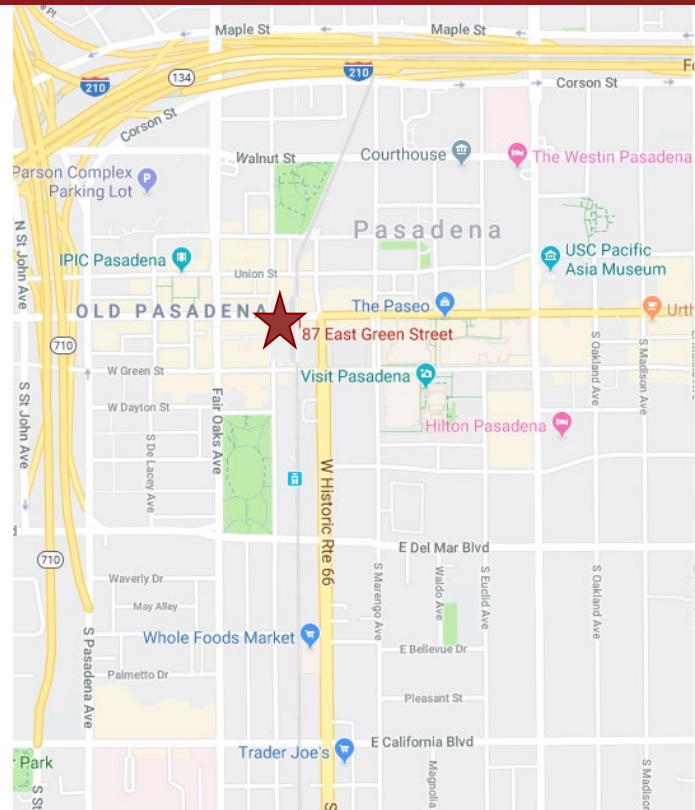


THE EDISON EL REY BUILDING DYNAMIC OFFICE & CREATIVE SPACE FOR LEASE



87 E. GREEN STREET, PASADENA, CA

- AVAILABLE SPACE:**
- Suite 303 – Approximately 1,715 SF
 - Suite 304 – Approximately 1,507 SF
 - Suite 306 – Approximately 1,833 SF
 - Suite 309 – Approximately 1,856 SF
- Suites 303 and 304 could be combined to equal 3,222 rentable sq. ft.
- LEASE RATE:** \$2.65 per sq. ft., Modified Gross.
- Tenant to pay its own utilities, interior janitorial and liability insurance.
- PARKING:** Unreserved parking available at nearby parking structures at current market rate.
- AMENITIES:**
- * Beautiful brick walls, numerous windows, exceptional light.
 - * Exposed ceilings & ducting, large windows.
 - * Restored historic building located in the heart of "Old Town Pasadena".
 - * Elevator served.
 - * Controlled 24/7 building access.
 - * On-site top-rated tea & coffee house and restaurant on ground floor (Copa Vida and Dog Haus) and walking distance to numerous restaurants and retail.
 - * Close walking distance to Del Mar and Holly Street Gold Line Stations.



For more Information, Contact:

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dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

