

OFFICE SPACE FOR LEASE



202 S. LAKE AVENUE, PASADENA, CA

Property located on the north-east corner of
Lake & Cordova in the desirable
South District of Pasadena

VACANT SPACE:

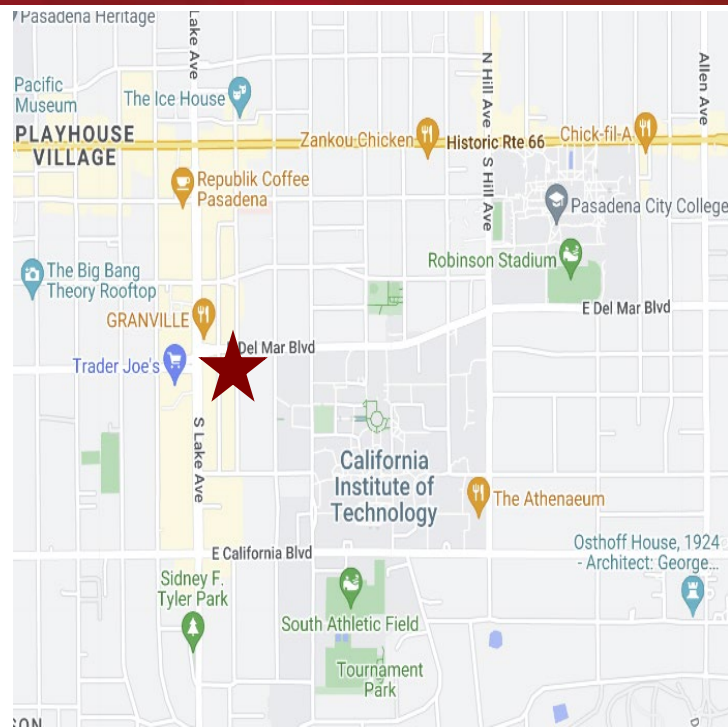
SUITE 270 - APPROX. 936 RSF
SUITE 298 - APPROX. 1,720 RSF
SUITE 301 - APPROX. 681 RSF

LEASE RATE:

\$3.25 PER SQ. FT., FSG

AVAILABLE:

SUITE 270 – OCTOBER 1, 2024
SUITE 298 – FEBRUARY 1, 2025
SUITE 301 – IMMEDIATELY



For more Information, Contact:

