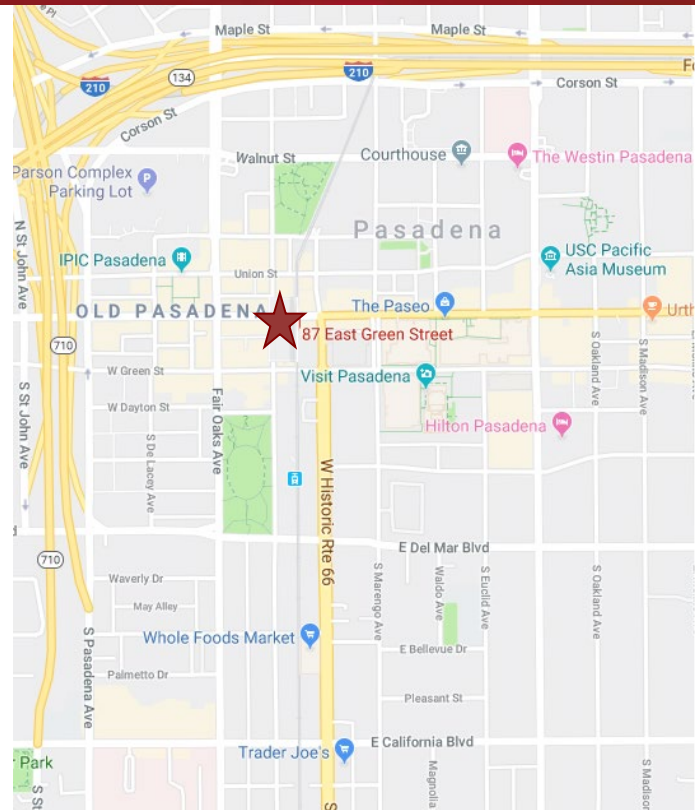


THE EDISON EL REY BUILDING DYNAMIC OFFICE & CREATIVE SPACE FOR LEASE



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:

Dan Alle

dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

jalle@redstonecre.com

Lic. # No. 01889085

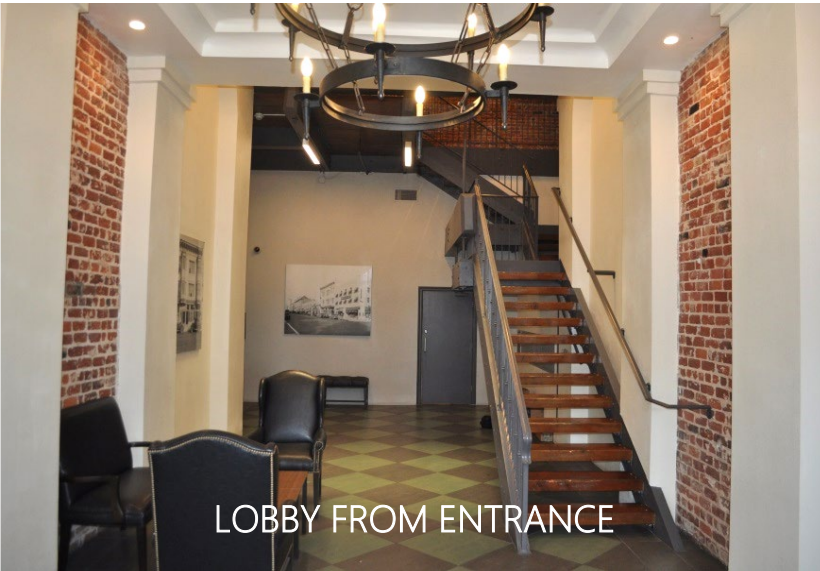
(626) 864-3927

FOR LEASE



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87 E. GREEN STREET



LOBBY FROM ENTRANCE



