

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 – July 1, 2026.

PARKING

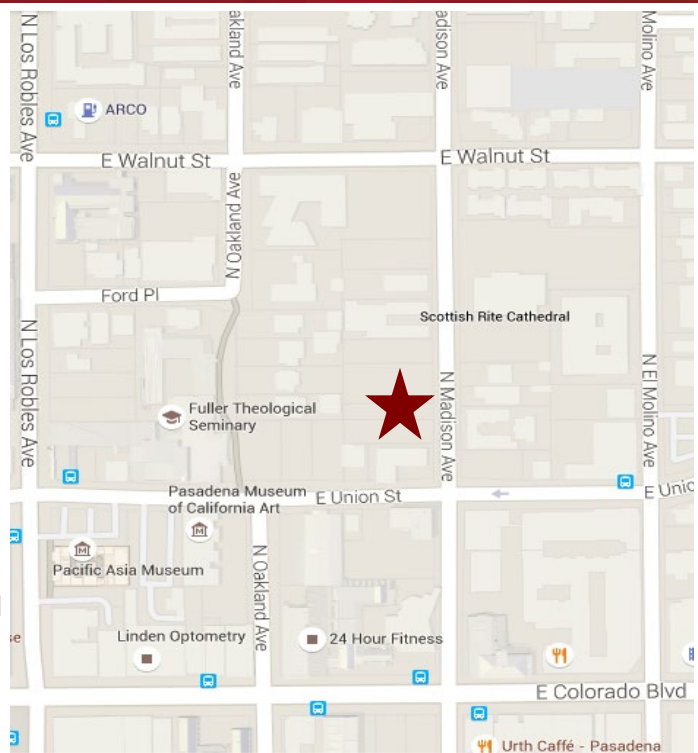
Suite 102 - One (1) reserved parking space.

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:

Dan Alle

dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

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 102

INTERIOR SUITE 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.

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.

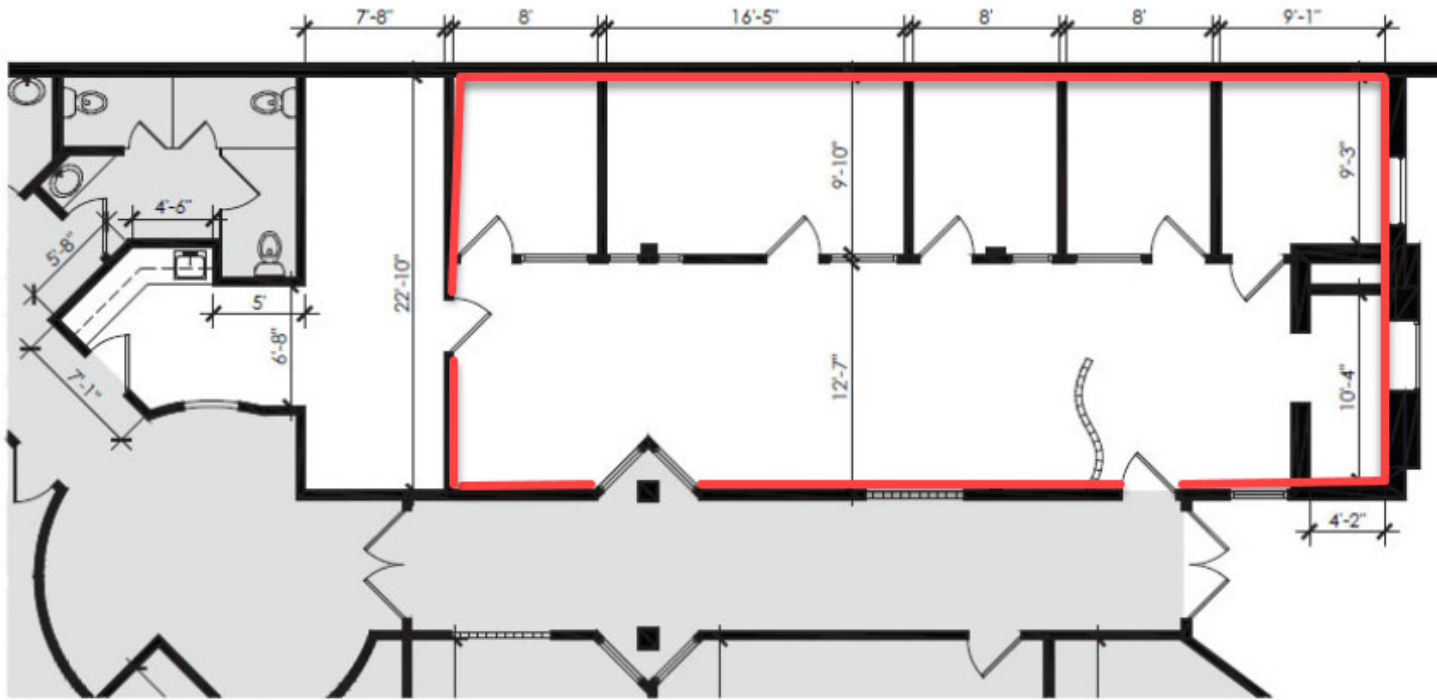
123 N. LAKE AVENUE

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.

FLOOR PLAN



NOT TO SCALE



123 N. LAKE AVE. | SUITE 102

PASADENA, CA 91101

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.