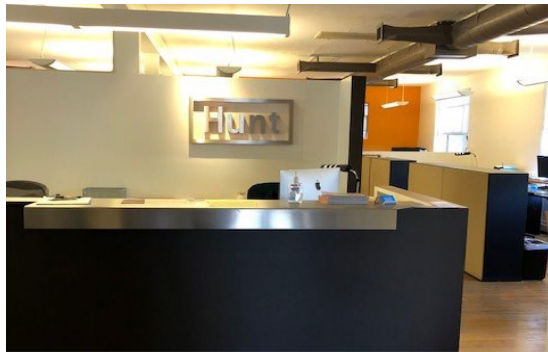


# CREATIVE OFFICE SPACE FOR LEASE

25 N. Mentor Avenue, Pasadena CA 91106



Beautifully maintained, rare creative space in this Beautiful, historic building 1 block from Lake & Colorado in Pasadena's Historic Playhouse Village!

## LISTING DATA

**AVAILABLE SF:** 2,569 SF  
**RENTAL RATE:** \$2.15 PSF/MG per month  
**PROPERTY TYPE:** Office / Retail  
**PARKING RATIO:** 3.89/1,000 SF

## PROPERTY HIGHLIGHTS

- Historic/Creative Space
- Second Floor Walk Up
- High Open Ceiling
- Three (3) Private Offices
- Conference Room
- Abundant Surface Parking at Rear of Building



Colleen Carey, Founding Principal  
ccarey@lee-associates.com  
D 626.240.2782  
License #01258120

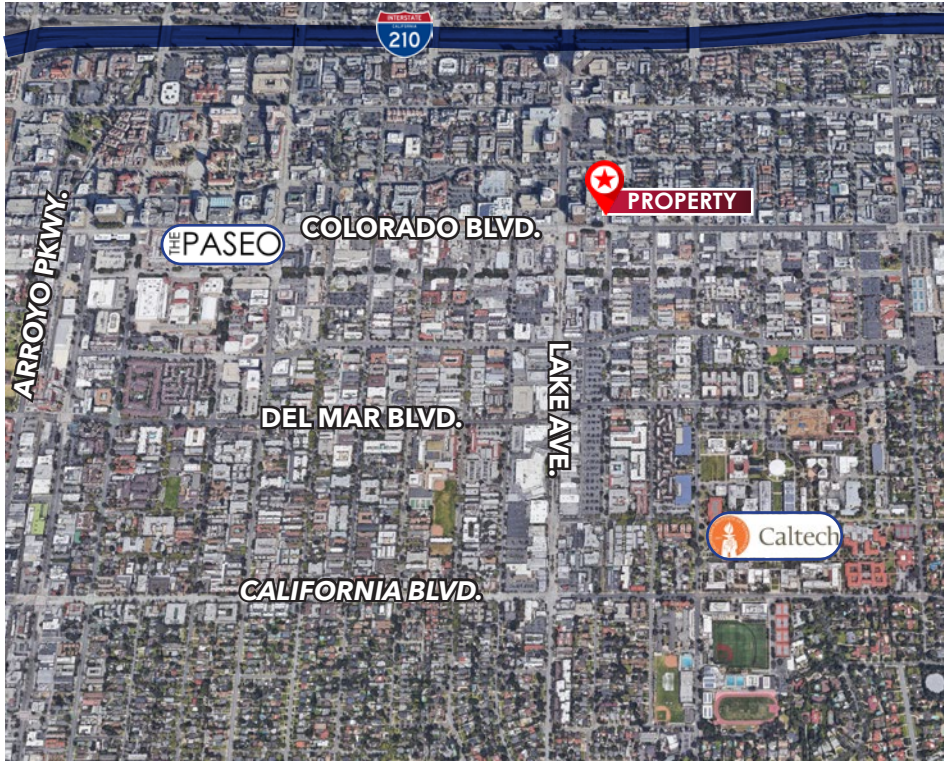
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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25 N. Mentor Avenue, Pasadena CA 91106



COMMERCIAL REAL ESTATE SERVICES  
PASADENA



## 2020 TOTAL POPULATION

41,818 1 MILE	190,877 3 MILES	503,881 5 MILES
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## 2020 TOTAL HOUSEHOLDS