jalle@redstonecre.com

Lic. # No. 01889085

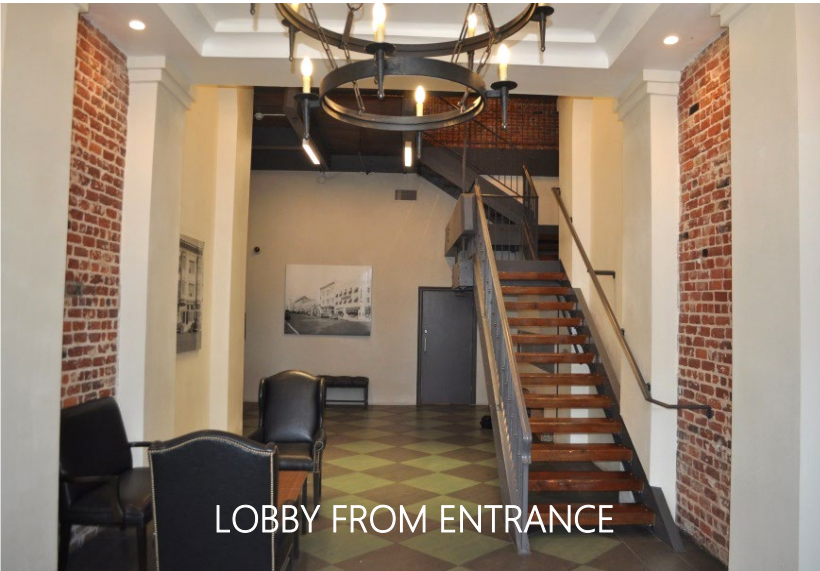
(626) 864-3927

FOR LEASE



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87 E. GREEN STREET



LOBBY FROM ENTRANCE



ANGLE OF LOBBY FROM SECOND FLOOR



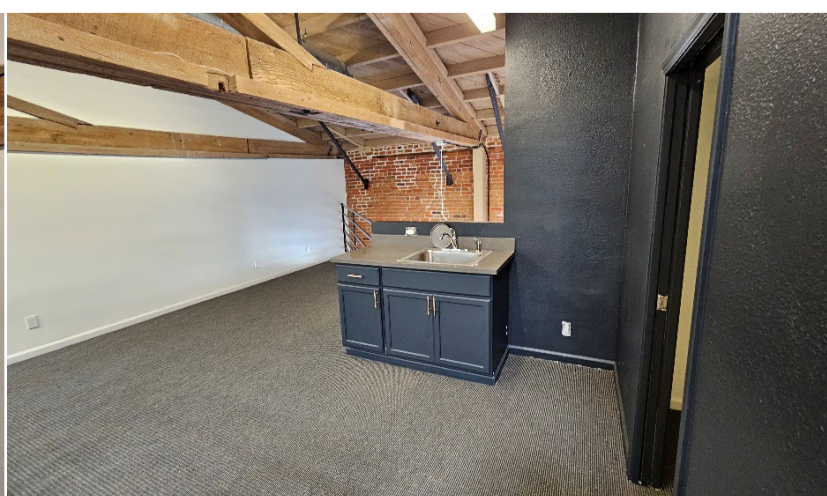
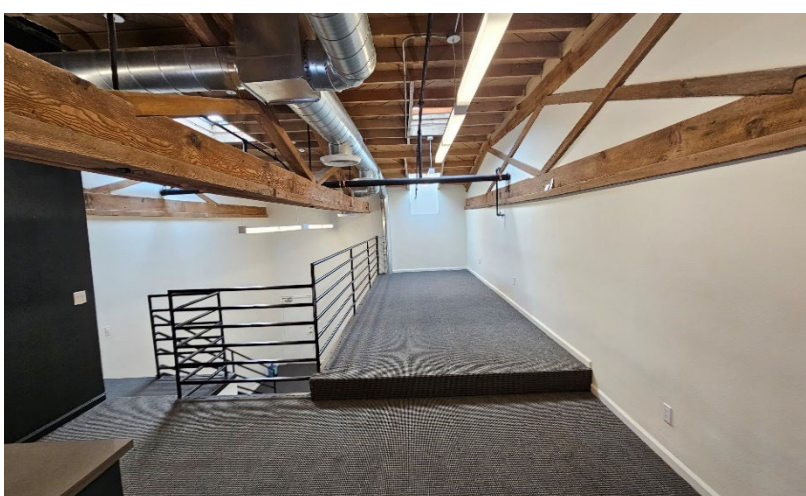
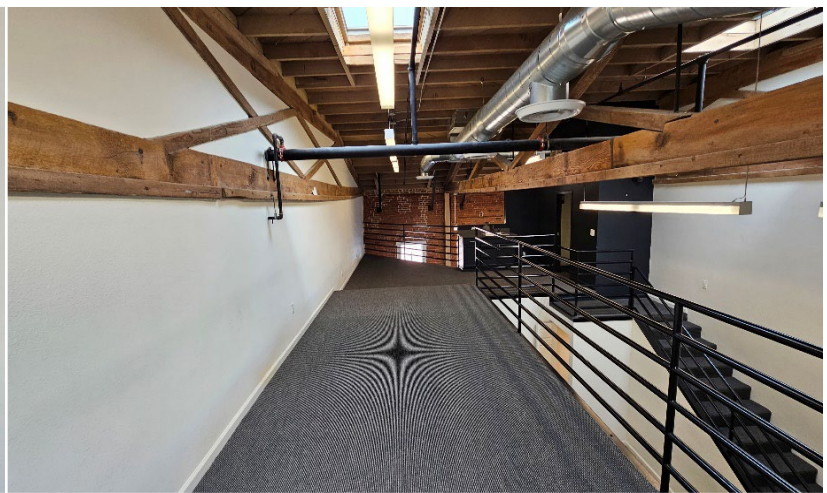
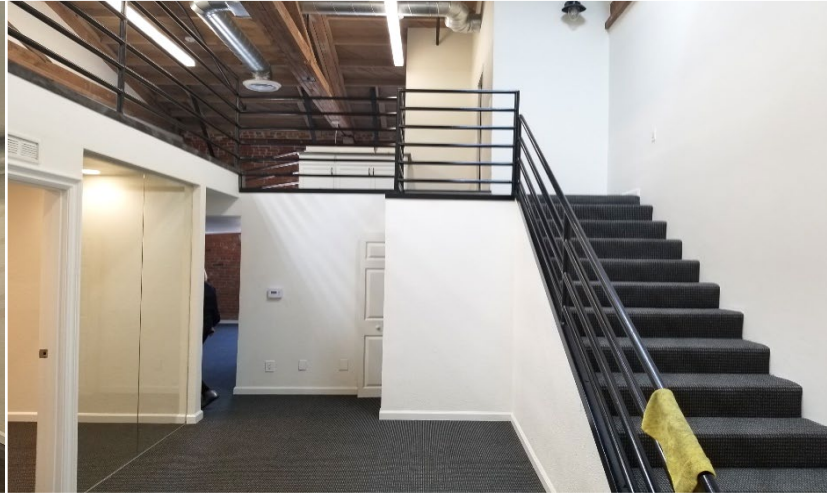
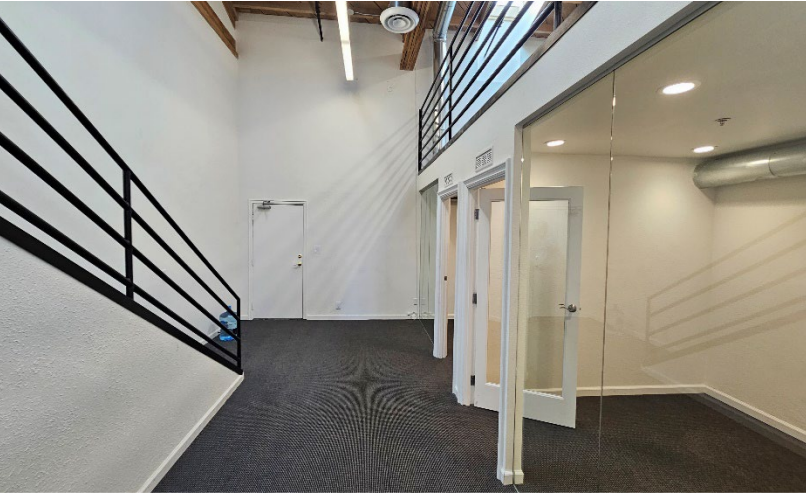
THIRD FLOOR LOBBY AND CORRIDOR