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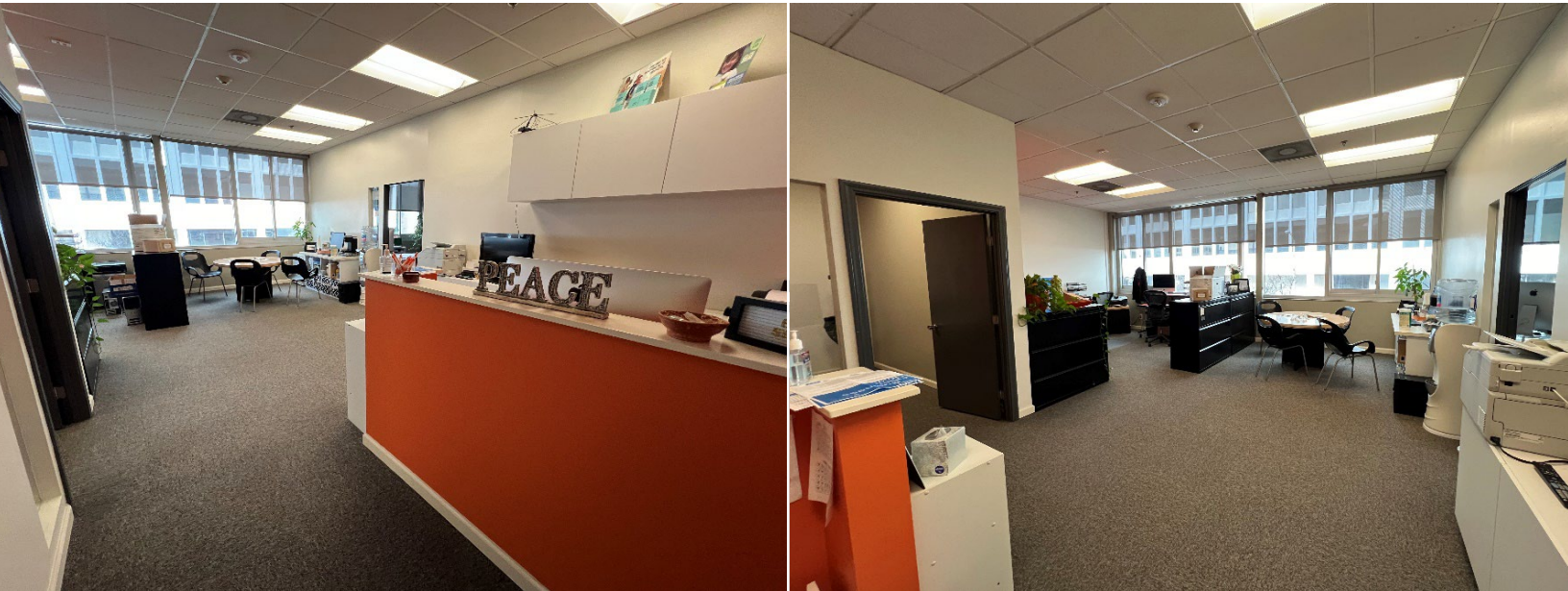
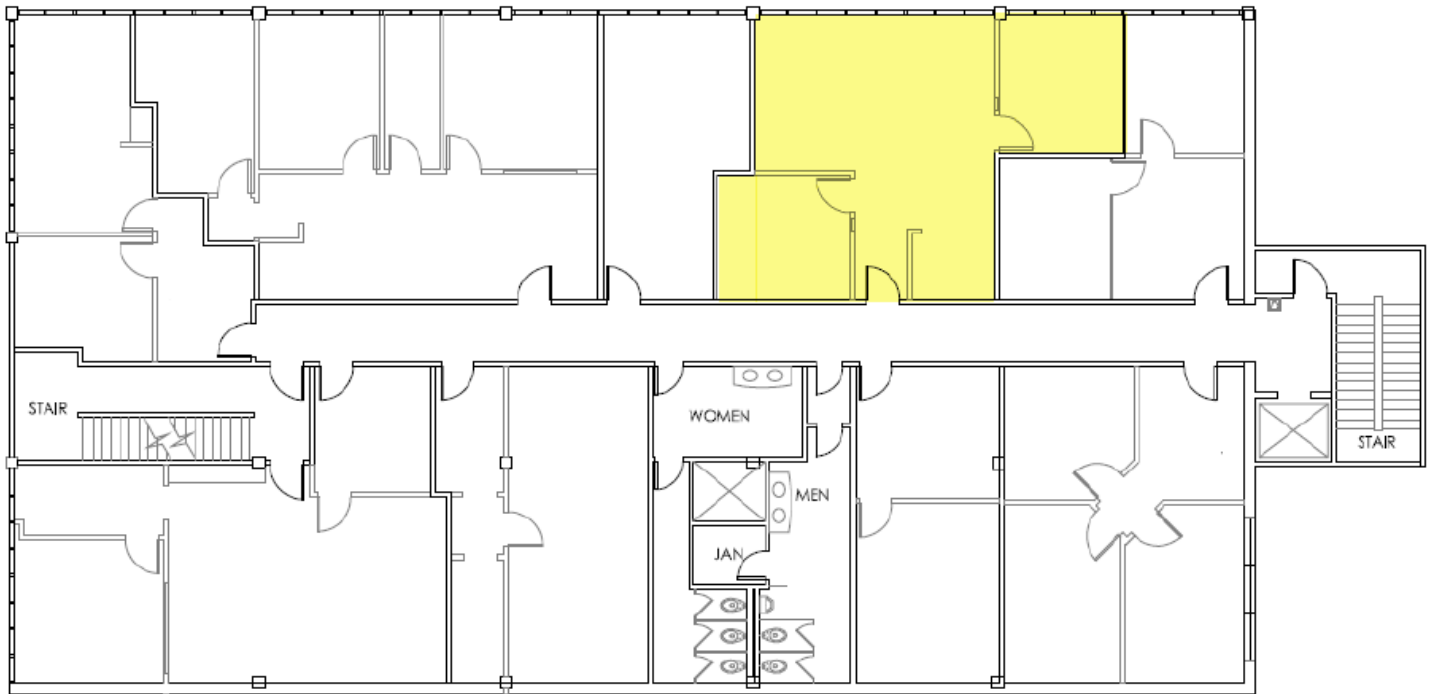
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202 S. LAKE AVENUE

