

**3,000 SF OFFICE FOR LEASE IN ALTADENA**

**2117 LAKE AVE, ALTADENA, CA 91001**



**KIRK GARABEDIAN**

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### KIRK GARABEDIAN

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## PROPERTY SUMMARY

ADDRESS	2117 Lake Ave, Altadena, CA 91001
LEASE PRICE	\$2.00 Per Square Foot Modified Gross
TOTAL MONTHLY RENT	\$6,000 Per Month
BUILDING AREA ±	1,500 SF 1st Floor 1,500 SF 2nd Floor TOTAL AREA: 3,000 SF
CAM CHARGES	None
TERM OF LEASE	Negotiable
YEAR BUILT	1923 RENOVATED 2020
LAND AREA ±	7,000
PARCEL #	5845-023-019
ZONING	C3 (Los Angeles County Unincorporated)

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## Property Description

*Prestigious Lake Avenue Address*

*Enjoy Exclusive Tenancy in  
Pasadena/Altadena Market*

*Rare to Find 3,000± SF Standalone Building*

*Updated Interior and Exterior Remodeling*

*Plenty of Natural Light From Custom  
Windows*

*Versatile Space Great for Large Private  
Office or Bullpen Conference Spaces*

We are pleased to present one of the only Stand-Alone Office Buildings available with a Lake Avenue address at an affordable price in the Pasadena/Altadena market. A business owner can rent the entire building for a reasonable rental amount and enjoy parking, privacy and the exclusive tenancy of 2117 Lake Avenue.

The building is 3,000± square feet and includes two floors, a reception area, that lead into large private offices, conference room or work areas. The building has access to the 2nd floor from inside or outside allowing flexibility for private and secure areas. There is a large executive office on the second floor, a bullpen area and common areas versatile for all businesses.

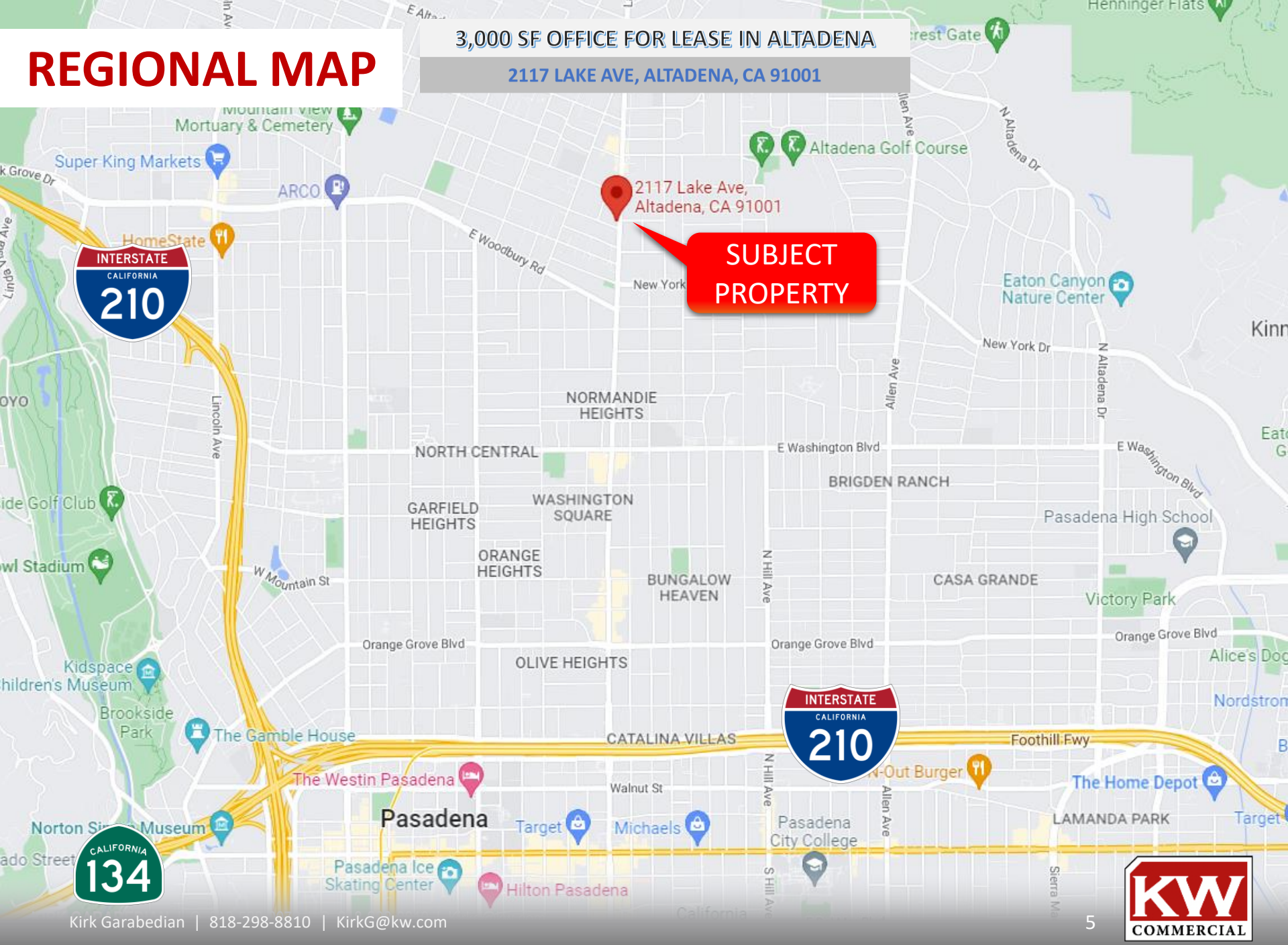
The building has windows all around to allow plenty of natural light; the building has recently been remodeled and includes upgraded server and switch room, IP and Ethernet ports on nearly every wall. Also included is fiberoptic cable and high speed internet availability. To keep you cool in the summer the building has dual central A/C systems and a central heater; one unit for each floor.