THIRD FLOOR CORRIDOR

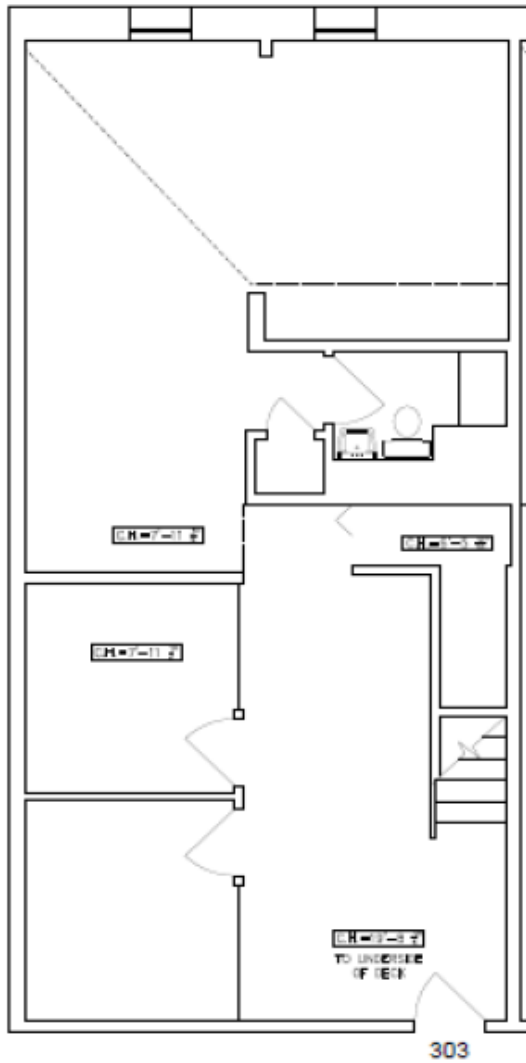
87 E. GREEN STREET

SUITE 303 - INTERIOR PICTURES

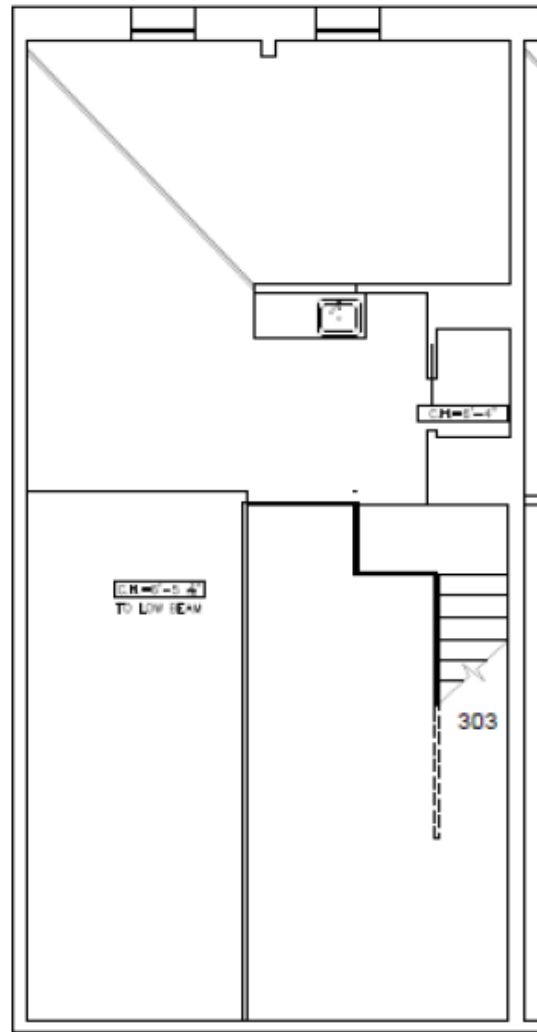


Suite 303

