

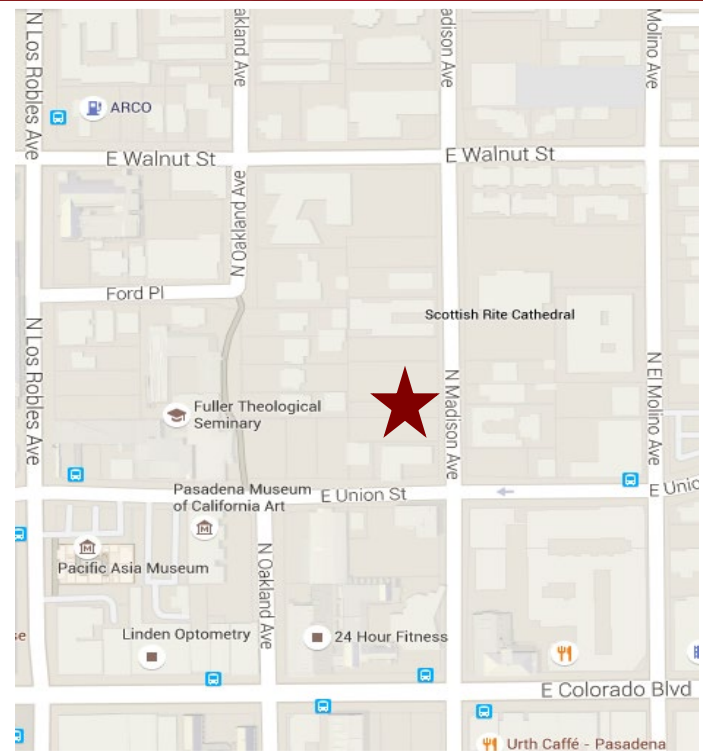
# SECOND FLOOR OFFICE SPACE FOR LEASE



## 123 N. LAKE AVENUE, PASADENA, CA

FOR LEASE

- 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** September 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 2<sup>nd</sup> floor offices.



For more Information, Contact:

Dan Alle

[dalle@redstonecre.com](mailto:dalle@redstonecre.com)

Lic. # No. 01017941

(626) 483-6358

Julie Alle

[jalle@redstonecre.com](mailto:jalle@redstonecre.com)

Lic. # No. 01889085

(626) 864-3927



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

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.



# SUITE 200



All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

# 123 N. LAKE AVENUE

## FIRST FLOOR COMMON AREA PICTURES



All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

# 123 N. LAKE AVENUE, PASADENA

## AMENITY MAP



All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.