The building includes a spacious and private parking lot available on the Property with a gated driveway. Call the listing agent for a tour. At this rate and price point this lease listing will not stay on the market for long.

# REGIONAL MAP

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**SUBJECT  
PROPERTY**





# LOCAL MAP

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SUBJECT  
PROPERTY

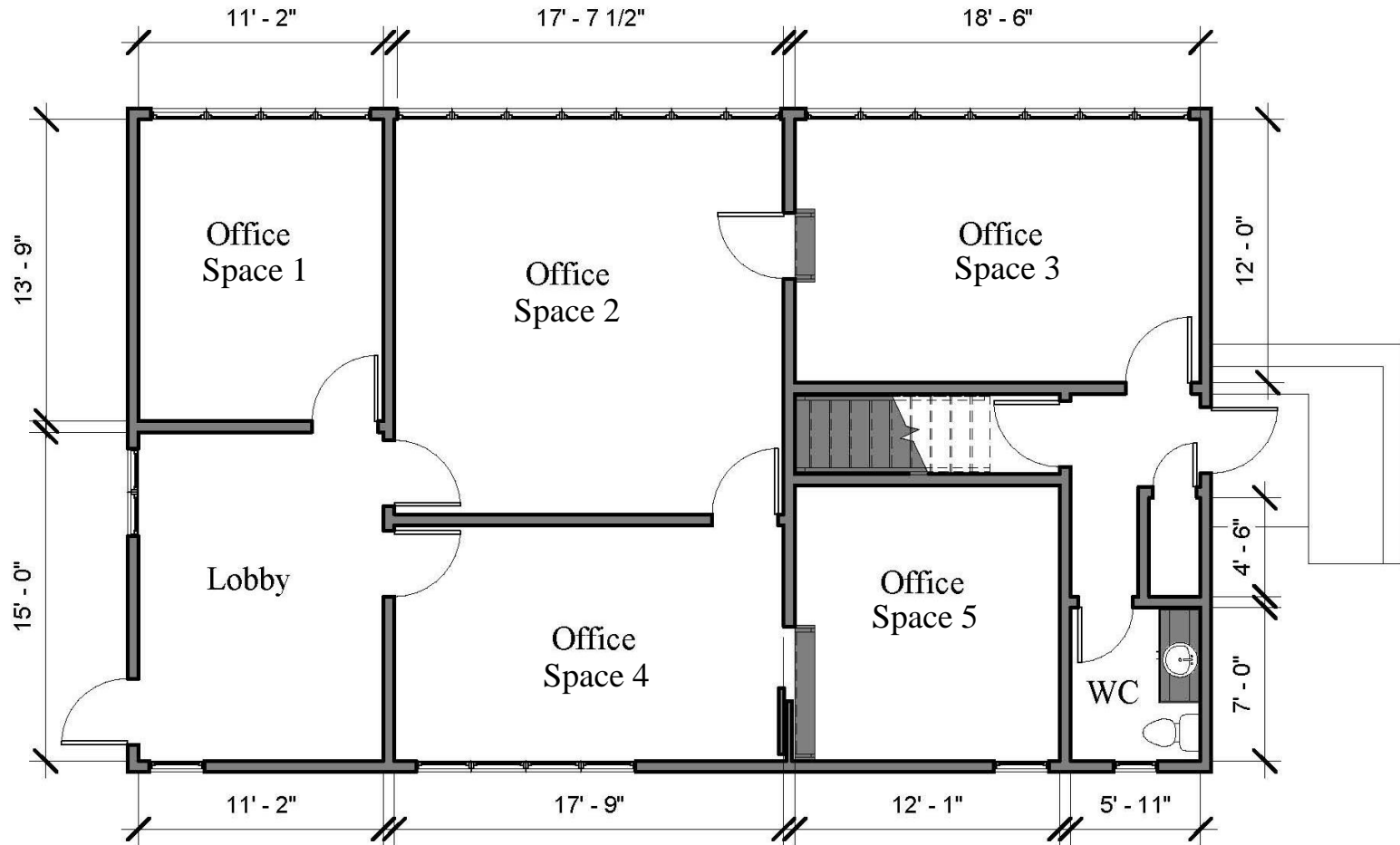




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## 1<sup>ST</sup> STORY FLOOR PLANS



All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently flooran.com

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Exterior View from Lake Ave



1<sup>ST</sup> Floor Lobby





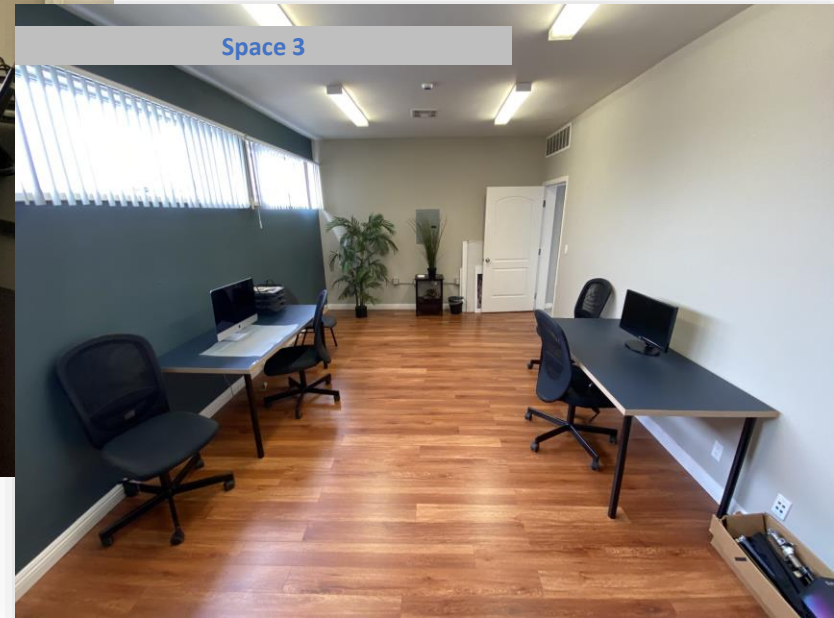
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Space 2 – Presentation/Bull Pen Area