FIRST FLOOR

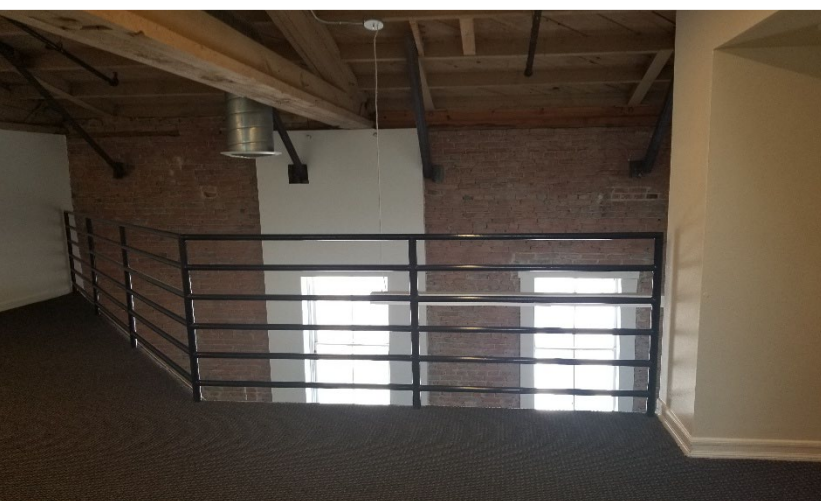
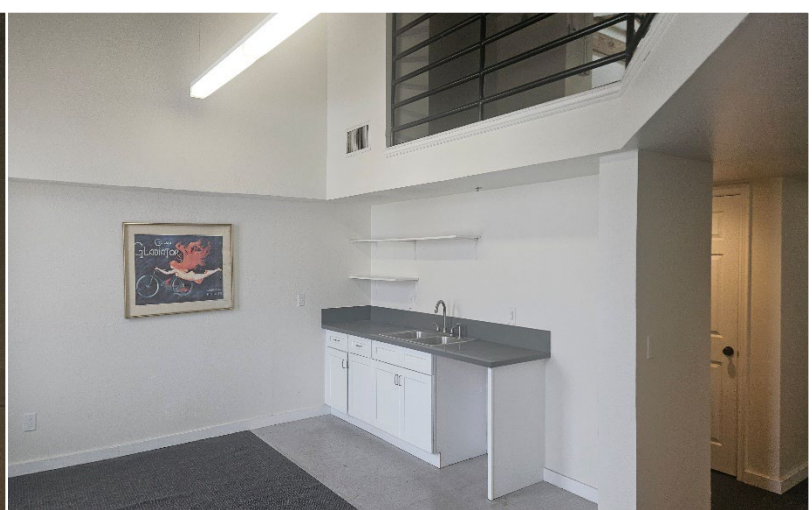
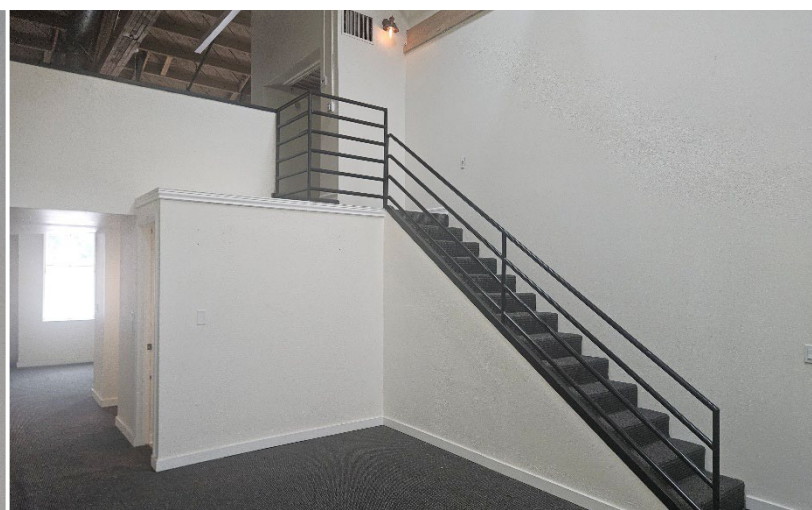
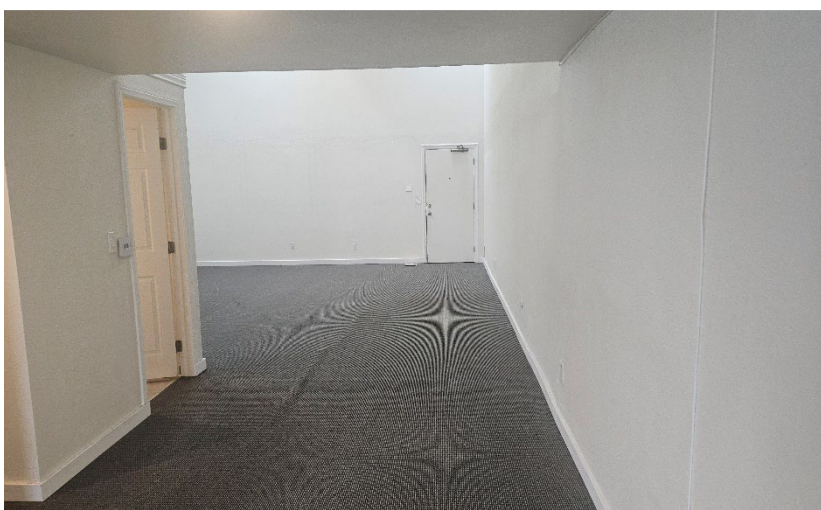