ANGLE OF LOBBY FROM SECOND FLOOR



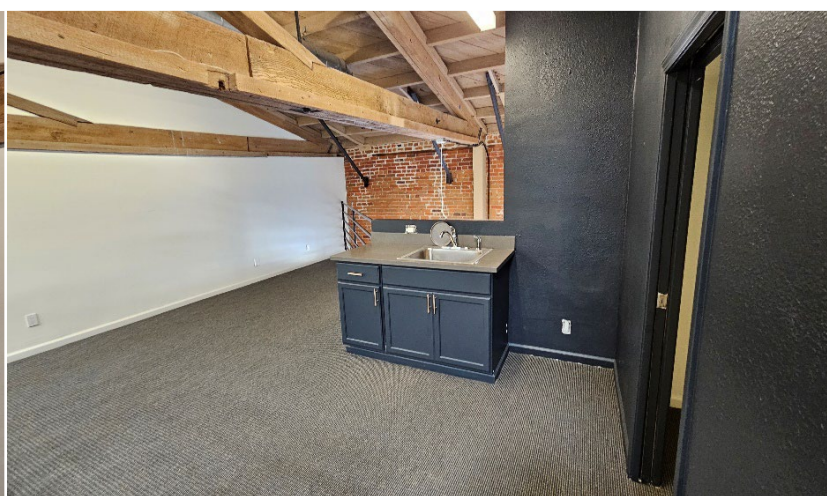
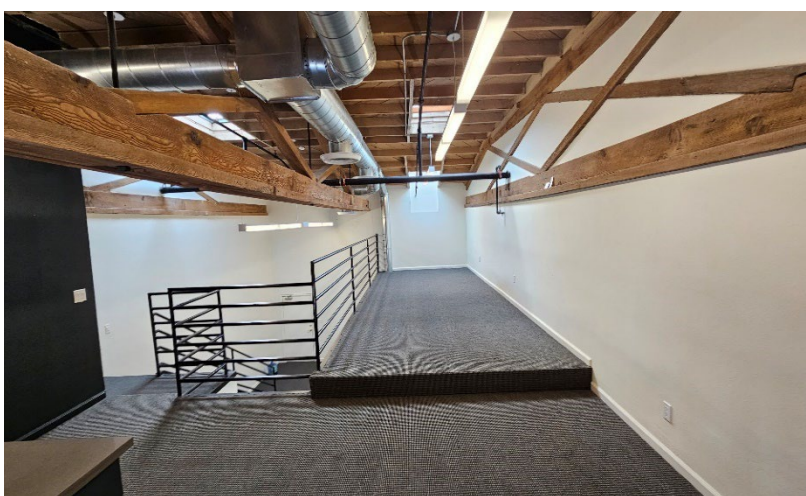
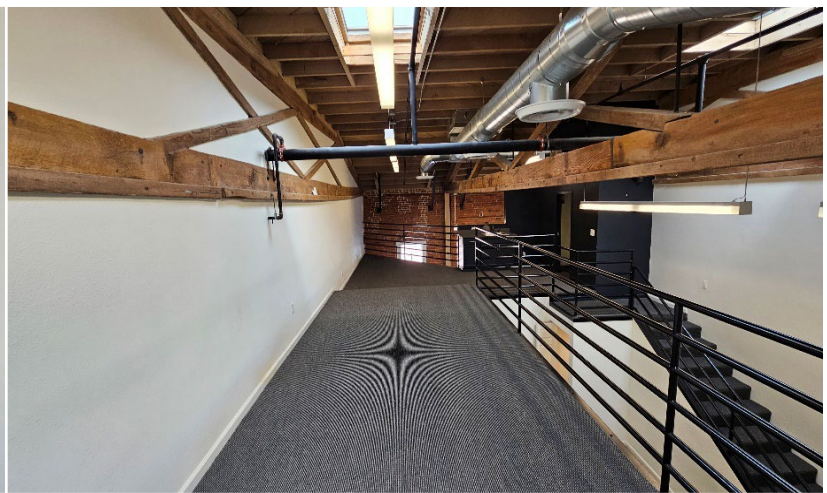
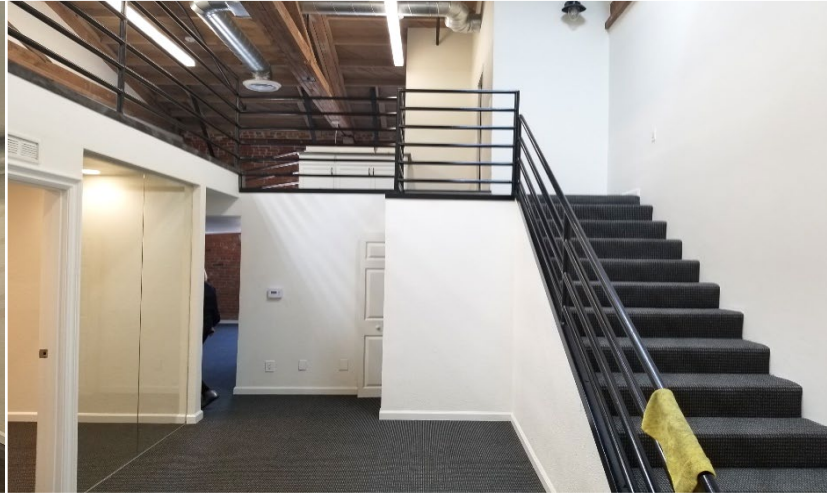
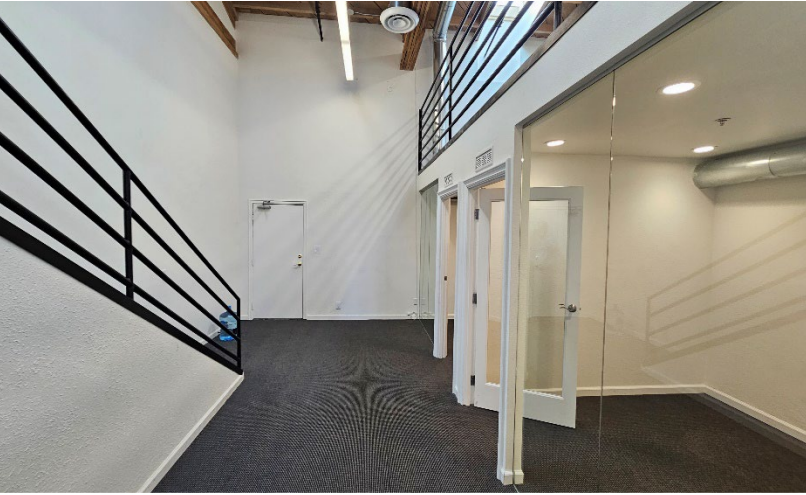
THIRD FLOOR LOBBY AND CORRIDOR