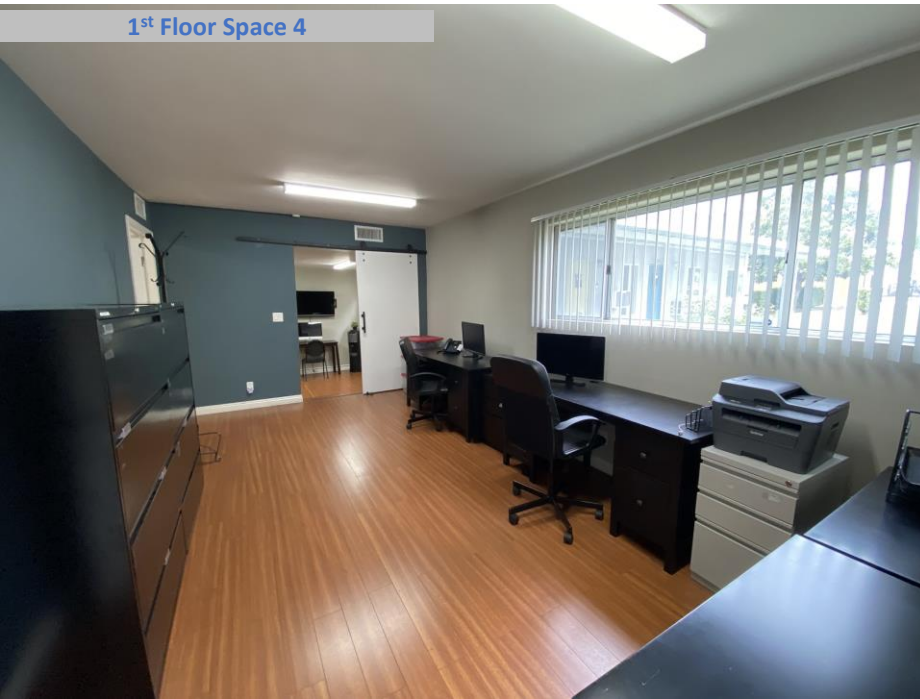
Space 3



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1<sup>st</sup> Floor Space 4



