

FOR LEASE

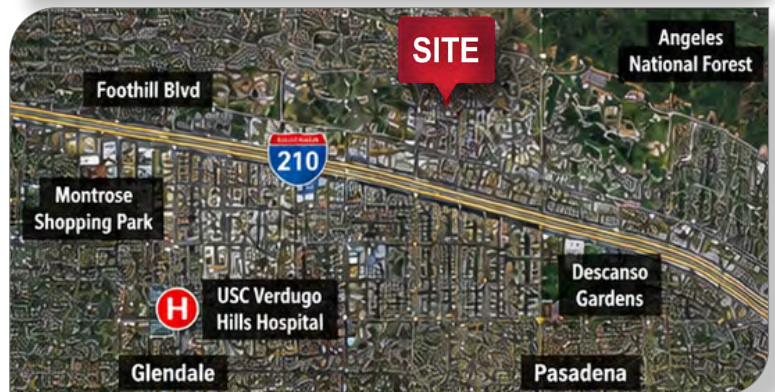
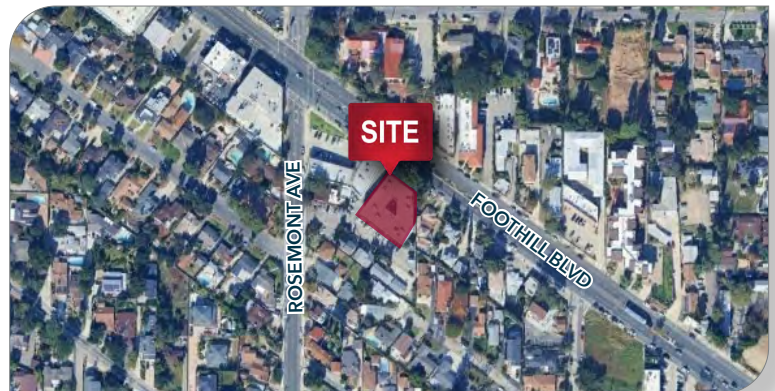
2540 Foothill Blvd, La Crescenta, CA 91214

**Flexible Office Suites Available
Direct Lease Opportunities**



HIGHLIGHTS

- ±1,413 - 13,263 SF Available
- Numerous Divisibility Options
- Rental Rate per SF
 - o 1st Floor: \$2.50 MG
 - o 2nd Floor: \$2.35 MG
- Two Story Office Building
- Parking Ratio: 3.29/1,000 SF
- 35 Surface Parking Spaces
- 30 Covered Parking Spaces
- Monument Signage Available
- Foothill Blvd Frontage
- Pasadena Submarket
- Convenient I-210 Access
- Bus Line Access



**The
Newton
Service Team**

David Newton, SIOR, CCIM, CFP

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Cade La Tourette

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Mark Johnson

Junior Assistant | Lee & Associates - Pasadena
C: 310-850-2963
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DRE# 02252489

PROPERTY PHOTOS



Lee & Associates Commercial Real Estate Services, Inc. - Orange. 1004 W Taft Ave, Orange, CA 92865 Corporate ID #01011260. All information contained herein has been provided by Lessor, third parties, and/or AI generation programs, but has not been independently verified by Lee & Associates or its agent(s). Lessee and interested parties should independently verify all information communicated by these sources.

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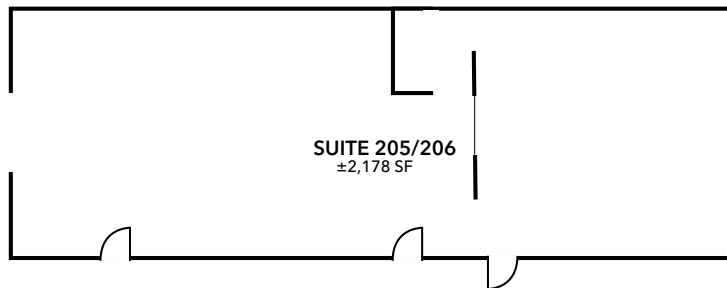
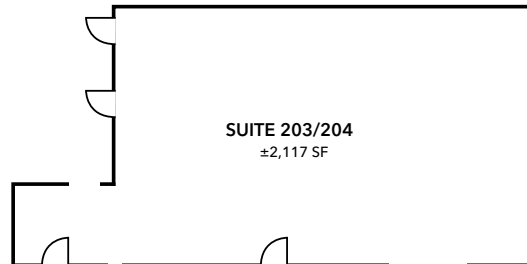
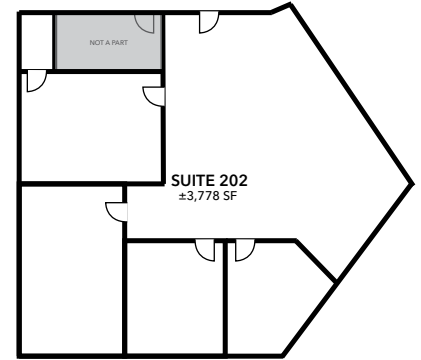
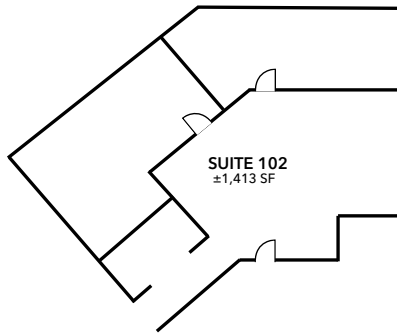
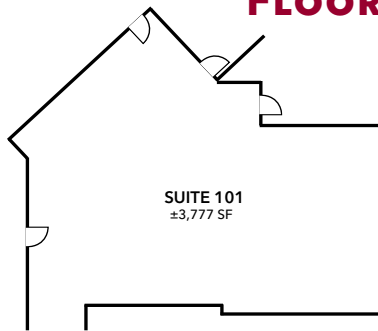
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CURRENT AVAILABILITIES

SUITE	SF	FLOOR	STATUS
Suite 101	±3,777 SF	First Floor	Available
Suite 102	±1,413 SF	First Floor	Available
Suite 202	±3,778 SF	Second Floor	Available
Suites 203 & 204	±2,117 SF	Second Floor	Available
Suites 205 & 206	±2,178 SF	Second Floor	Available

FLOOR PLANS



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