THIRD FLOOR CORRIDOR

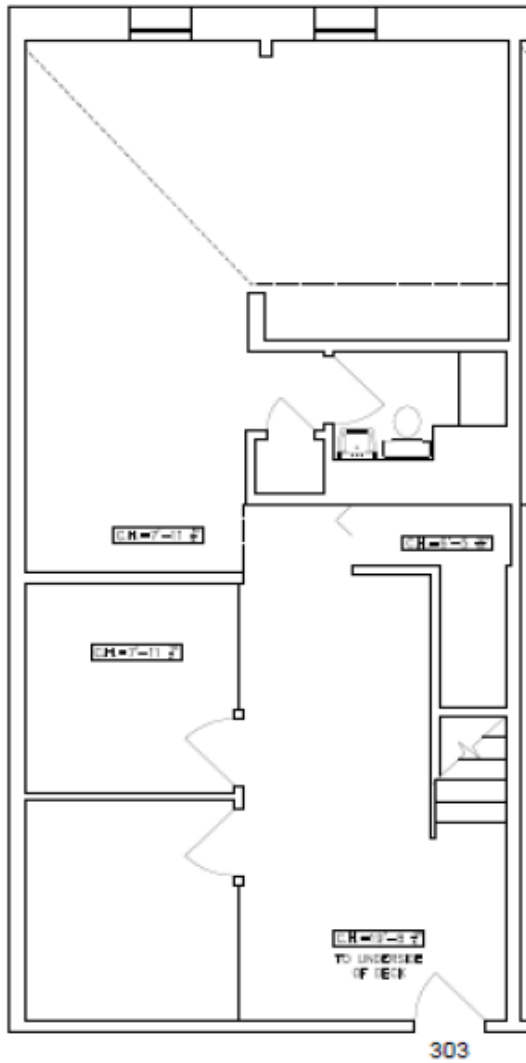
87 E. GREEN STREET

SUITE 303 - INTERIOR PICTURES

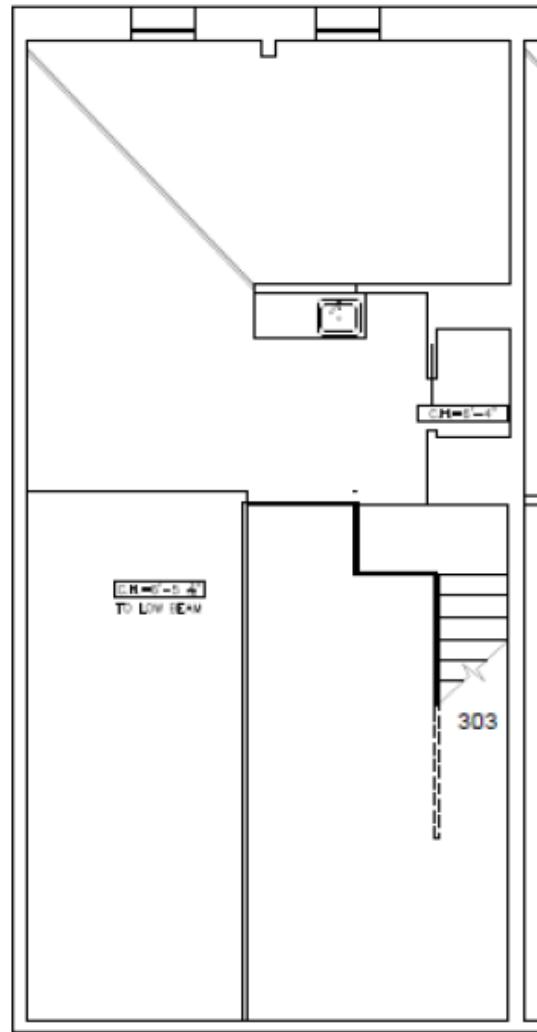


Suite 303

FIRST FLOOR

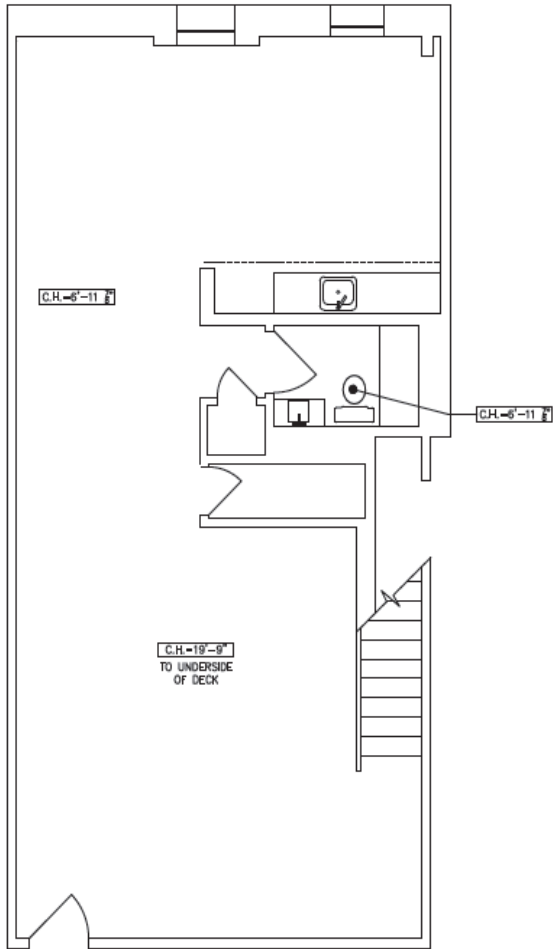


MEZZANINE

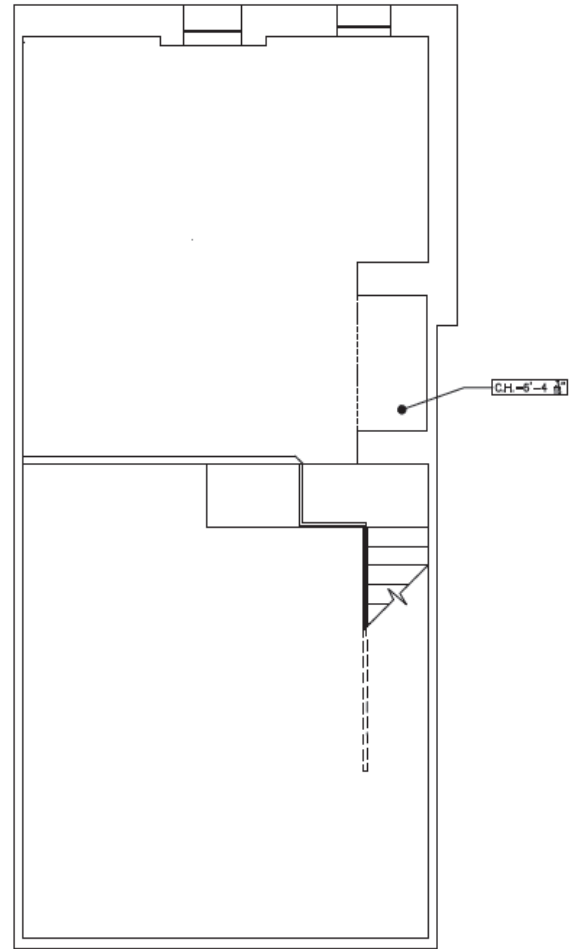


Suite 304