1<sup>st</sup> Floor Space 5

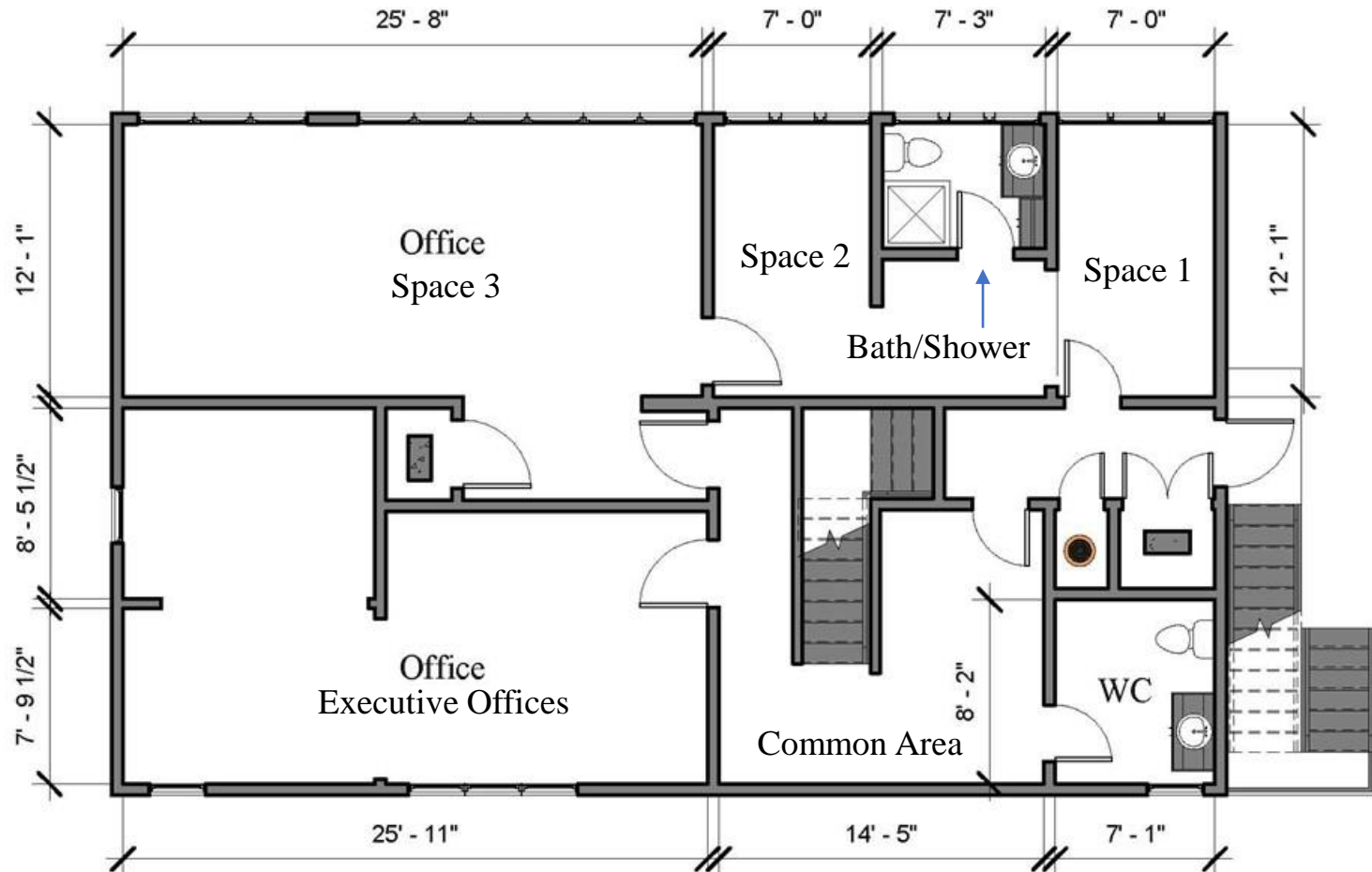




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## 2<sup>ND</sup> STORY FLOOR PLANS

