

RETAIL / CREATIVE OFFICE FOR LEASE

23 N. Mentor Ave, Pasadena, CA 91106



Pasadena Playhouse District!

Located in the desirable Pasadena Playhouse District, this space is easily adapted for retail or creative office. Attractive Mentor Street, between Colorado Blvd. and Union St., is a high traffic area. Neighbors include The Theatre at Boston Court, The Ice House, and Guitars as well as numerous shops, ethnic restaurants, and office buildings.

Easy access to South Lake Ave. Shopping District, & 210 Freeway.

Approx. 1,270 SF @ \$2.25/SF/MG ~ 3-5 Years

**High ceilings w/ tract lighting~Tenant pays electric/janitorial
Excellent Signage Available ~ Possible Blade Sign ~ Adjacent Parking**

For information call **626.585.4321**

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