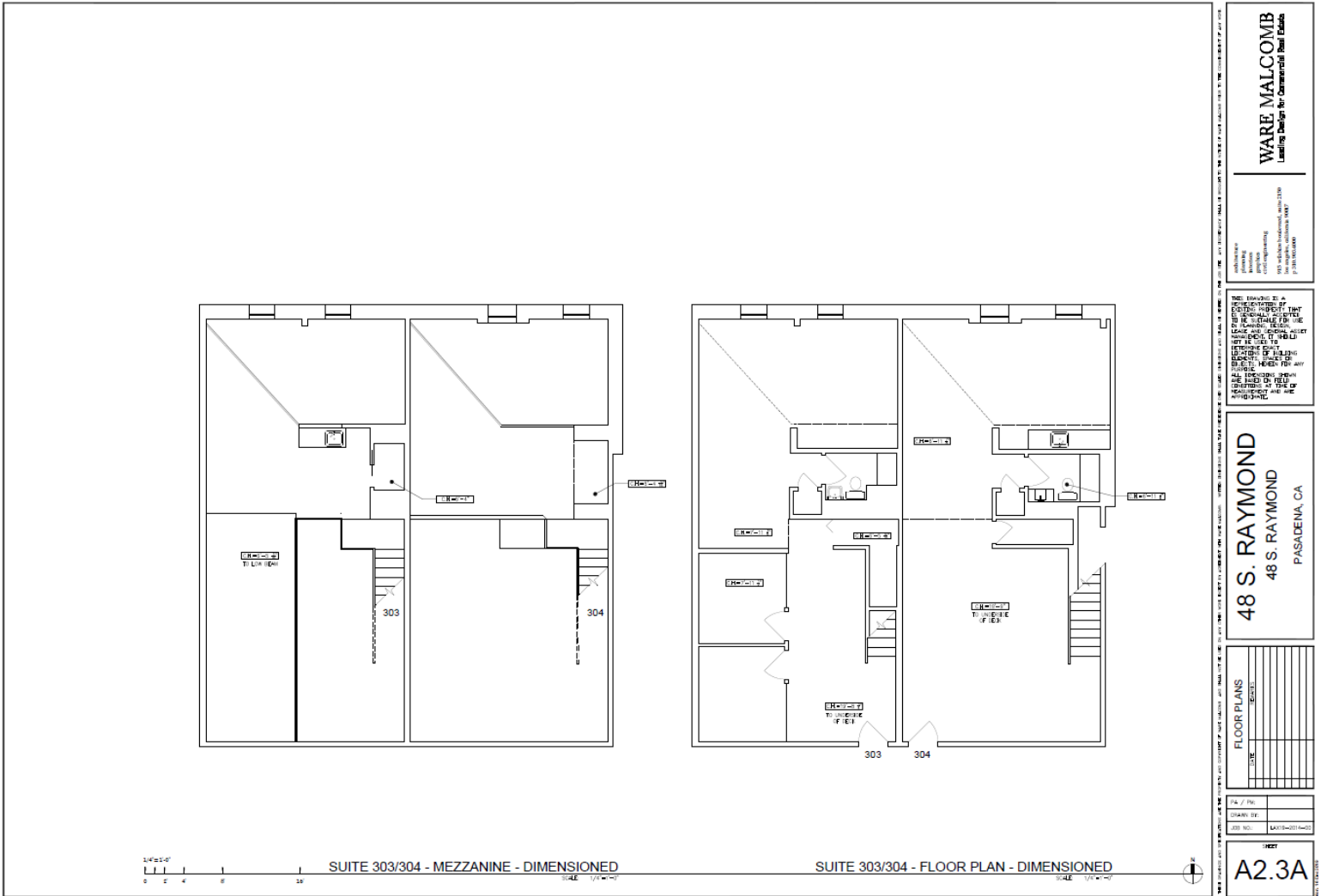
Floor Plan



Mezzanine



Suites 303 & 304



WARE MALCOMB
Leading Design for Commercial Real Estate

Architect
Planning
Interior Design
300 S. Raymond
Pasadena, CA 91107
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.: LAM110211-002

