

SECOND FLOOR OFFICE SPACE FOR LEASE



123 N. LAKE AVENUE, PASADENA, CA

AVAILABLE SPACE

Suite 200 – Approximately 1,788 RSF
(Reception, four (4) offices, conference room, open space, and private restroom)

LEASE RATE

\$2.45 per sq. ft., MG.
Tenant pays for its prorata share of utilities
\$450.00 per month and for its own janitorial.

AVAILABLE

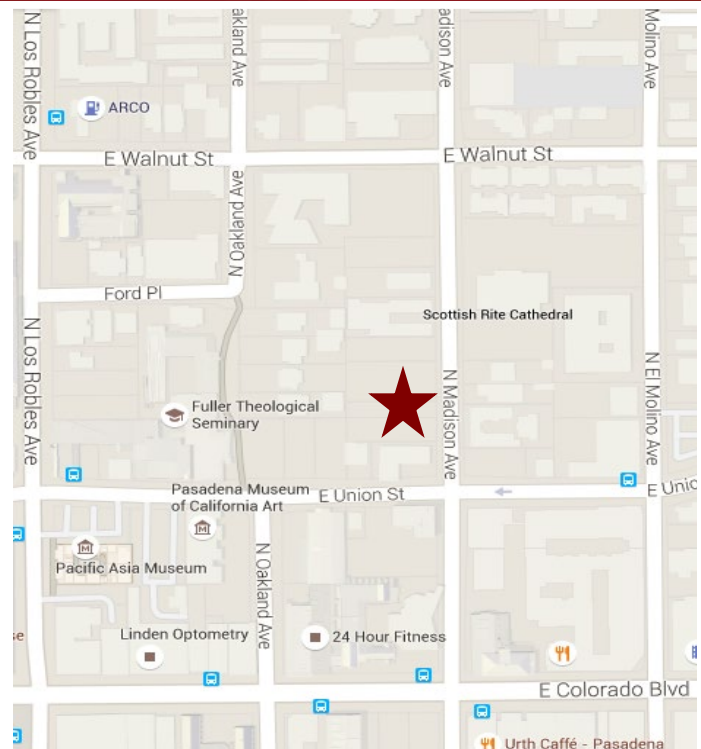
October 1, 2026.

PARKING

Three (3) reserved parking spaces.

AMENITIES

- * Walking distance to retail and restaurants.
- * Some furniture available.
- * Security gated parking lot.
- * Common area kitchen and seating area.
- * AT&T fiber available.
- * Private entrance door off of parking lot with stairway to 2nd floor offices.



For more Information, Contact:

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**DO NOT DISTURB TENANT.
PLEASE CALL BROKER FOR TOUR.**

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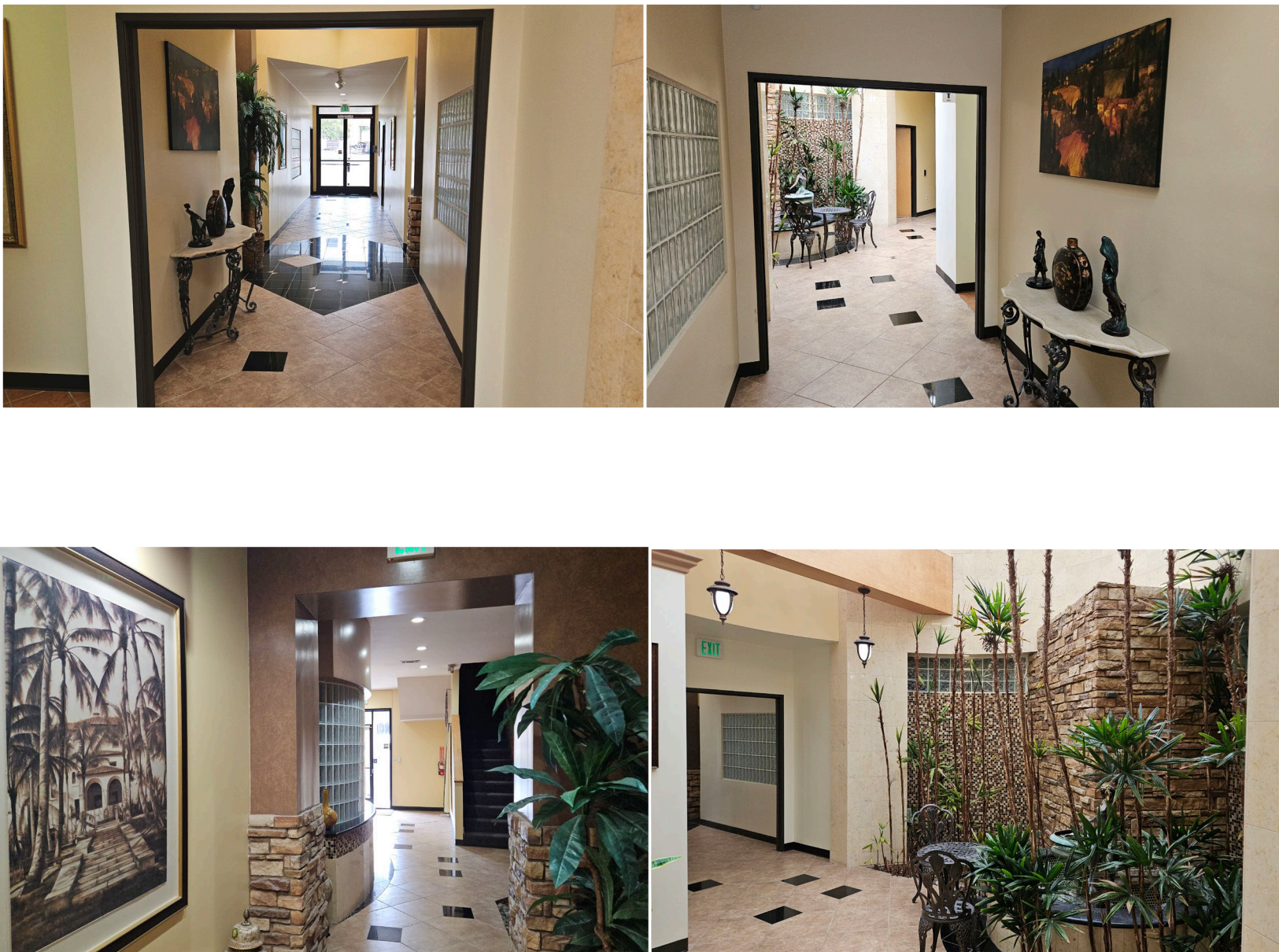
SUITE 200



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123 N. LAKE AVENUE

FIRST FLOOR COMMON AREA PICTURES



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AMENITY MAP



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