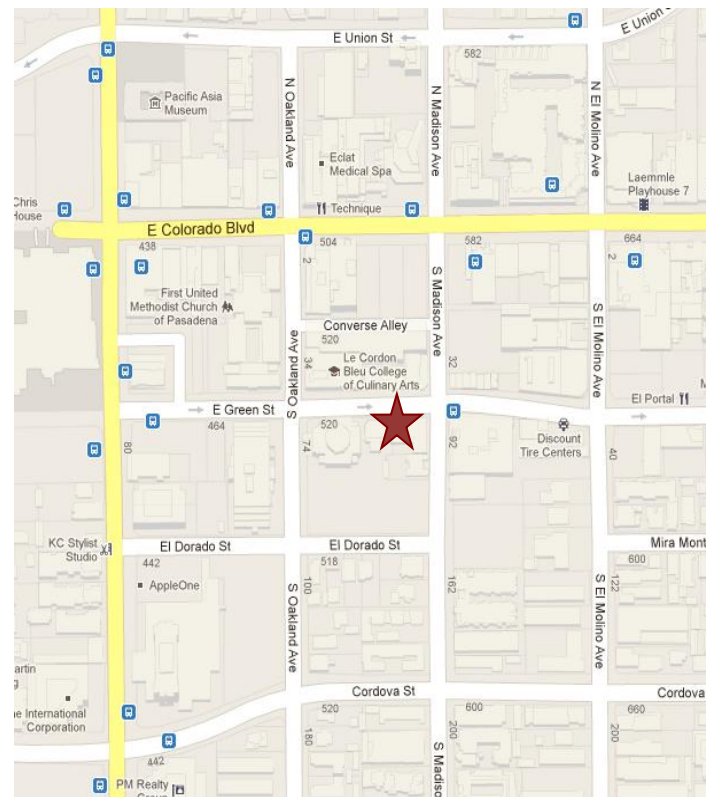


# THE MADISON CREATIVE OFFICE SPACE FOR LEASE



## 101 S. MADISON AVENUE, PASADENA, CA

- AVAILABLE SPACE:** Second (2<sup>nd</sup>) floor.  
Approximately 2,272 sq. ft.
- LEASE RATE:** \$2.75 per sq. ft., NNN
- NNN EXPENSE:** (Est.) \$0.75 per sq. ft.
- AVAILABLE:** November 1, 2020.
- YEAR BUILT:** 1938 – 1<sup>st</sup> Class Renovation in 2013.
- PARKING:** 2/1,000 on-site at rear of building. Additional parking spaces available in church lot at prevailing market rate.
- AMENITIES:**
- \* Former High-End Beauty Salon.
  - \* Creative environment with skylights and bow truss ceiling.
  - \* Shopping, restaurants, Laemmle Theatre, Playhouse, and Vroman's Bookstore.
  - \* Take ARTS bus to "Old Pasadena", Lake Avenue and Del Mar Station.
  - \* Elevator lift at rear of building.



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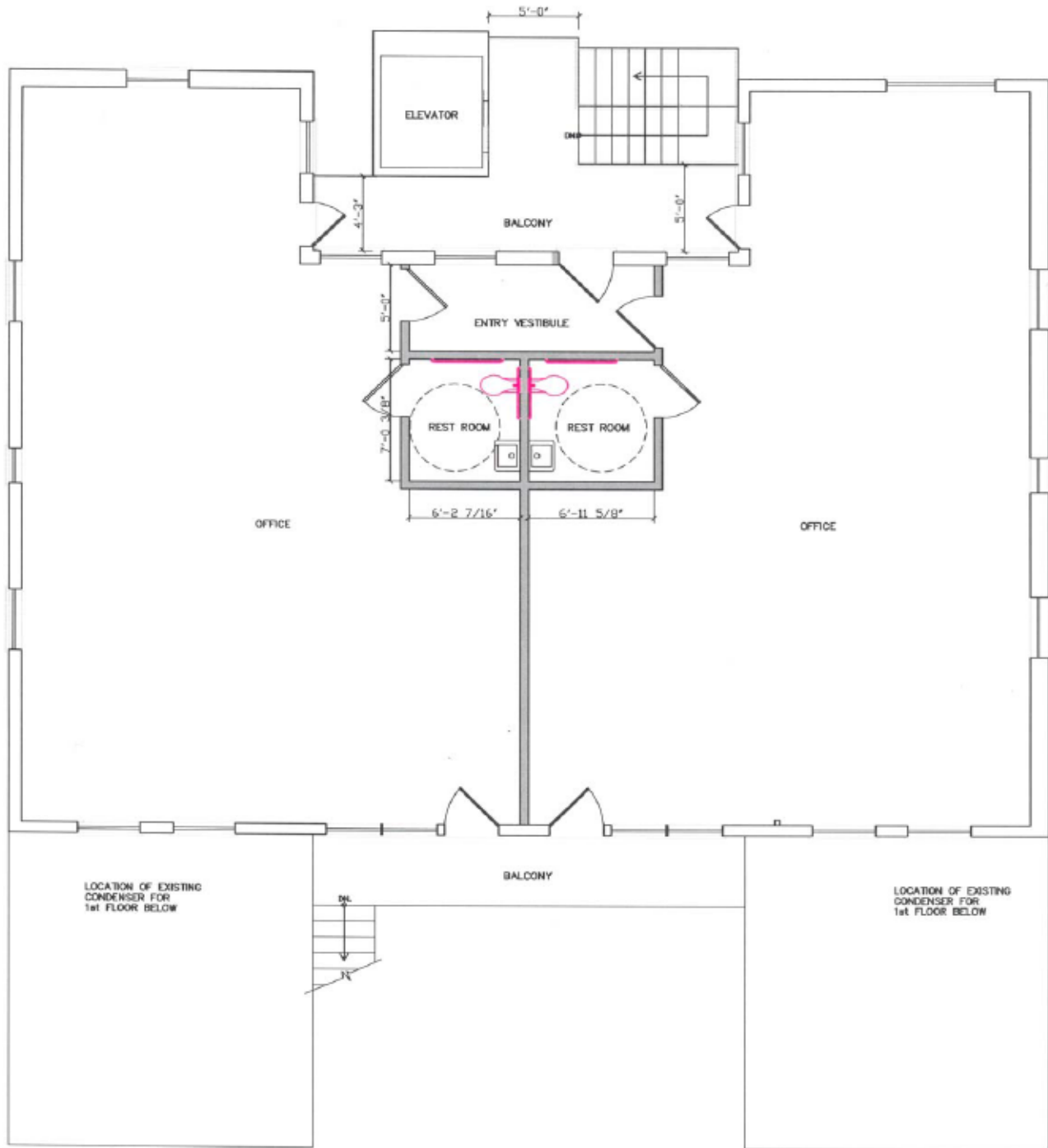
**(626) 795-2255**

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FOR LEASE

**Redstone**  
COMMERCIAL REAL ESTATE

# 101 S. MADISON AVENUE



BASIC OUTLINE OF  
SECOND FLOOR PLAN