

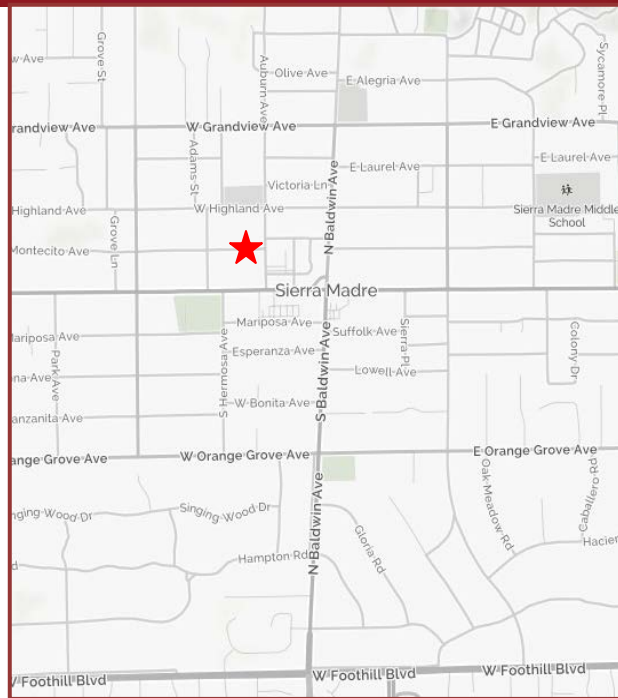
BOUTIQUE BUILDING FOR LEASE



55 AUBURN AVENUE, SIERRA MADRE, CALIFORNIA

FOR LEASE

- AVAILABLE SPACE:** Suites A-D, approximately 2,570 sq. ft.
- RENTAL RATE:** \$2.40 per sq. ft., Modified Gross.
- YEAR BUILT:** 1923, extensively remodeled.
- OCCUPANCY:** August 15, 2017.
- FEATURES:**
- *Originally designed by a noted architect.
 - *Quaint studio offices.
 - *Patio and courtyard areas adjacent to office suites.
 - *Steps away from Sierra Madre Blvd. Retail and Restaurants.
 - *Ideal for Psychologists, Consulting, etc.
 - *Unique Setting.



For Further Information, Contact:

Carole Walker **Dan Alle**
cwalker@redstonecre.com dalle@redstonecre.com
License No. 01525534 License No. 01017941
(626) 795-2255

PLEASE DO NOT DISTURB TENANTS – CALL AGENT TO MAKE AN APPOINTMENT.