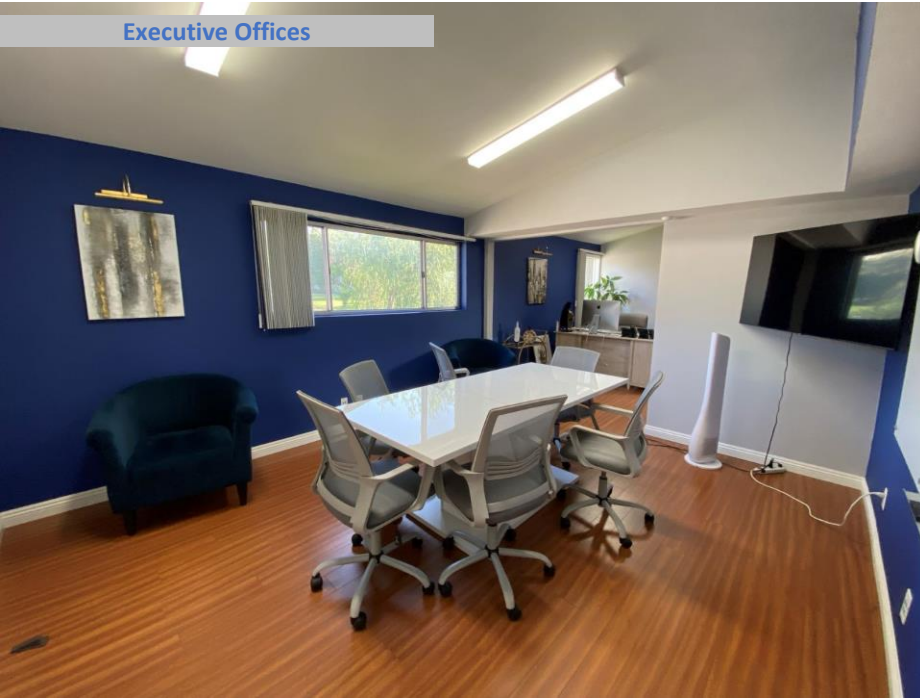


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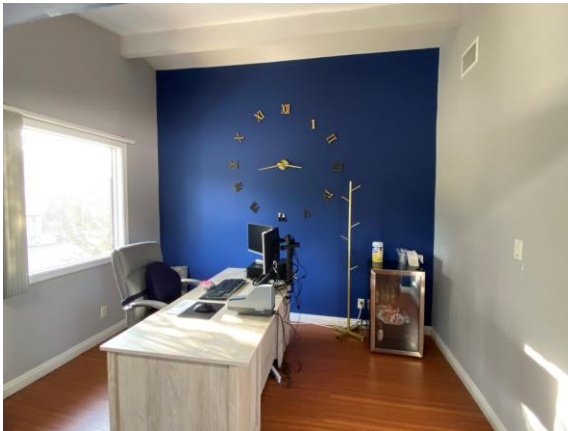
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Executive Offices