SUITE 270

APPROX. 936 RSF

Open workspace with two (2) offices.
Exceptional light with numerous windows



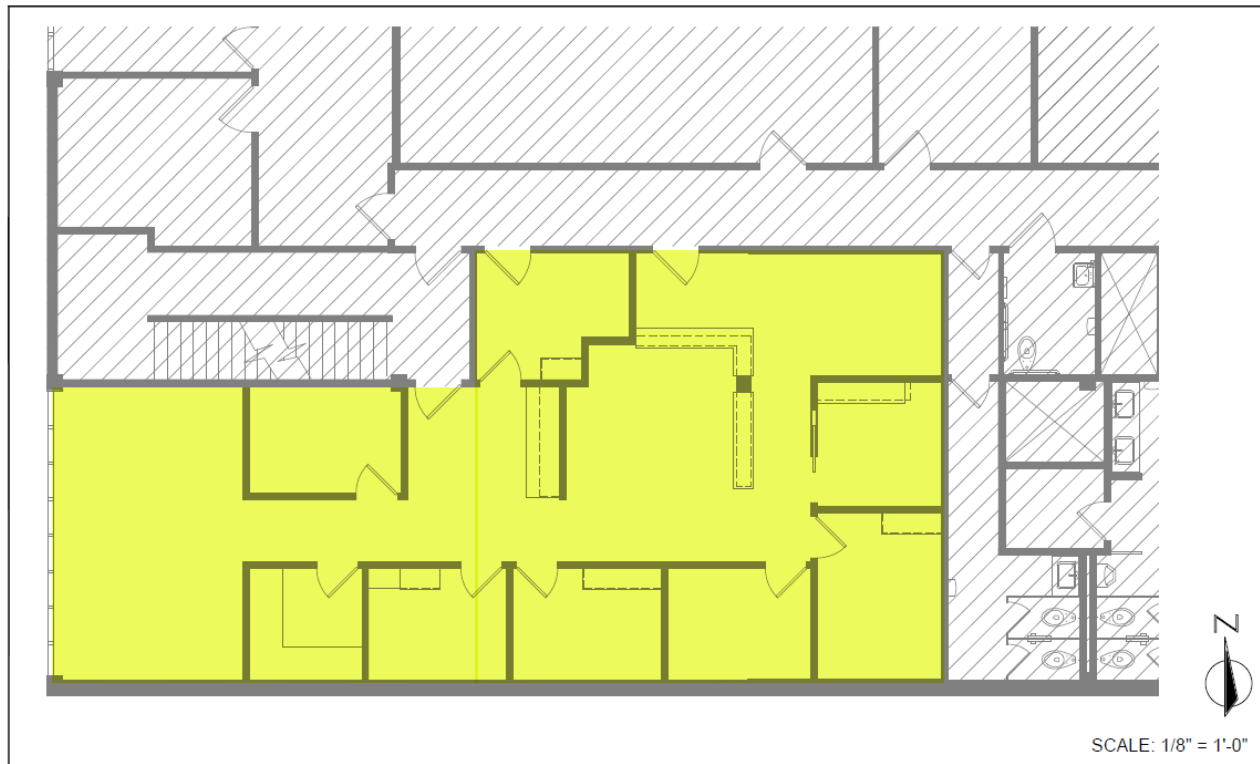
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202 S. LAKE AVENUE