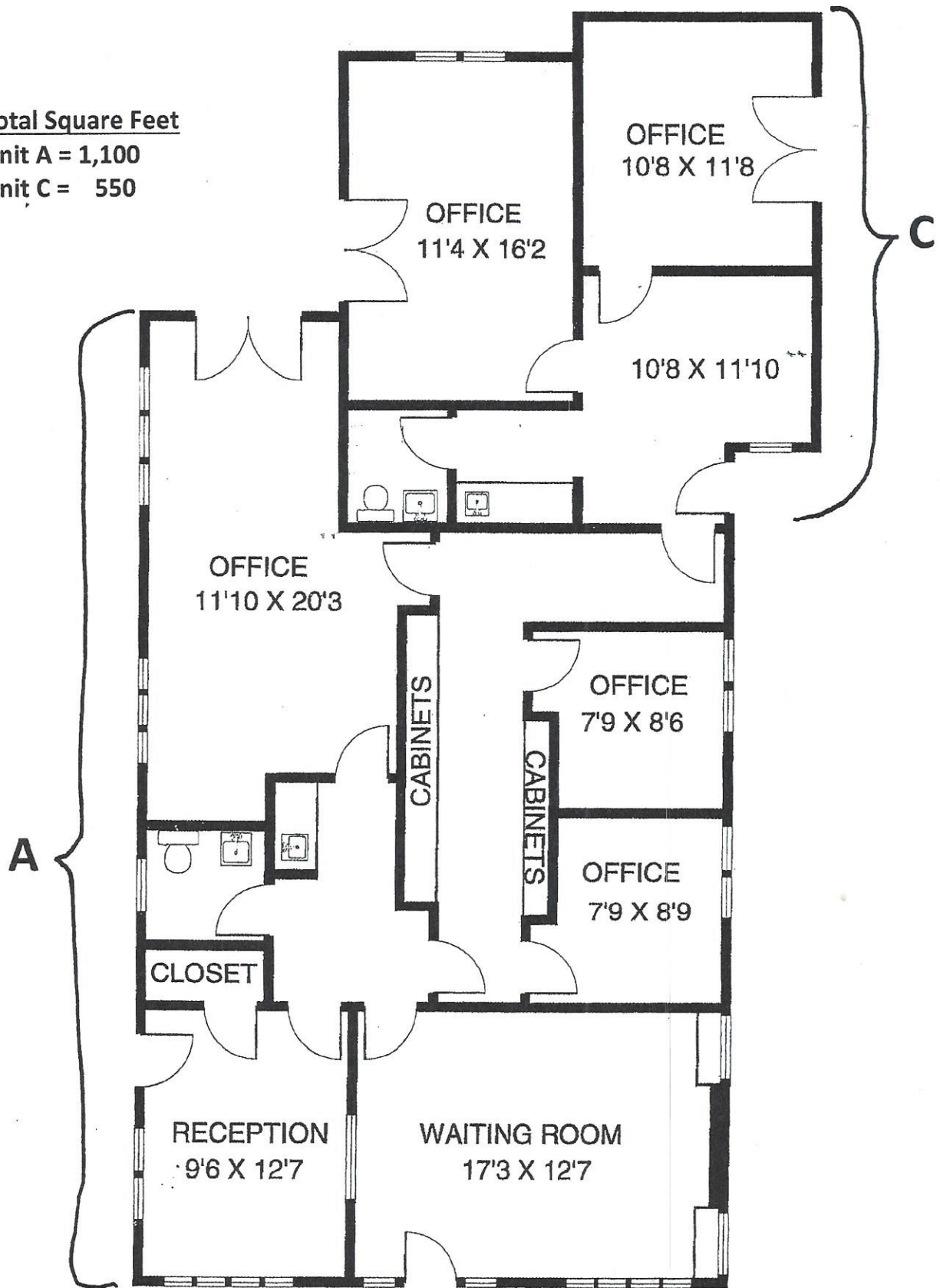


55 AUBURN AVE. – SIERRA MADRE GROUND FLOOR - UNITS A & C

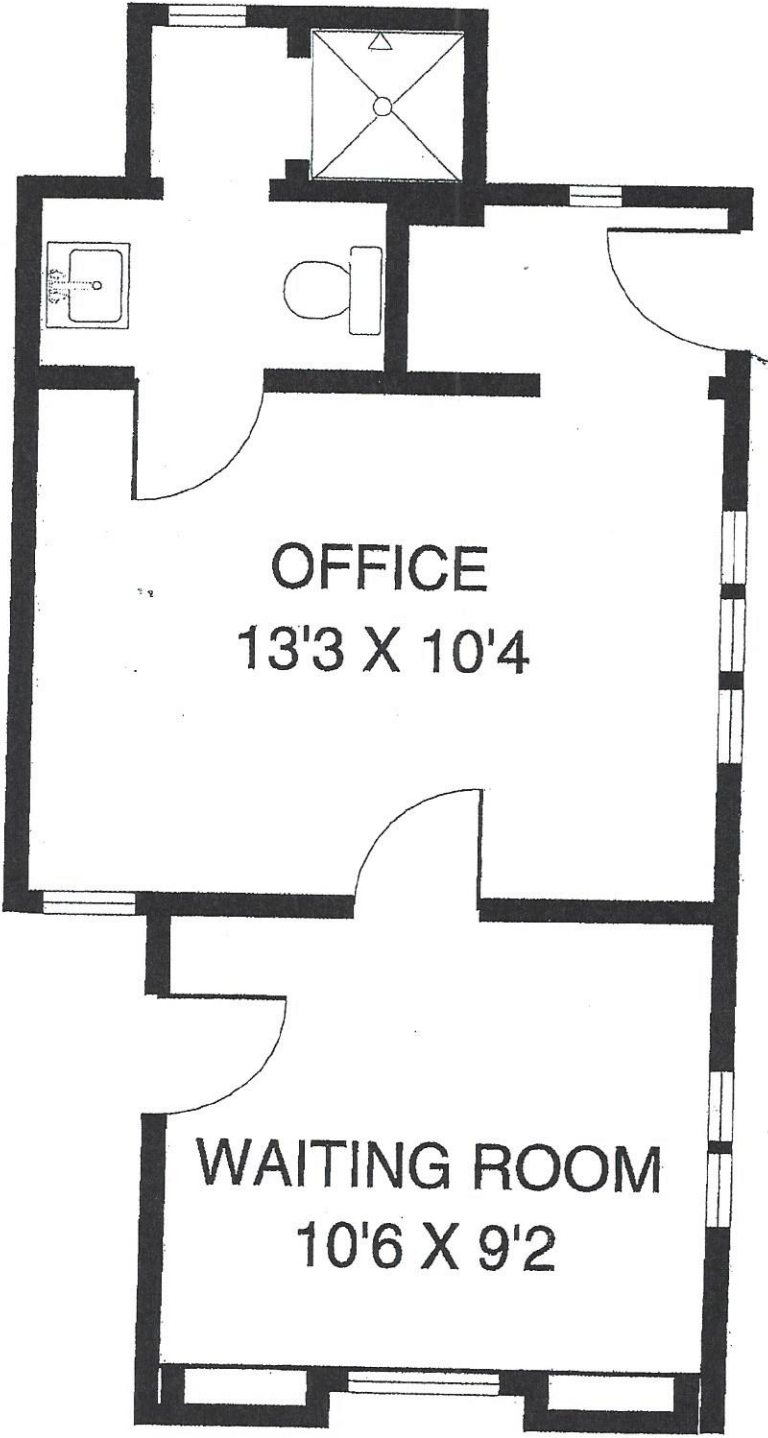
Total Square Feet

Unit A = 1,100

Unit C = 550

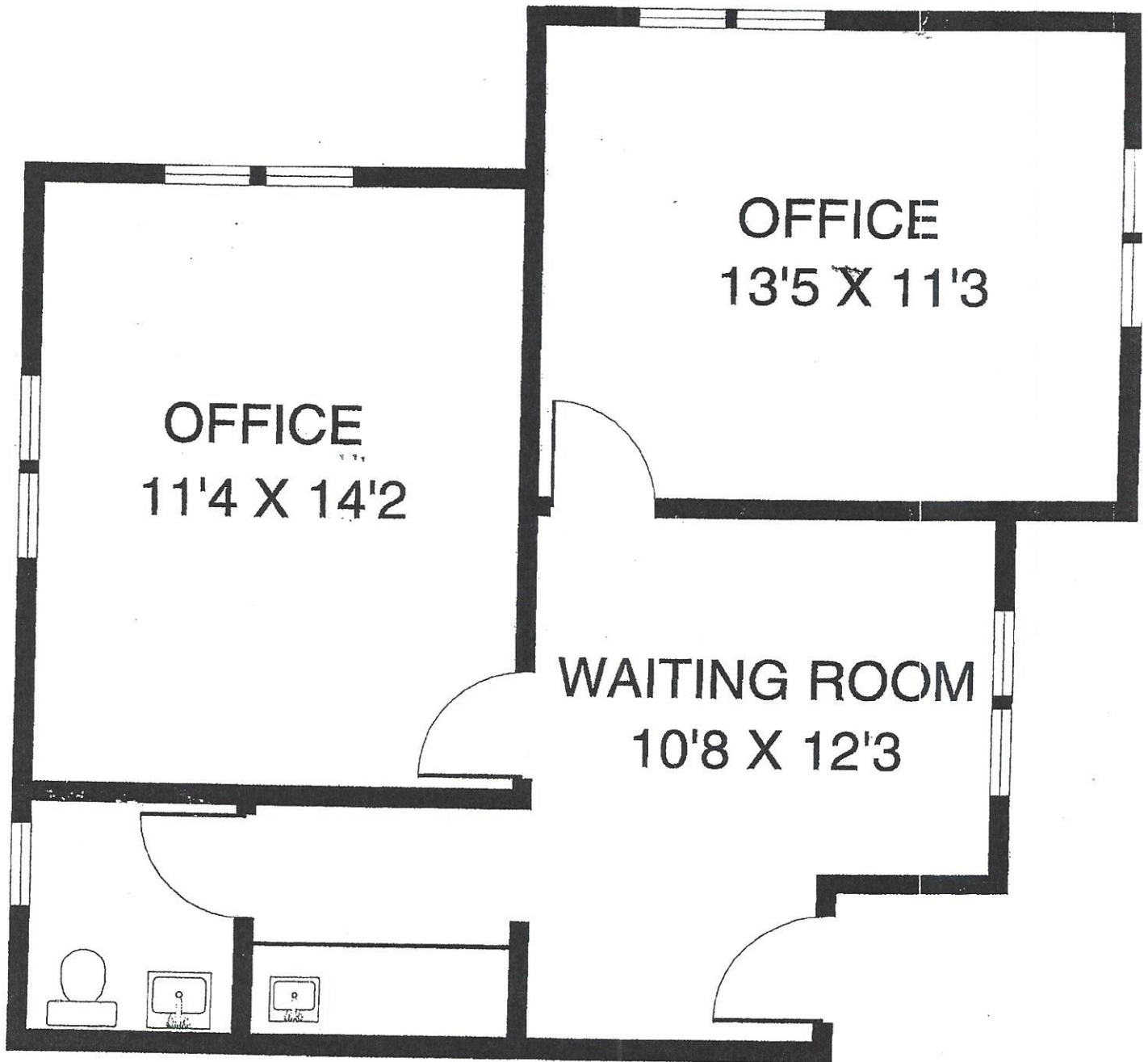


**55 AUBURN – SIERRA MADRE – UNIT B
SEPARATE BUILDING – 360 Sq. Ft.**



FLOOR PLAN CREATED BY REST. INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. (626) 84

55 AUBURN – SIERRA MADRE – UNIT D
2ND Floor - 560 Sq. Ft.



FLOOR PLAN CREATED BY REST. INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. (626) 840-