MEZZANINE



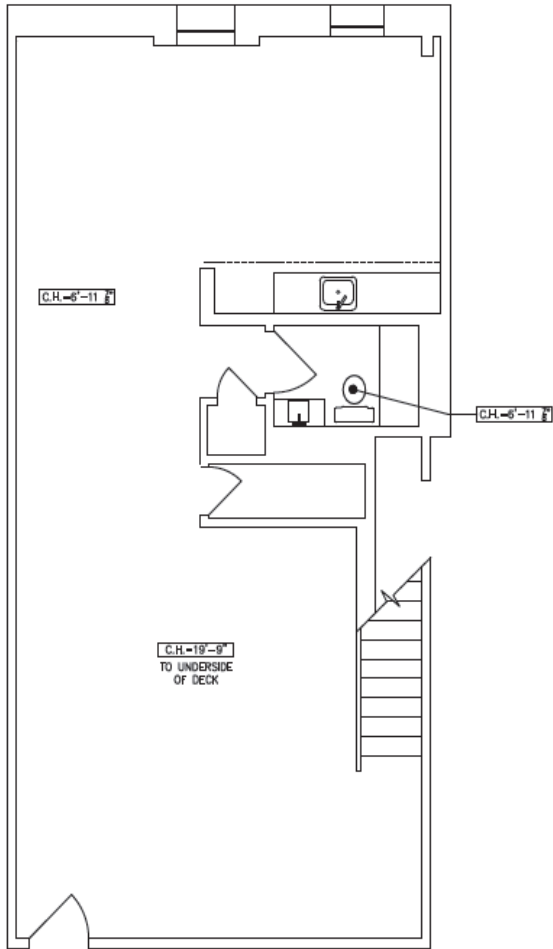
87 E. GREEN STREET

SUITE 304 - INTERIOR PICTURES

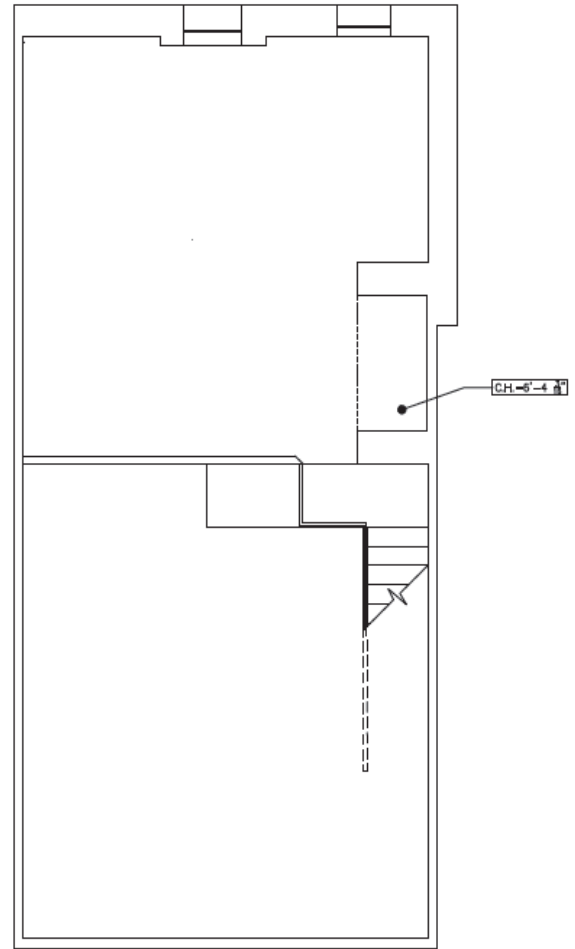


Suite 304

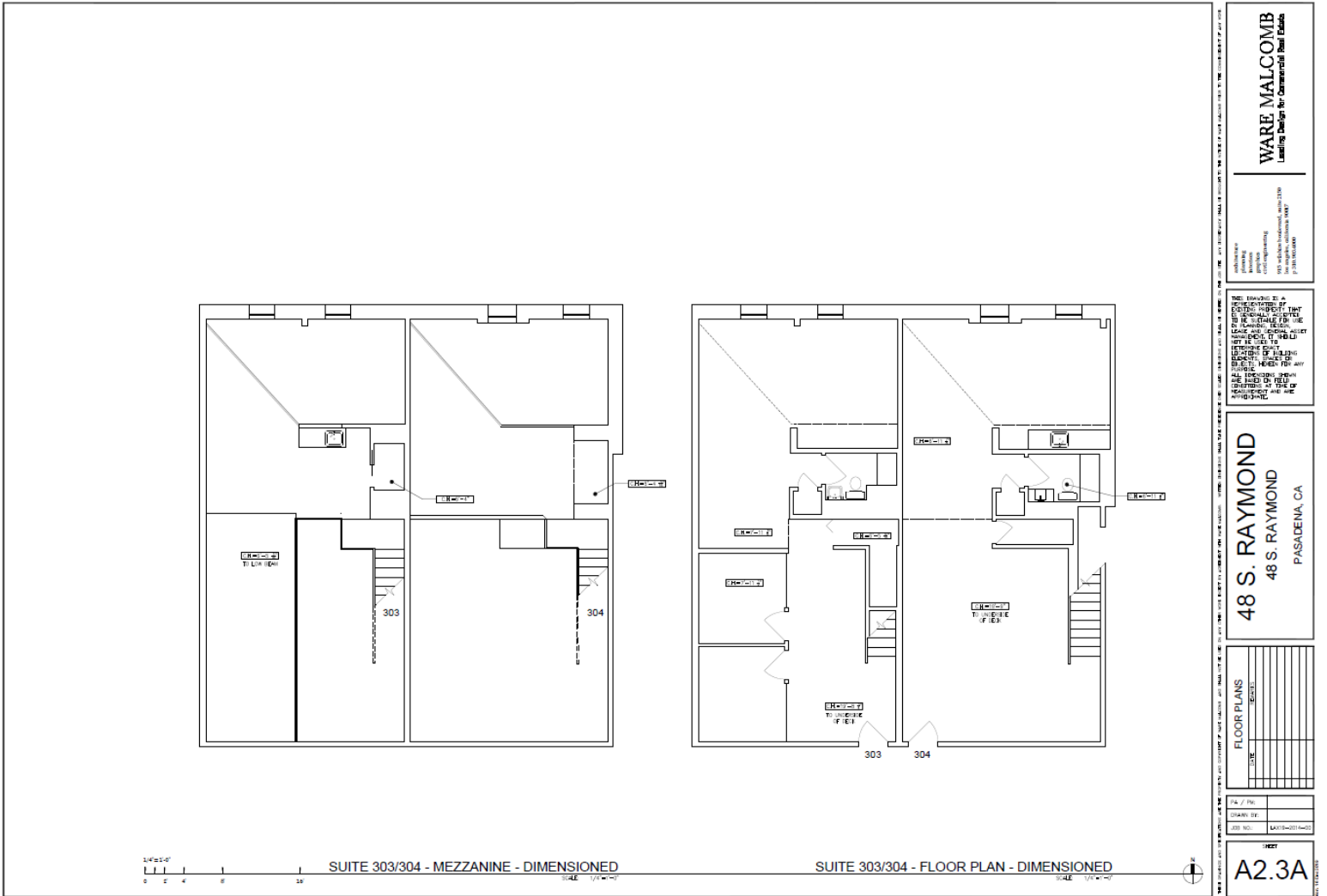
Floor Plan



Mezzanine



Suites 303 & 304



WARE MALCOMB
Leading Design for Commercial Real Estate

Architect
Planning
Interior Design
300 S. Raymond, Suite 1100
Pasadena, CA 91105
P: 626.791.0000

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48 S. RAYMOND
48 S. RAYMOND
PASADENA, CA

