

# FOR LEASE

## GROUND FLOOR AND SECOND FLOOR OFFICE SPACE



## 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, four (4) offices, conference room, open space, and private restroom)

### LEASE RATE

**Suite 102** - \$2.35 per sq. ft., MG.

**Suite 200** - \$2.45 per sq. ft., MG.

Tenant pays for its prorata share of utilities \$450.00 per month and for its own janitorial.

### AVAILABLE

**Suite 102** - Immediately.

**Suite 200** – May 1, 2026.

### PARKING

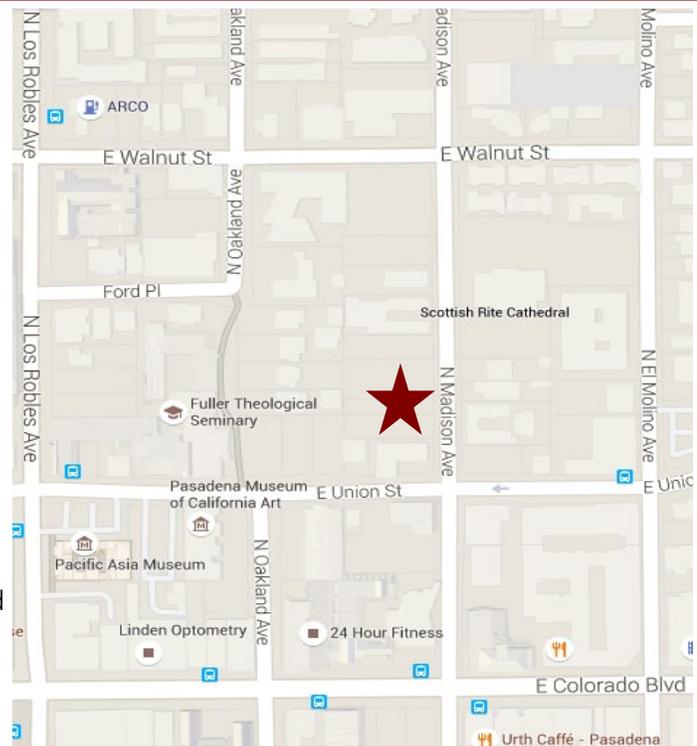
**Suite 102** - One (1) reserved parking space.

**Suite 200** - Three (3) reserved parking spaces.

For a longer-term lease for Suite 102, Landlord will pay for one (1) unreserved space at parking structure next door.

### AMENITIES

- \* Walking distance to retail and restaurants.
- \* Some furniture available.
- \* Security gated parking lot.
- \* Common area kitchen and seating area.
- \* AT&T fiber available.



For more Information, Contact:

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# SUITE 102

## INTERIOR SUITE PICTURES



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# SUITE 200



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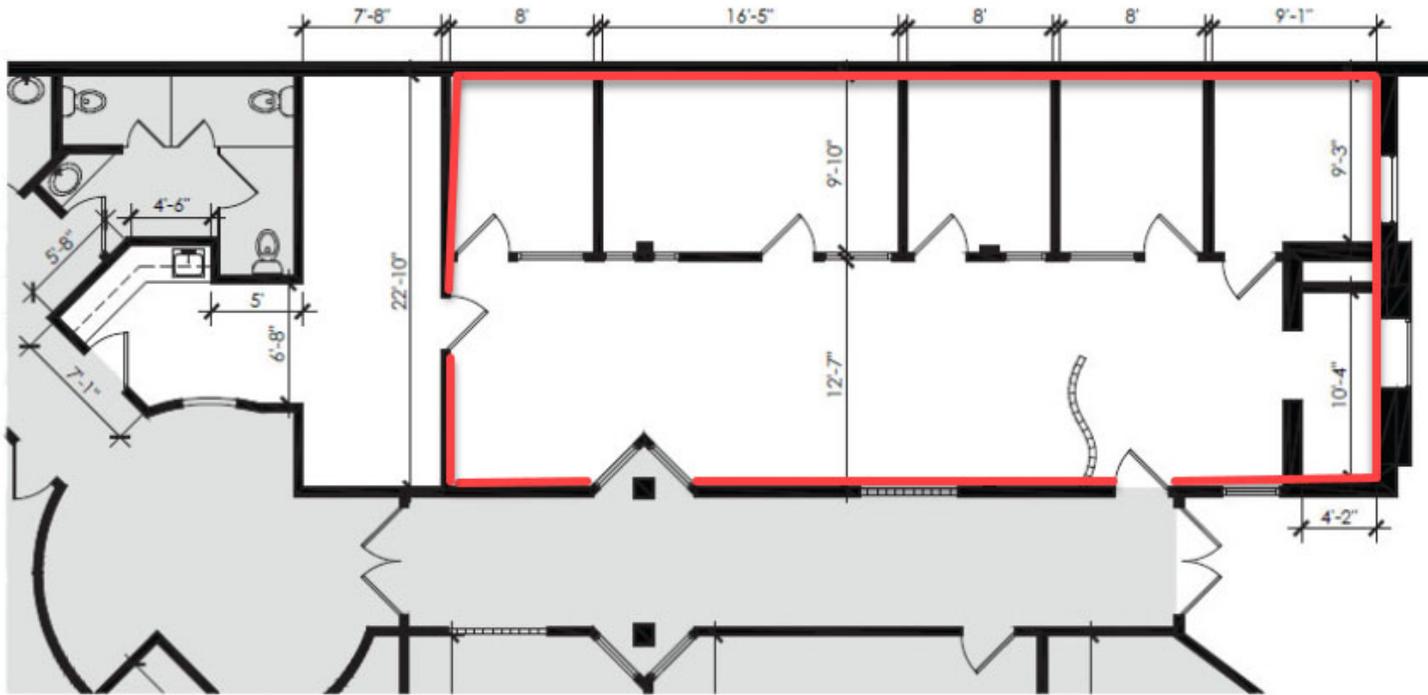
# 123 N. LAKE AVENUE

## FIRST FLOOR COMMON AREA PICTURES



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# FLOOR PLAN



LAKE AVENUE

NOT TO SCALE



123 N. LAKE AVE. | SUITE 102

PASADENA, CA 91101



# 123 N. LAKE AVENUE, PASADENA

## AMENITY MAP



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