

**OFFICE
SUBLEASE**

**PRIME
PASADENA
LOCATION**

**±1,984 SF
AVAILABLE**

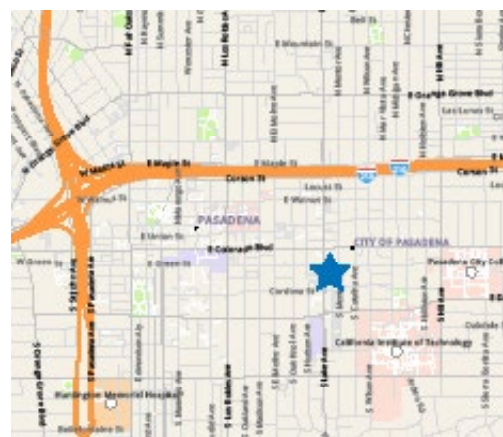


TRANSWESTERN

**REAL ESTATE
SERVICES**

80 S. LAKE AVENUE

Pasadena, California 91101



Availability:

- **Suite 680**
±1,984_RSf
- Available immediately
- Lease rate: \$39.00/FS
- Lease expiration: Feb. 29, 2024
- Furniture available
- 7 parking spaces

Building Amenities:

- Fully renovated building located in the heart of Pasadena's South Lake Avenue district
- On-site amenities include Starbucks Coffee and Wells Fargo
- Walkable to South Lake Avenue's dining, shopping, financial services, health clubs, movie theaters and more
- Convenient access to 134, 210 and 110 Freeways
- ENERGY STAR certified building
- Onsite engineering and janitorial

Leasing Information:

J.D. DeRosa
Vice President
213.430.2531
jd.derosa@transwestern.com
CA License 01345222

Gerry Ruiz
Associate
213.430.2520
gerry.ruiz@transwestern.com
CA License 02023671

601 S. Figueroa Street
Suite 3650
Los Angeles, CA 90017
213.624.5700
transwestern.com

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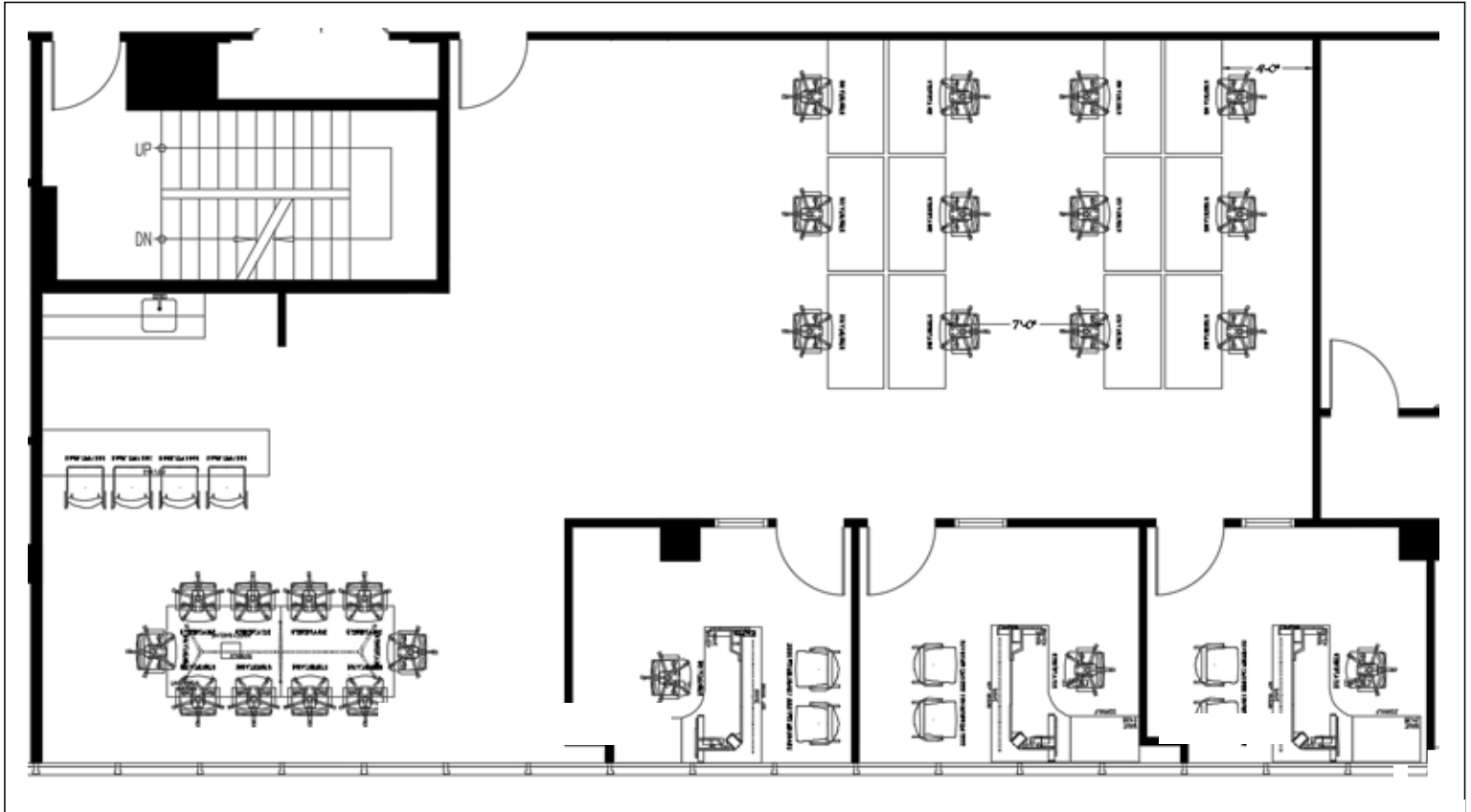


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