A2.3A

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87 E. GREEN STREET

SUITE 306



FIRST FLOOR



FIRST FLOOR



CONFERENCE ROOM



KITCHENETTE

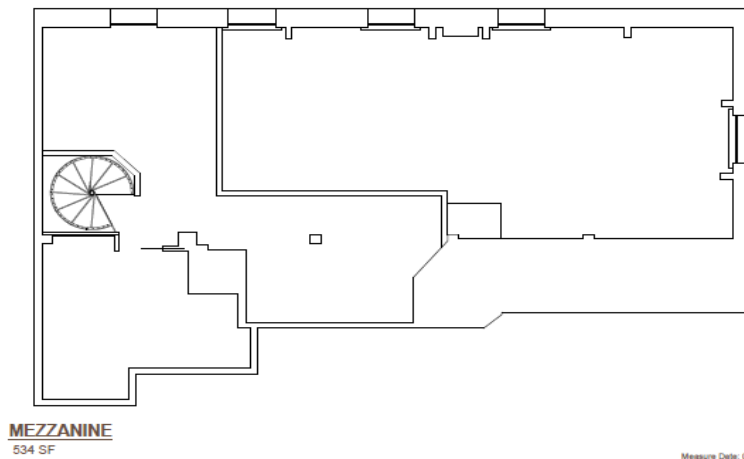
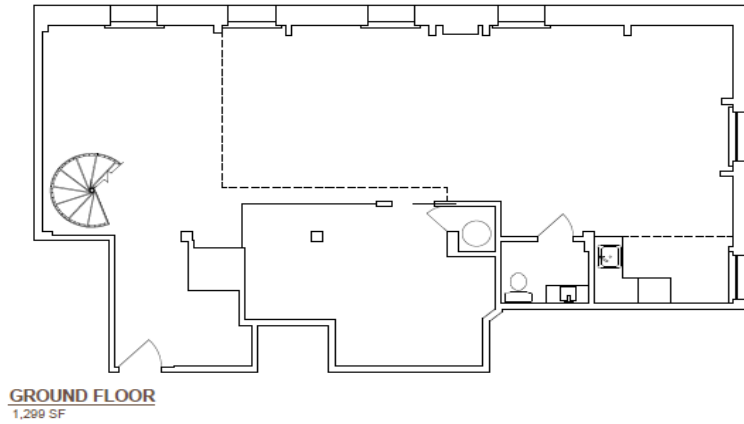


