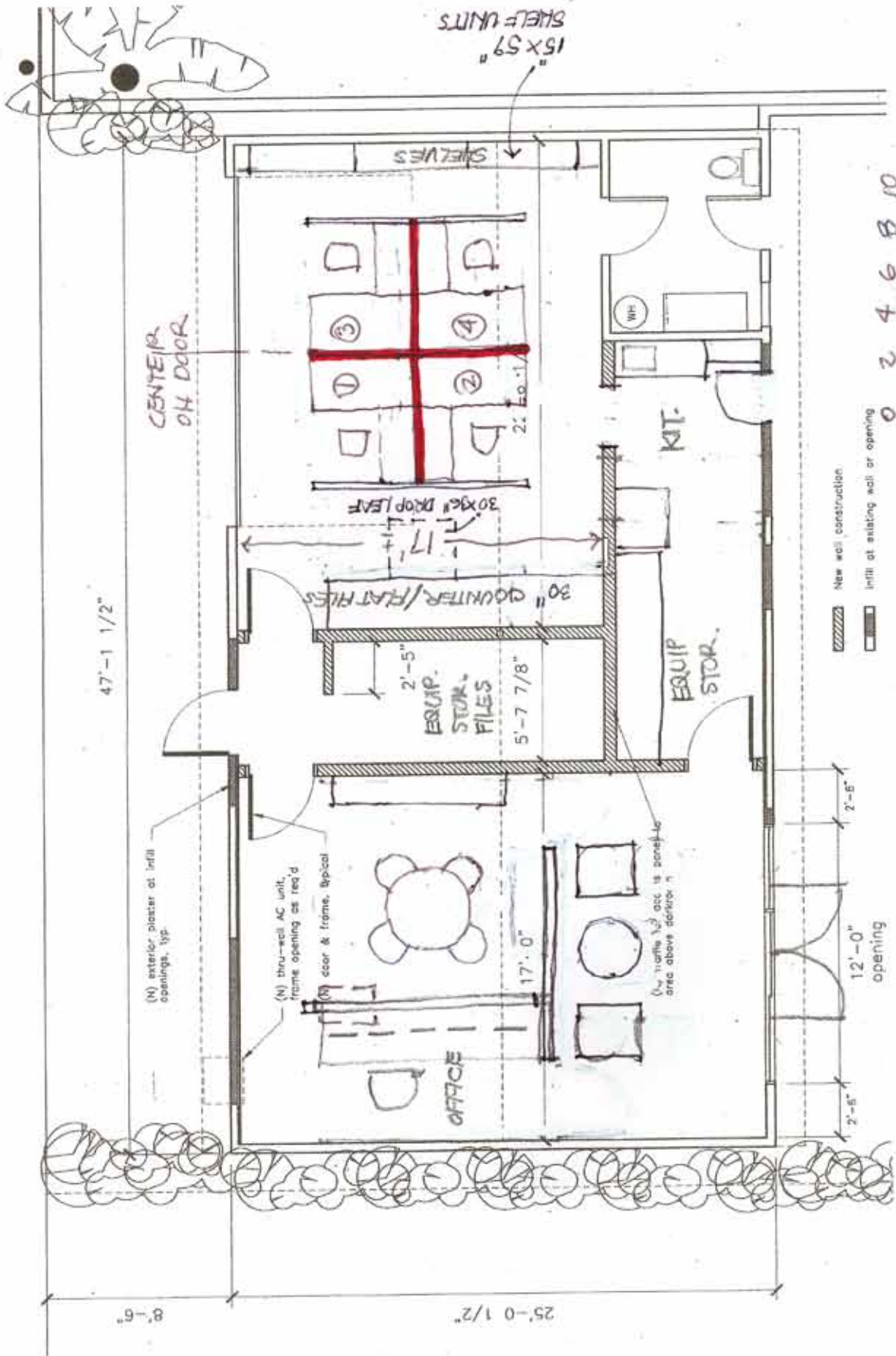
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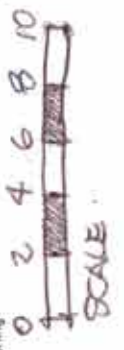


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ALLEY



New wall construction  
 Infill at existing wall or opening



PROPOSED PLAN ③ STUDIO FUSE 08/30/11