FLOOR PLANS
SECRET

PL / PG: _____
DRAWN BY: _____
REV NO: LAY01E001-002

A2.3A
REV 01/2012

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87 E. GREEN STREET

SUITE 306



FIRST FLOOR



FIRST FLOOR



CONFERENCE ROOM



KITCHENETTE

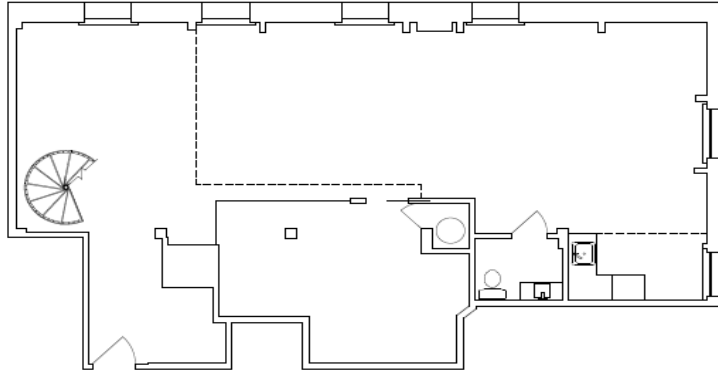


MEZZANINE

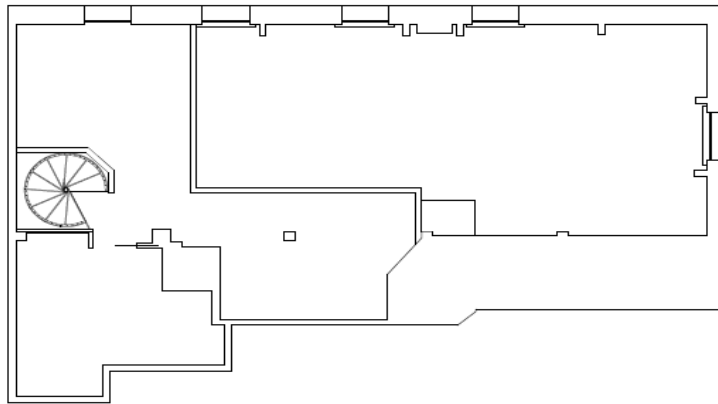


MEZZANINE AREA

Suite 306



GROUND FLOOR
1,289 SF

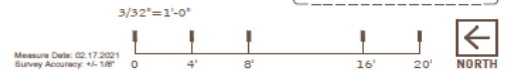


