

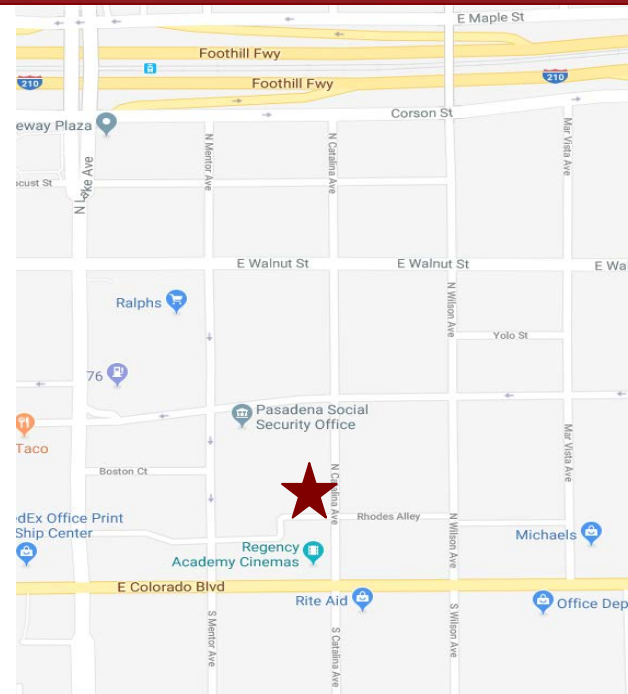
OFFICE BUILDING FOR LEASE



65 N. CATALINA AVENUE, PASADENA, CA

FOR LEASE

- Available Space:** Approximately 1,660 sq. ft.
- Lease Rate:** \$2.80 per sq. ft./month, Modified Gross. Tenant pays own utilities and interior janitorial.
- Available:** Immediately.
- Parking:** Adjacent to public parking lot. Current prevailing rate at \$40.00/unreserved parking space.
- Amenities:**
- * Two story restored craftsman building with three (3) offices, one (1) bathroom, full kitchen and an open area.
 - * Private patio.
 - * Use of conference room in front building.
 - * Beautiful courtyard and fountain.
 - * Close proximity to Caltech and walking distance to Colorado Boulevard and Lake Avenue retail and restaurants.
 - * Close to 210 and Gold Line station.

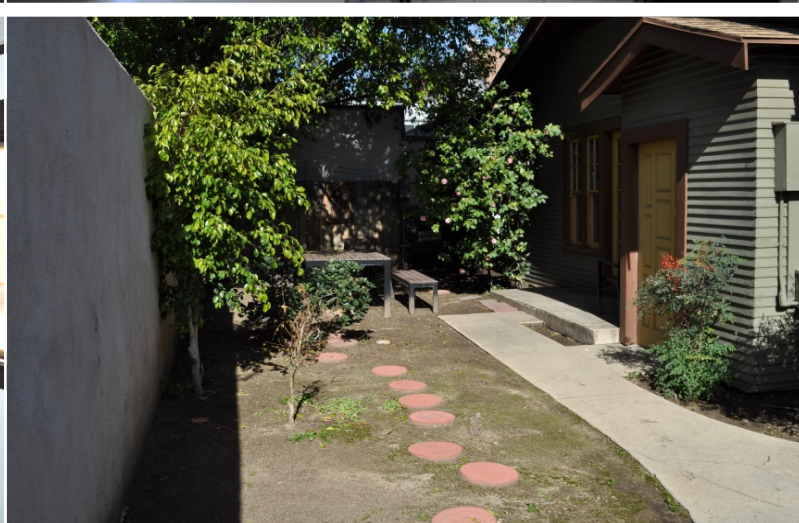


For Further Information, Contact:

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



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FLOOR PLAN