Executive Offices

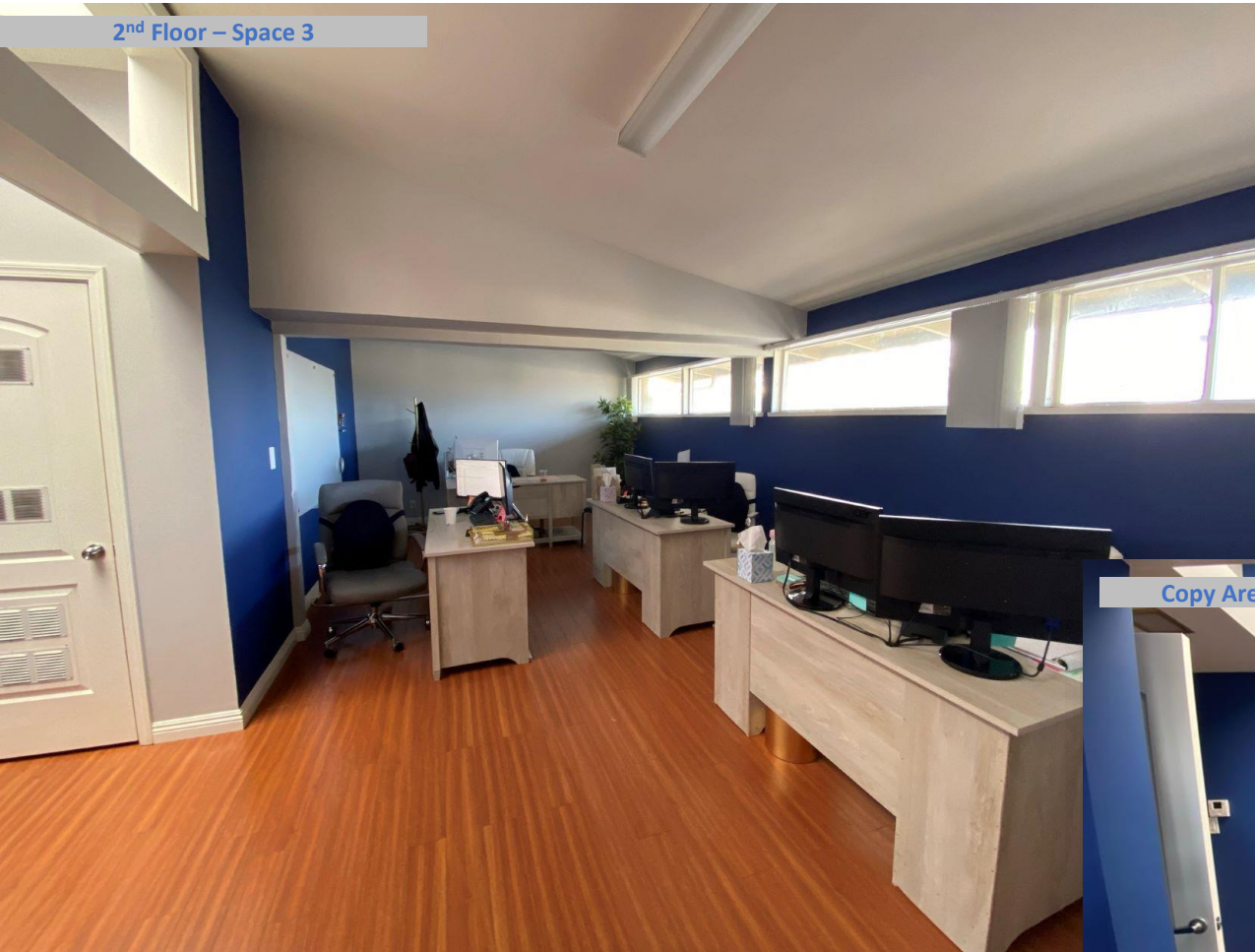




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2<sup>nd</sup> Floor – Space 3



Copy Area and Server Room



