

**Pasarroyo**  
**225 S Lake Ave**  
**Pasadena, CA 91101**

**Sublease**  
**Available**

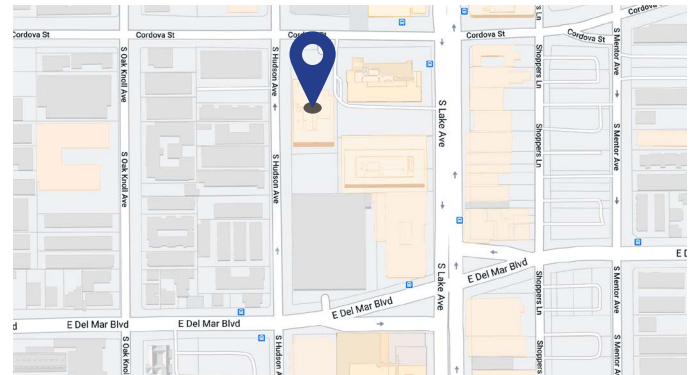
### Space Profile

<b>Premises</b>	7,828 SF (Suite 520)
<b>Rental Rate</b>	\$4.00 FSG
<b>Availability</b>	Immediately
<b>Term</b>	Through August 31, 2026
<b>Parking</b>	23 parking stalls @ building rates

### Features

- Brand new built-out plug-n-play space
- Ideally suited for technology, creative and media uses
- 40 work stations, 5 offices, kitchen and conference room
- Furniture, fixtures and equipment (FF&E) can be included/negotiable
- Walking distance to the Metro Gold Line
- Numerous amenities and shops within short walking distance

### Map



### For More Information

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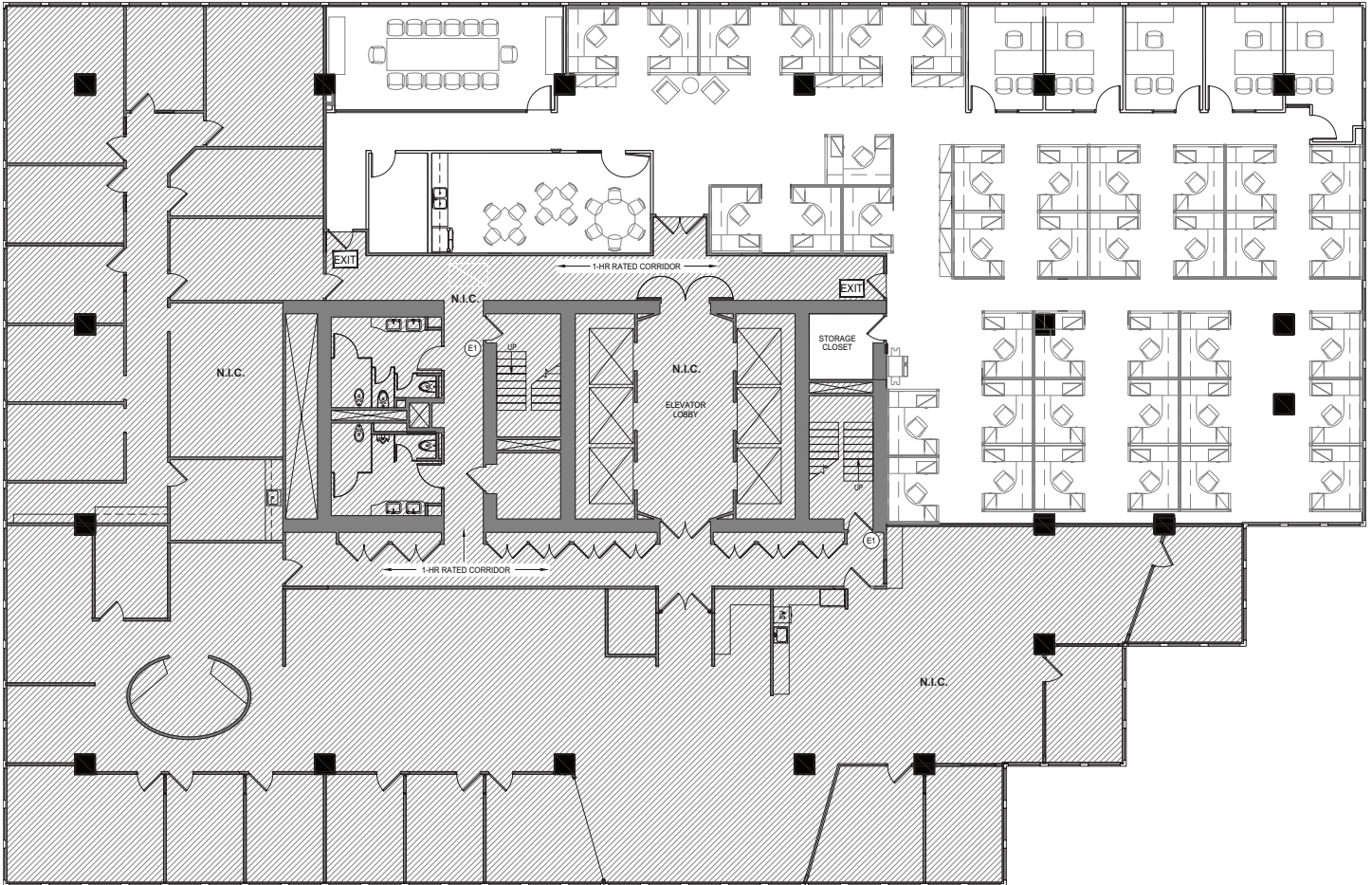
11726 San Vicente Blvd., Suite 500, Los Angeles, CA 90049





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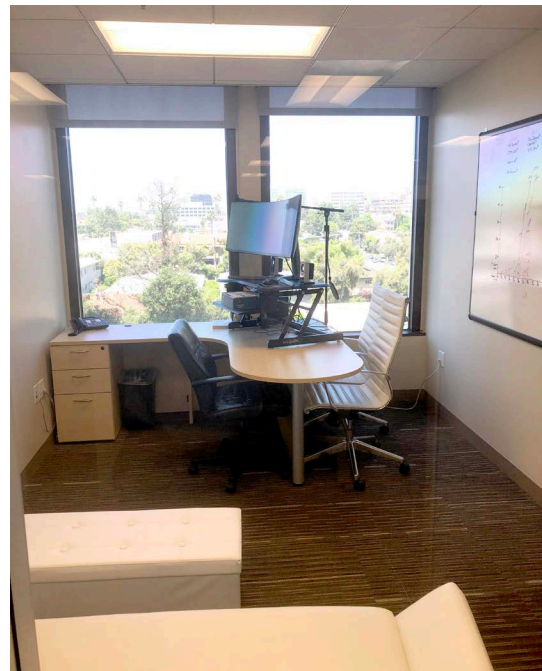
Suite 520 - 7,828 SF



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Interior Photos



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