SUITE 298

APPROX. 1,720 RSF

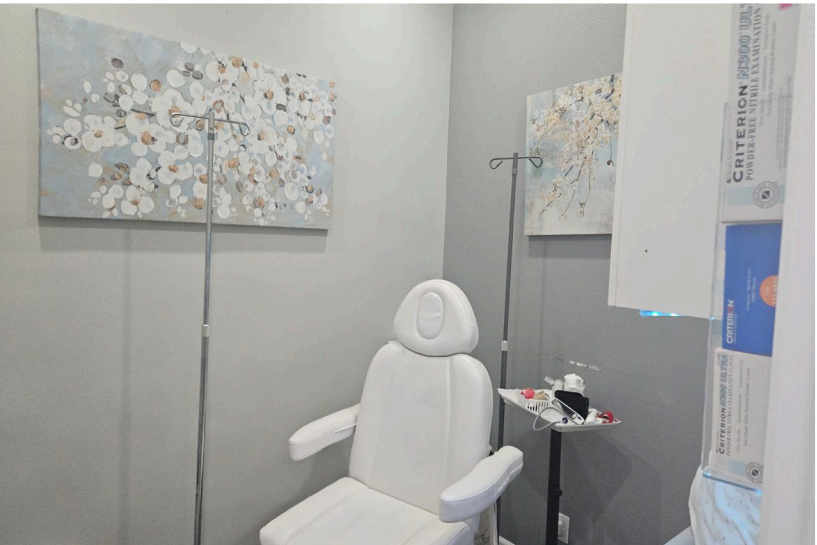
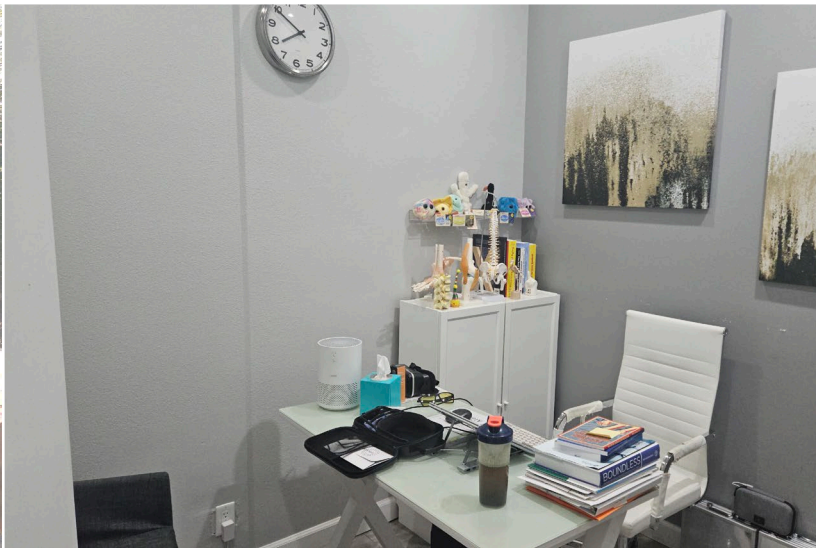
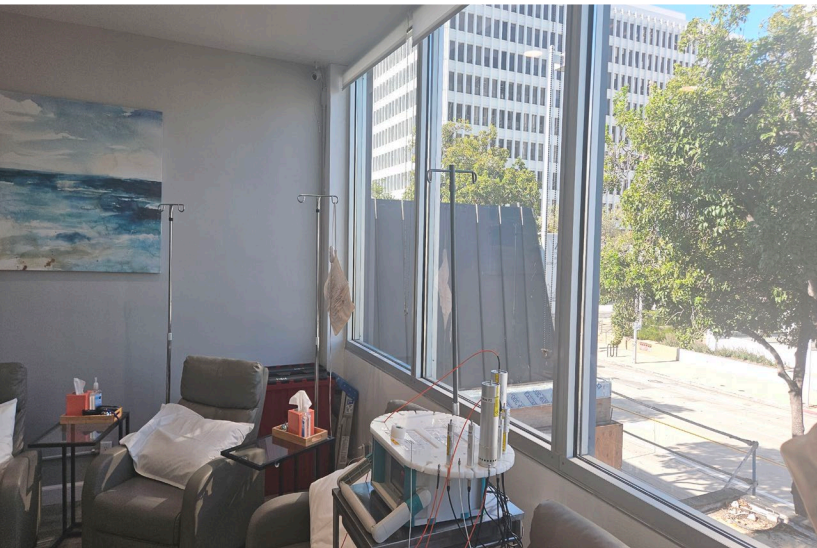
Waiting room, admin area, six (6) treatment rooms, one (1) office, breakroom, open space facing Lake Avenue, and private secondary entrance door.



