

FOR LEASE ~ RETAIL SPACE IN PASADENA



404 NORTH LAKE AVENUE

APPROX. 3,808 RENTABLE SQ. FT.

Rental Rate: \$1.83/RSF, NNN

\$6,970 per month

Lease Term: 5 Years- Available Immediately

- High traffic location - excellent visibility.
- Just North of the 210 Freeway at Maple St. next to the Mobil Gas Station.
- Easy access to the Metro Gold Line station.
- Great street-facing windows.
- Excellent potential for identity signage.
- 14 ft. clear span building with two offices and two restrooms.
- Workshop area.
- Parking access from alley at Maple St. - 14 parking spaces plus 1 handicapped space to be striped for Tenant.
- Divisible to two spaces.
- Electrical: 200A-240/120V-3 phase.

For information, please contact:

626.585.4321

Bob Riegel bob.riegel@sauveriegel.com DRE # 009610

Norm Sauvé nsauve@sauveriegel.com DRE # 00937271

- To view a complete inventory of the available properties we are offering for sale or lease, please visit our website:

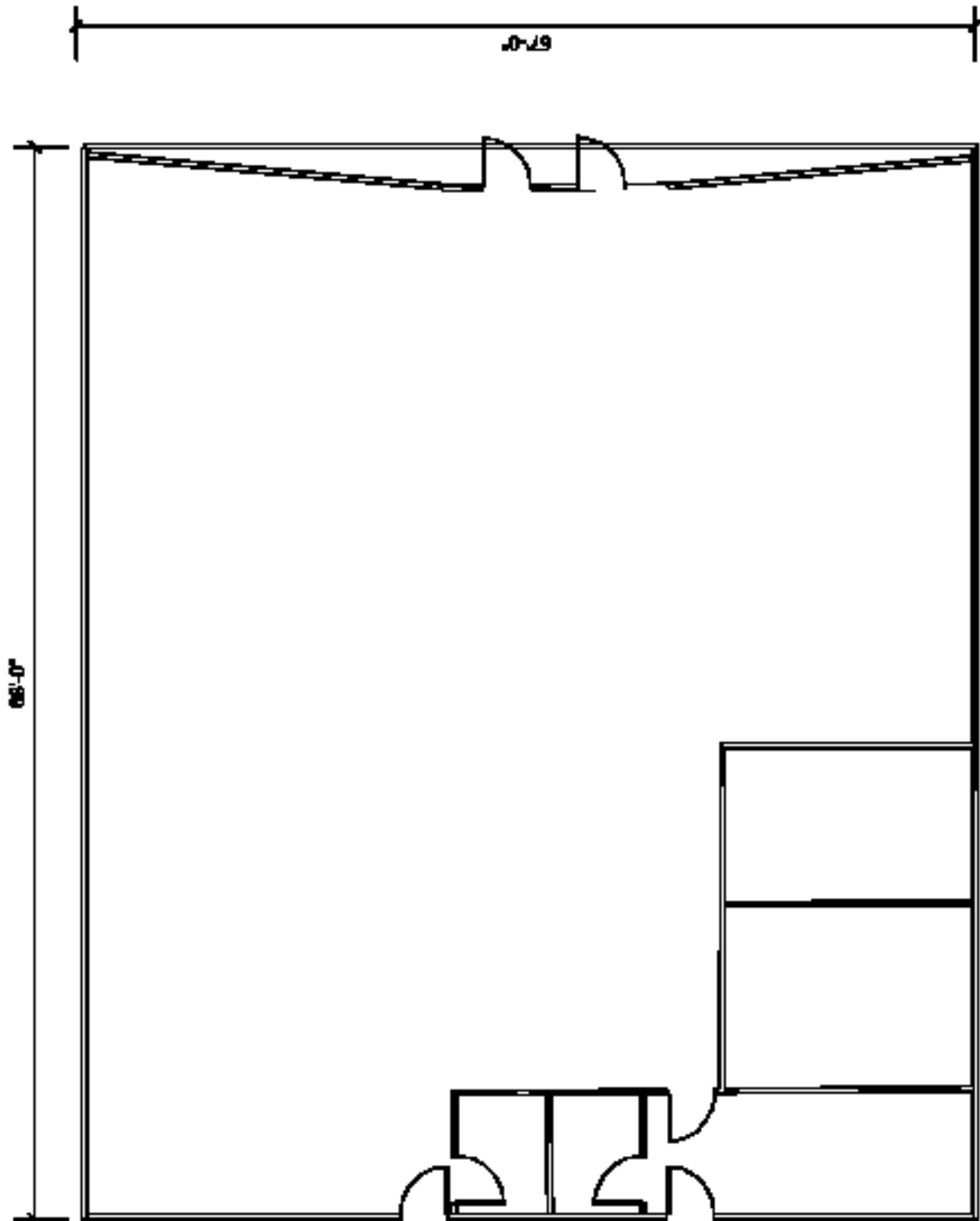
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**Floorplan measurements are approximate and are not for construction purposes*