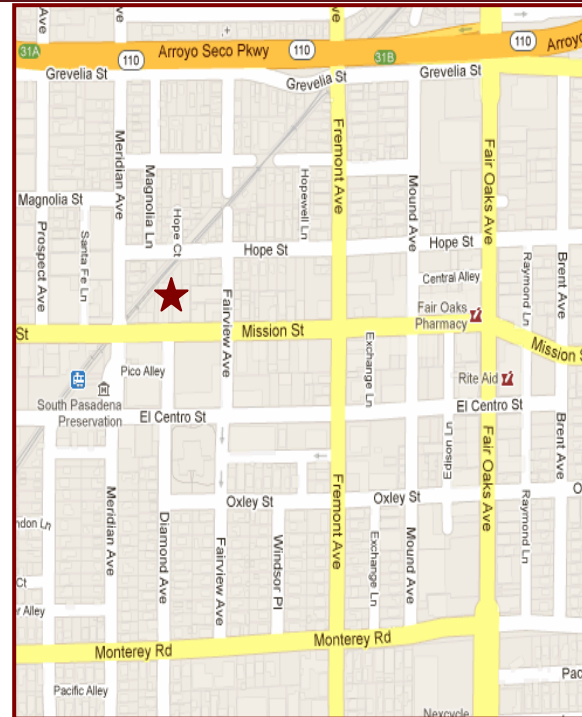


# OFFICE SPACE FOR LEASE



## 1020 MISSION STREET, SUITE F SOUTH PASADENA, CA

- AVAILABLE SPACE:** Suite F  
Approximately 1,167 sq. ft.
- LEASE RATE:** \$2.25 per sq. ft., modified gross. Tenant pays utilities and janitorial. Landlord pays taxes and insurance in base year.
- CAM Charges:** \$35.00/Month – HVAC maintenance.  
\$25.00/Month – Fire Alarm.
- YEAR BUILT:** 1997
- PARKING:** Two (2) reserved spaces free of charge.
- AMENITIES:**
- \* 2nd story office with elevator access.
  - \* High Ceilings, skylights, patio area.
  - \* One block from Goldline Station.
  - \* Close to Crossings Restaurant, Bistro de La Gare, Buster's, Heirloom Bakery, Mike and Anne's Restaurant, Antique shops, and apparel stores.



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