202 S. LAKE AVENUE

SUITE 298

APPROX. 1,720 RSF



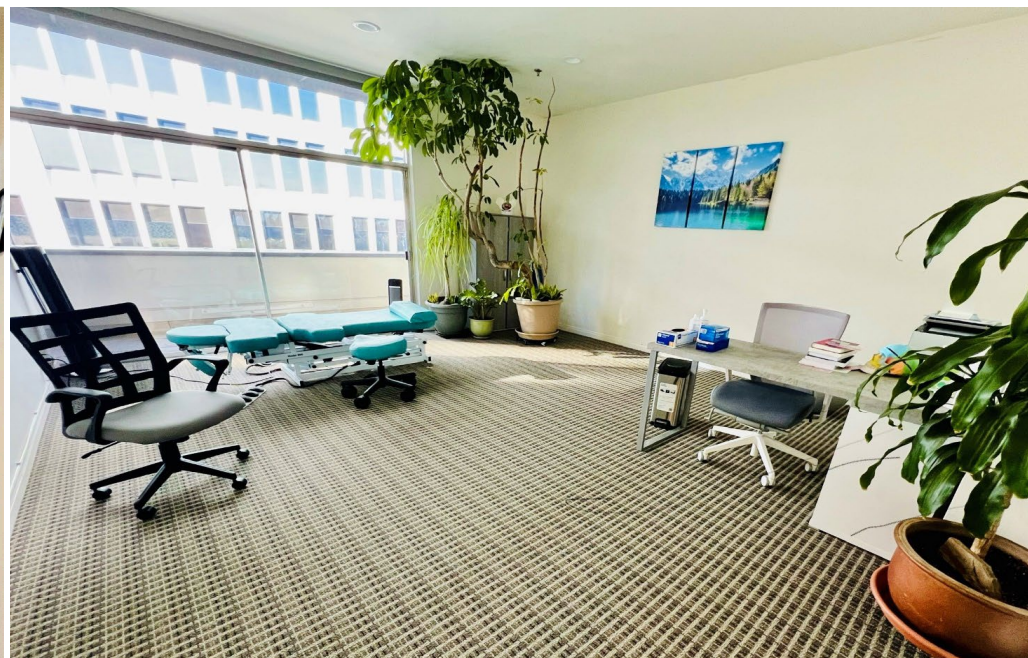
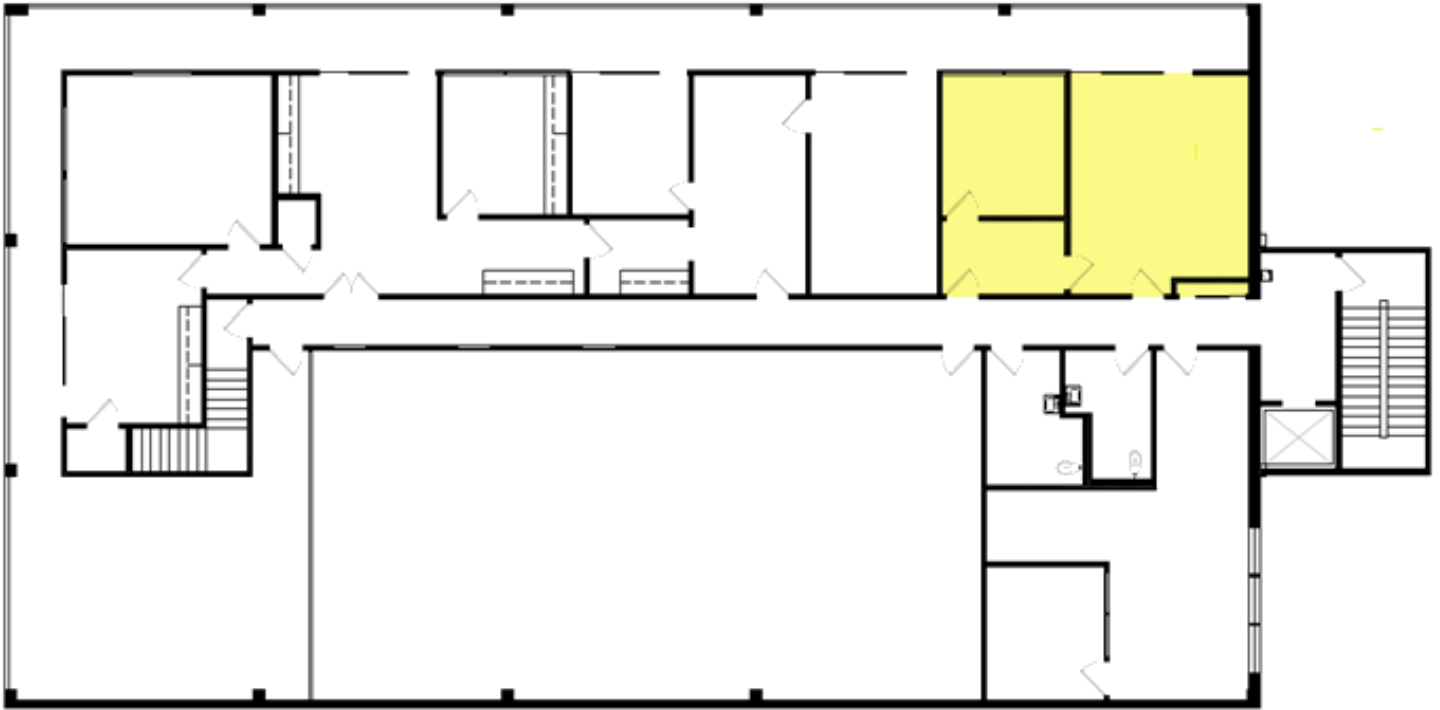
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202 S. LAKE AVENUE

SUITE 301

APPROX. 681 RSF

Open workspace with one (1) office.



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PROPERTY HIGHLIGHTS

AMENITIES

RENOVATED MID-CENTURY MODERN OFFICE BUILDING.

OPERABLE WINDOWS WITH TREMENDOUS VIEWS.

CONVENIENT COMMON AREA KITCHEN AND LOUNGE AREA ON SECOND FLOOR.

HEART OF SOUTH LAKE DISTRICT. WALK SCORE OF 97 = WALKER'S PARADISE. SHOPPING, FINE DINING, AND CASUAL RESTAURANTS, ALL STEPS AWAY.

CLOSE PROXIMITY TO CALTECH CAMPUS.

COMPLIMENTARY BUILDING WI-FI.

YEAR BUILT

1961. RENOVATED IN 2016.

PARKING

CITY CONTROLLED LOT WITH AMPLE PARKING BEHIND BUILDING AT PREVAILING RATE.



Redstone Commercial Real Estate

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