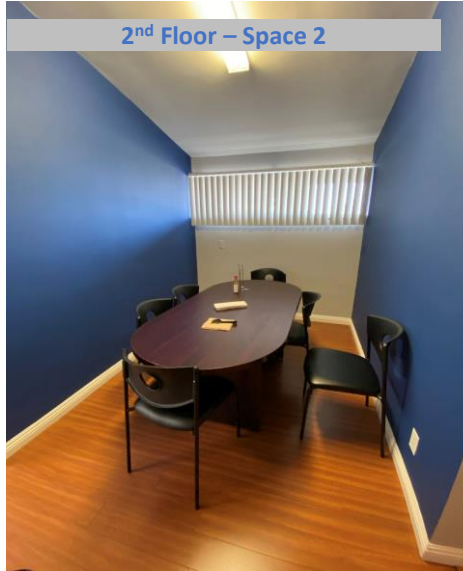
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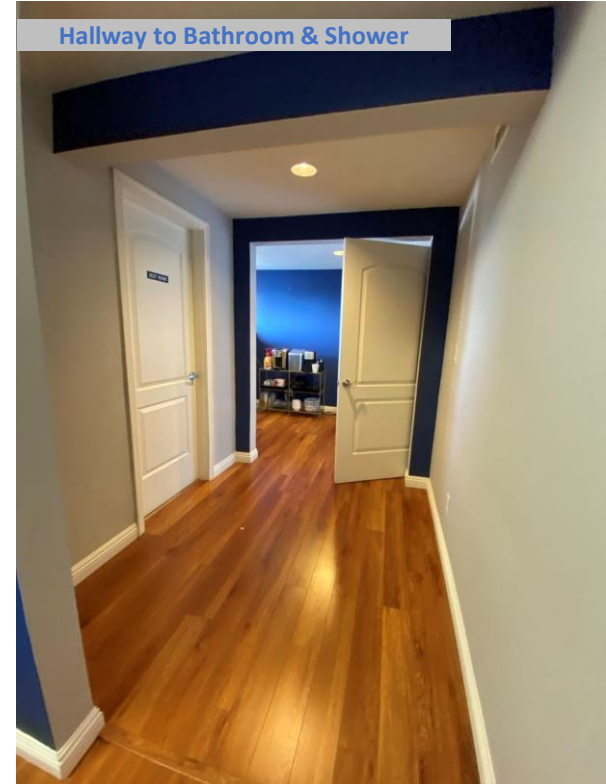
2<sup>nd</sup> Floor – Space 1