MEZZANINE



MEZZANINE AREA

Suite 306



RENTABLE AREA = 1,833 SF

Suite 306
48 S. RAYMOND
PASADENA, CA

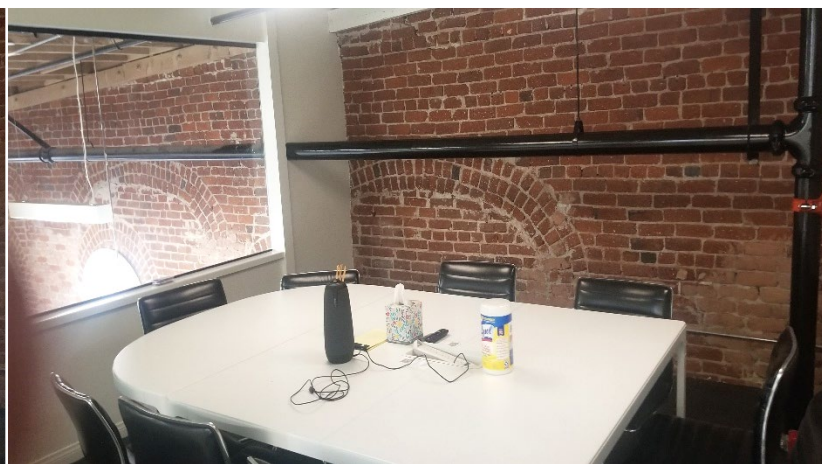
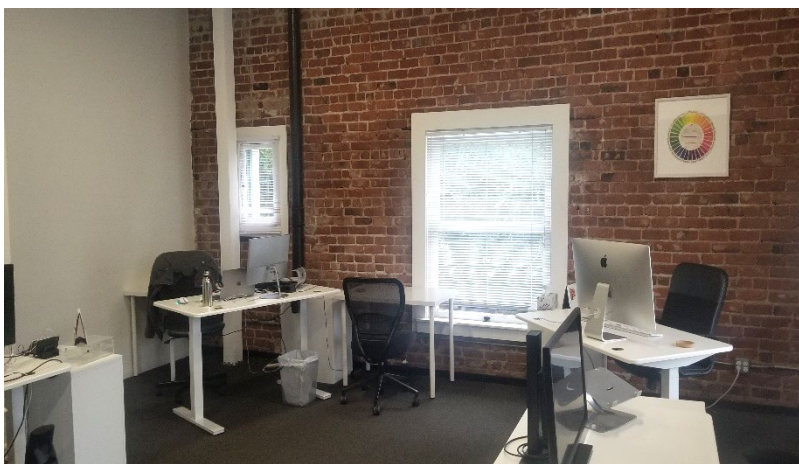
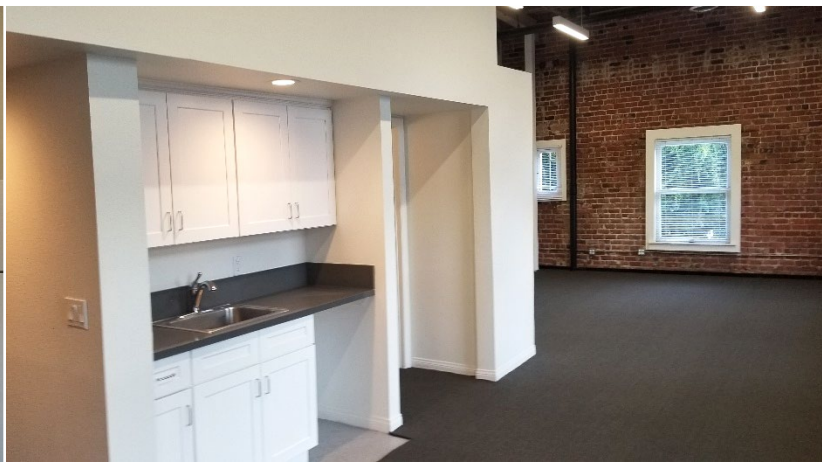
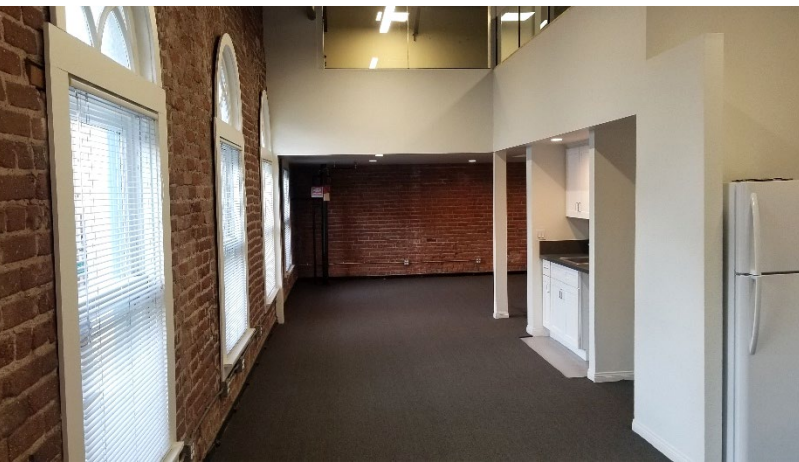
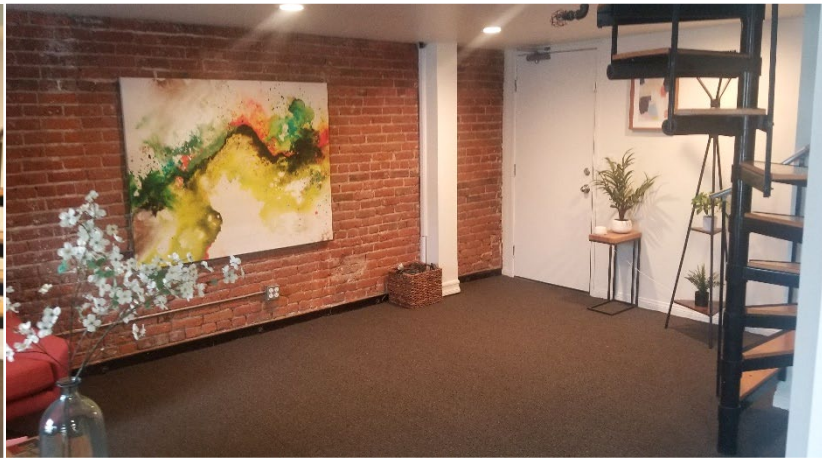
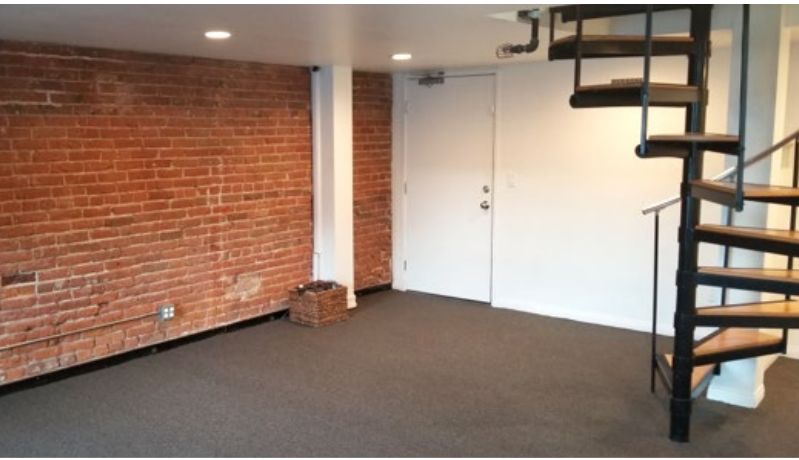


This drawing is a representation of existing property that is generally accepted to be suitable for use in planning, design, lease and general asset management. It should not be used to determine exact locations of building elements, structural components, spaces or objects, herein for any purpose.