MEZZANINE
534 SF

RENTABLE AREA = 1,833 SF

Suite 306
48 S. RAYMOND
PASADENA, CA

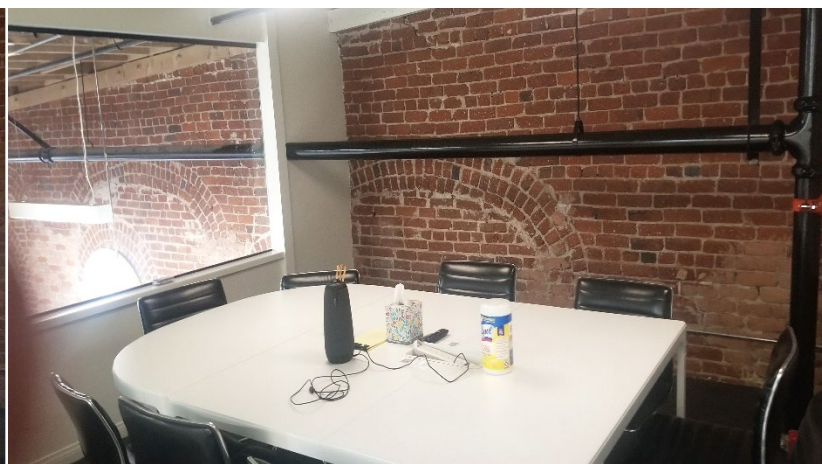
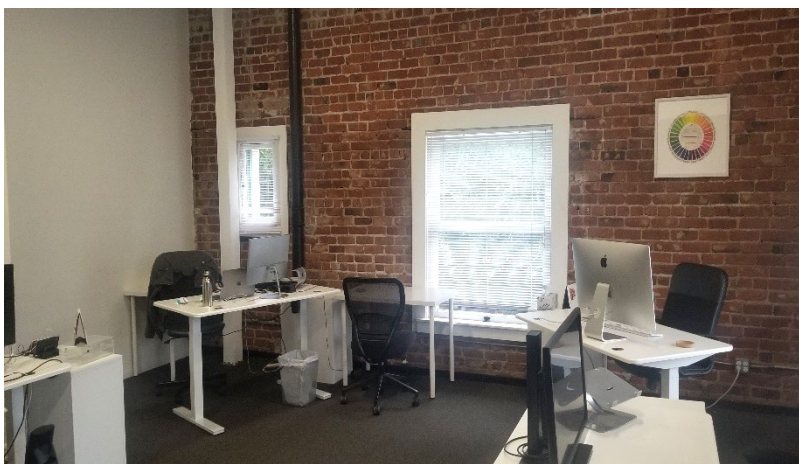
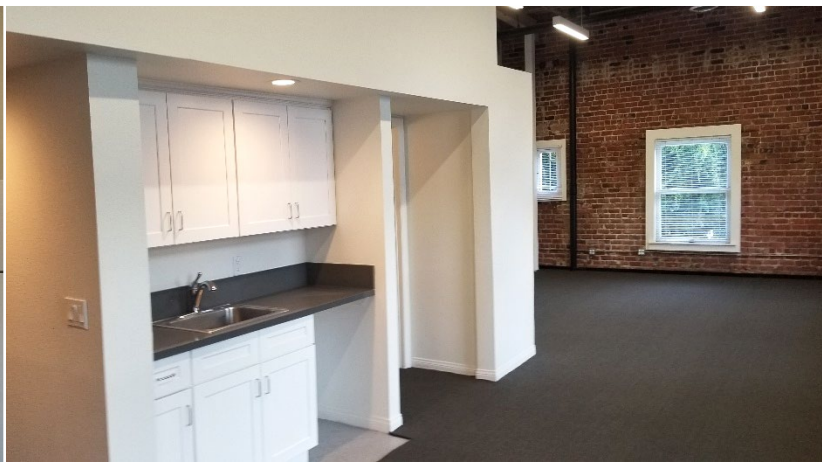
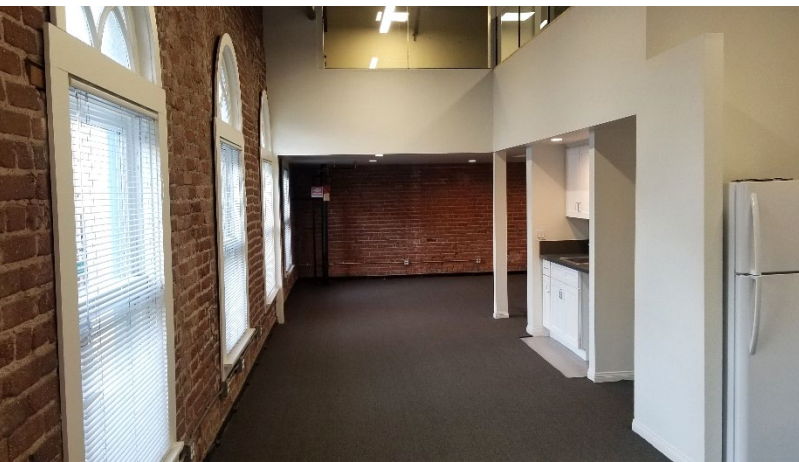
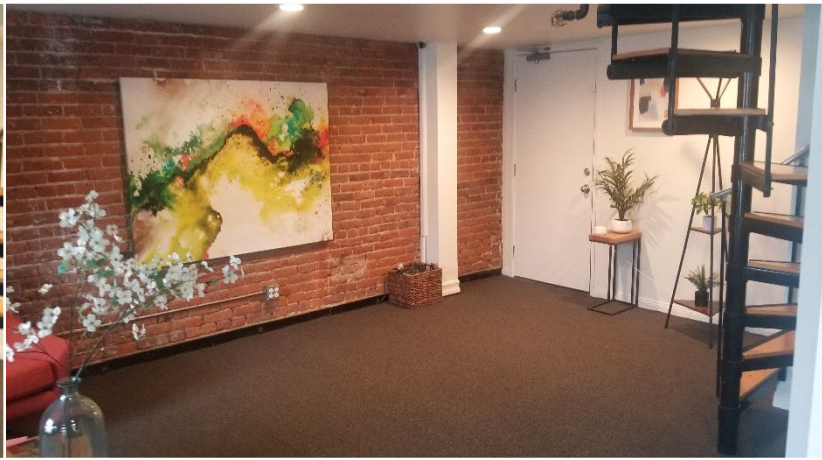
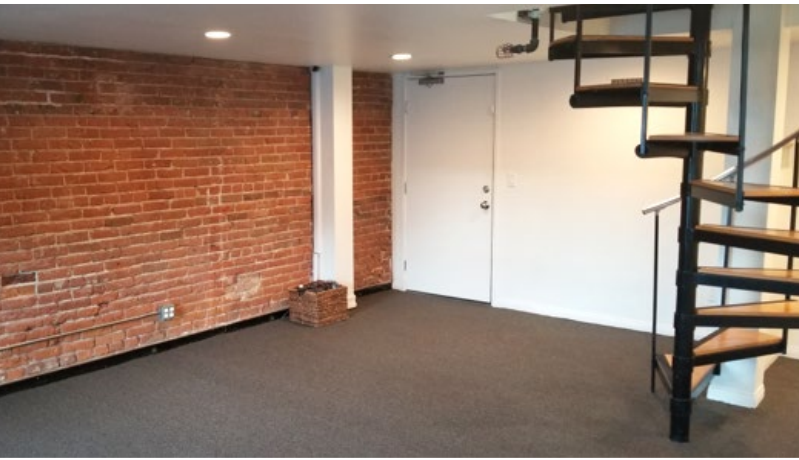
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WARE MALCOMB LAX21-2008-00 SHEET
02.19.2021 2

