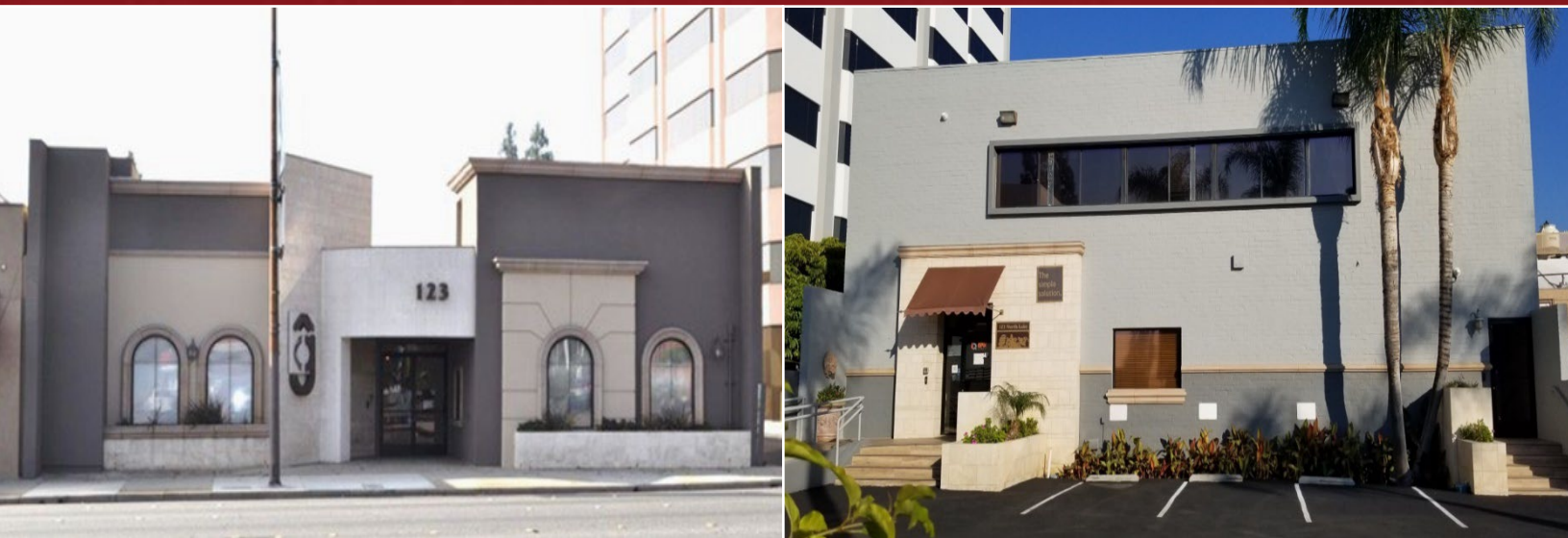


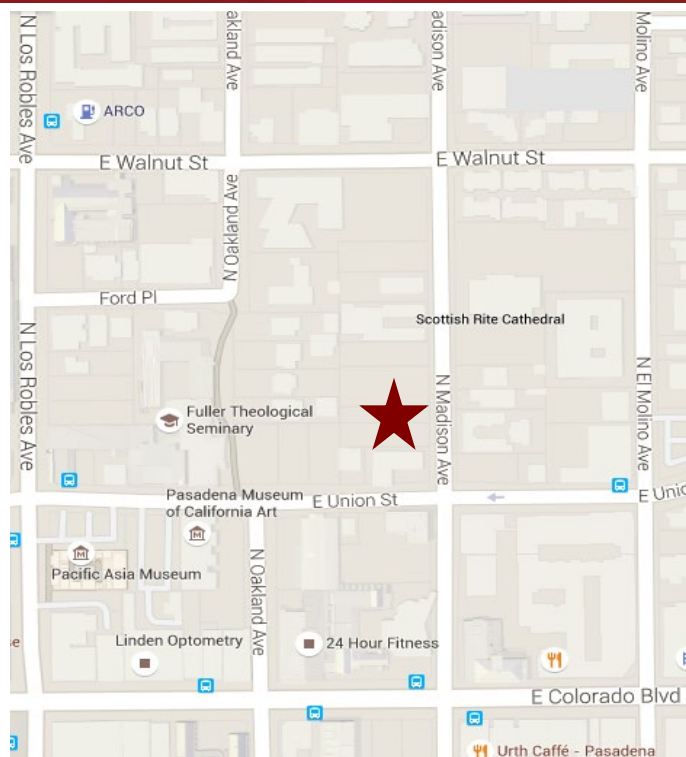
PRIME OFFICE SPACE FOR LEASE



123 N. LAKE AVENUE, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE** **Suite 102** – Approximately 1,500 RSF (Reception, five (5) offices, and open space)
- Suite 200** – Approximately 1,788 RSF (Reception, five (5) offices, conference room, admin open space, and private restroom)
- LEASE RATE** \$2.15 per sq. ft. plus \$400 for utilities. Tenant pays for its own janitorial.
- AVAILABLE** Immediately. Furniture available.
- PARKING** **Suite 102** – One (1) reserved parking space.
- Suite 200** – Three (3) reserved parking spaces. Additional parking can be purchased in parking structure next door.
- AMENITIES**
- * Walking distance to retail and restaurants.
 - * Security gated parking lot.
 - * Common area kitchen and seating area.
 - * AT&T fiber available.



For more Information, Contact:

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PLEASE CALL BROKER FOR TOUR.



SUITE 200



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123 N. LAKE AVENUE

AMENITY MAP



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