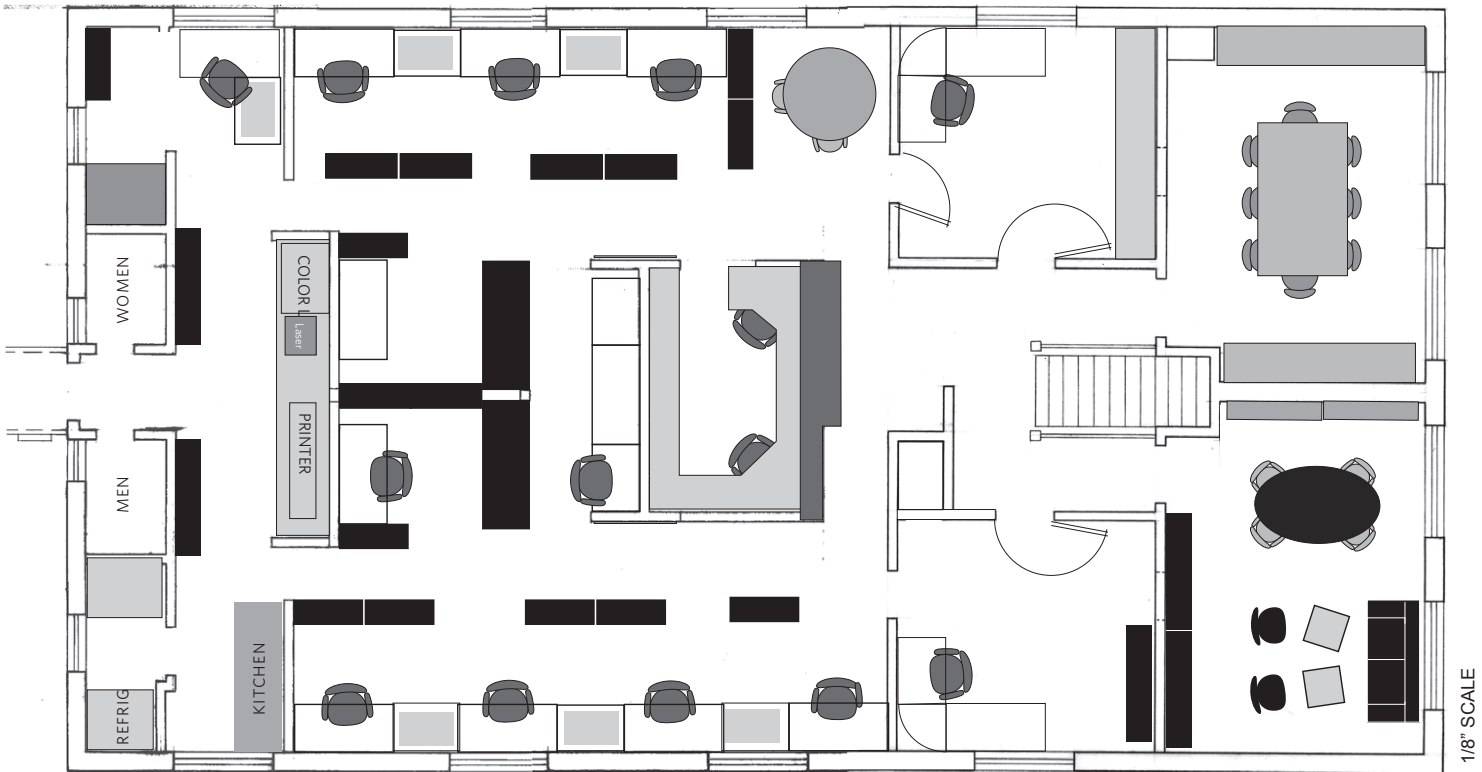
19,981 1 MILE	74,983 3 MILES	181,731 5 MILES
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## 2020 AVG. HH INCOME

\$96,539 1 MILE	\$120,182 3 MILES	\$109,562 5 MILES
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## LOCATION HIGHLIGHTS

- Located in Playhouse Village
- ½ Block north of Colorado Boulevard
- ½ Mile from Lake Avenue Light Rail Station
- Walk to Restaurants on South Lake Avenue



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