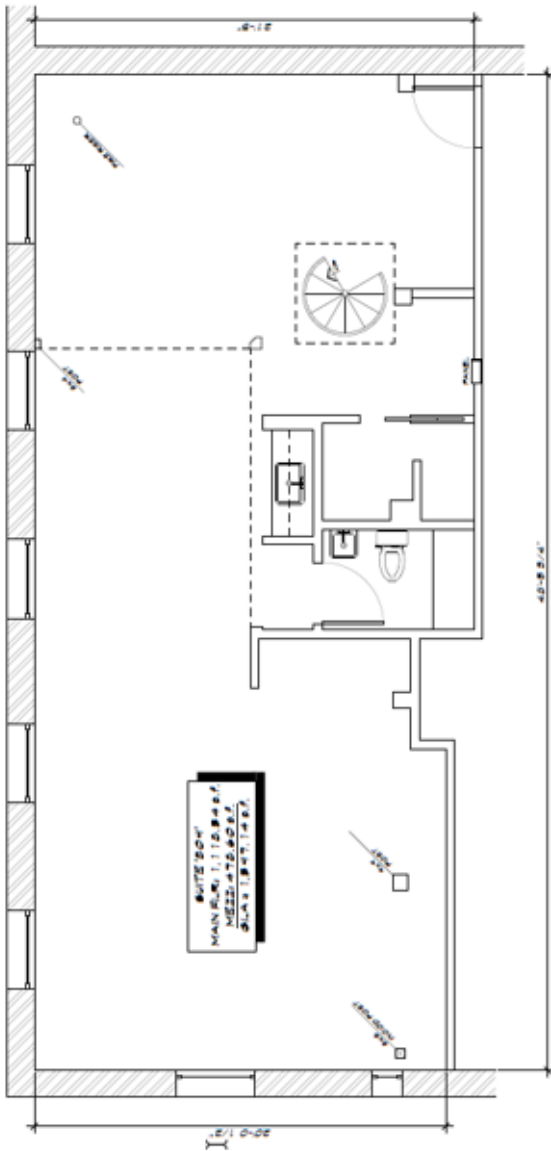
87 E. GREEN STREET

SUITE 309 - INTERIOR PICTURES

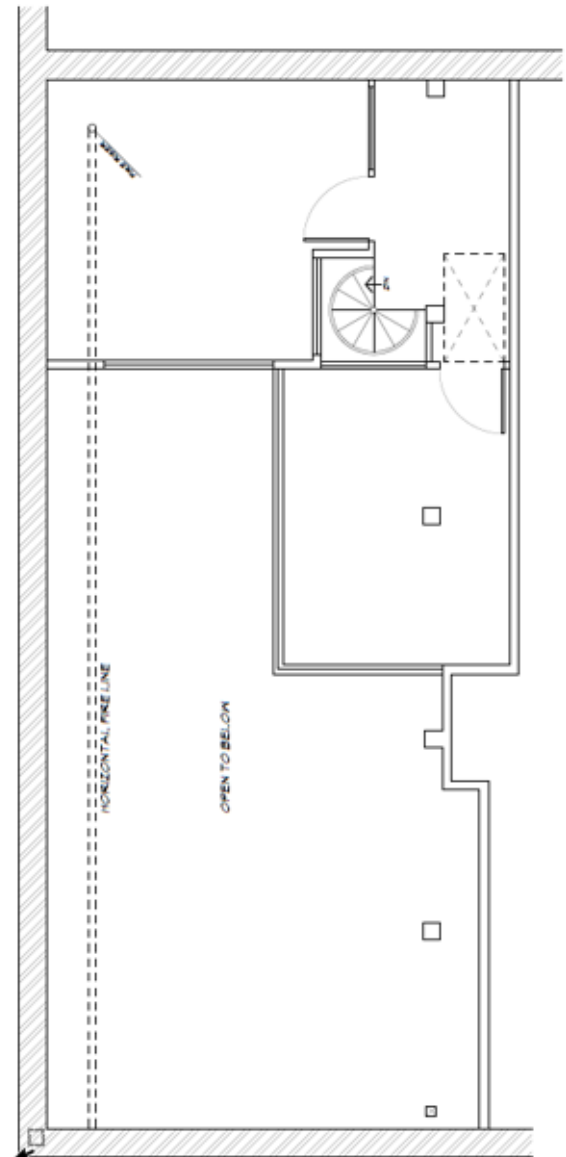


Suite 309

FIRST FLOOR



MEZZANINE



AMENITY MAP