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02.19.2021 2

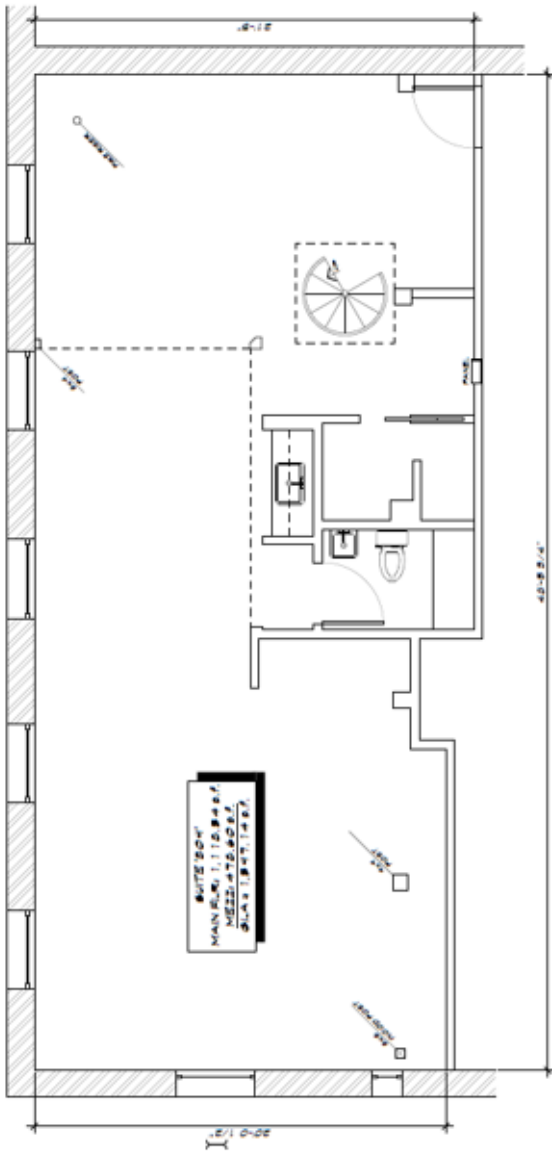
87 E. GREEN STREET

SUITE 309 - INTERIOR PICTURES

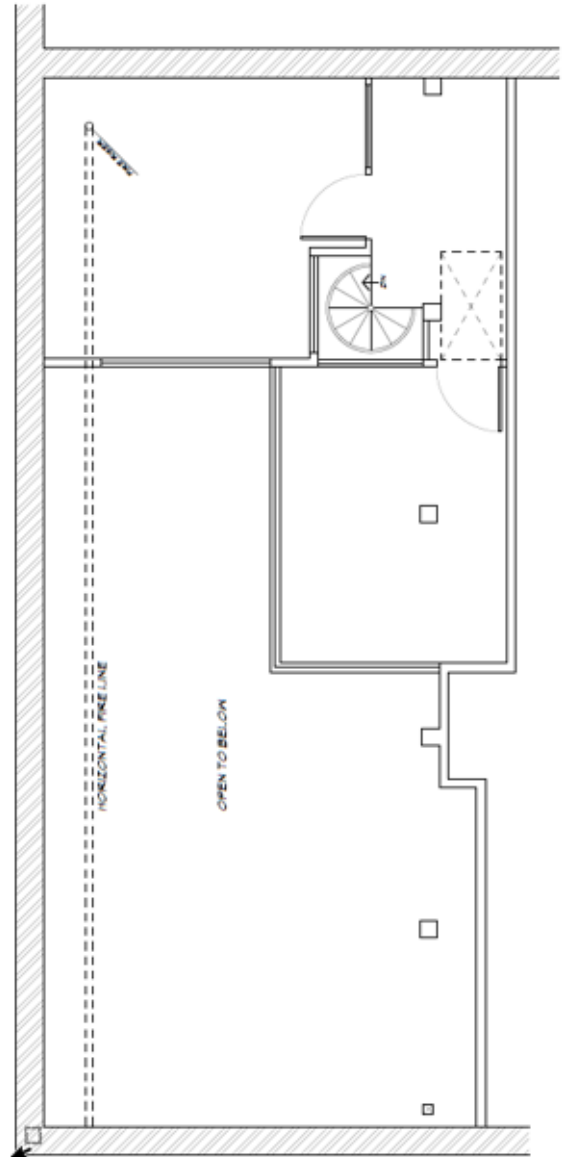


Suite 309

FIRST FLOOR



MEZZANINE



AMENITY MAP