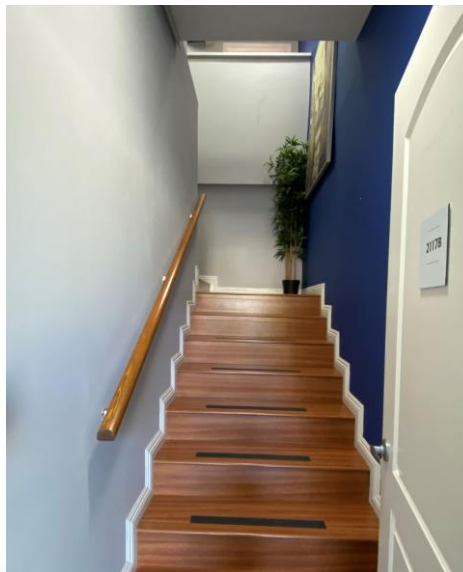
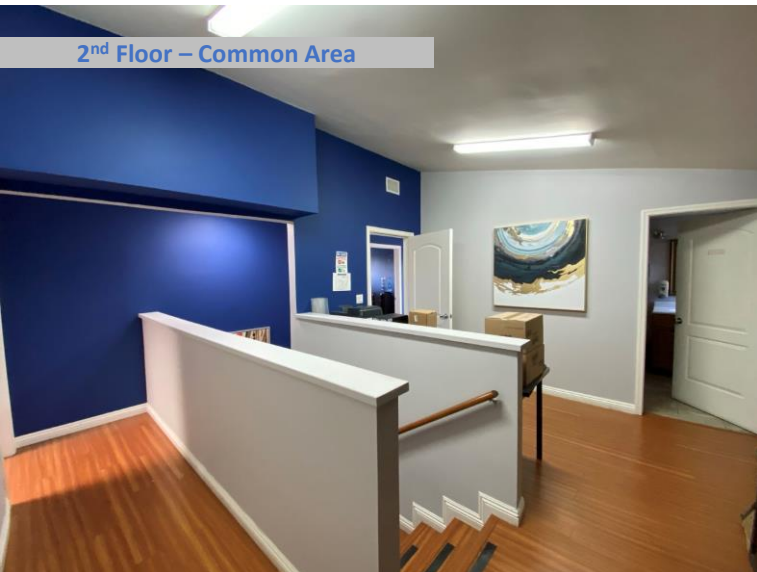
2<sup>nd</sup> Floor – Space 2



Hallway to Bathroom & Shower



2<sup>nd</sup> Floor – Common Area





## 3,000 SF OFFICE FOR LEASE IN ALTADENA

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# RENT ROLL

		Square	% of	Lease Term		ASKING RENTS		
Suite	Tenant	Feet(1)	Property	Begin	End	Monthly	PSF	LEASE TYPE
2117 Standalone Office Building (1st & 2nd Floors)								
2117 A	First Floor	1,500	50%	-	-	\$3,000	\$2.00	Modified Gross
2117 B	Second Floor	1,500	50%	-	-	\$3,000	\$2.00	Modified Gross
Totals/Averages		3,000	100%	Monthly		\$6,000	\$2.00	
Occupied		0	0%	Annual		\$72,000	\$24.00	
Vacant		3,000	100%					

Notes: (1) Square Footage is approximation.

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Subject Property  
Zoning is C3

# ZONING

## Zone C-3: General Commercial

### Permitted Uses:

- Zone C-2 uses, secondhand stores (22.20.030.C)

### Minimum Required Area:

- No minimum required area. But see 21.24.240 of L.A. County Code - Subdivisions

### Maximum Height Limit:

- 13 times buildable area (22.20.040.B, 22.110.060), except as otherwise provided in community standards district

### Minimum Required Parking:

- General commercial – 1 parking space for each 250 sq. ft. of floor space (22.112.070)
- Non-medical office uses – 1 parking space for each 400 sq. ft. of floor space. (22.112.070)
- Eating/drinking establishments – 1 parking space for each 3 persons, based on occupant load determined by Public Works Department (minimum of 10 parking spaces) (22.112.070)

### Building Setback:

- No building setback required

### Maximum Lot Coverage:

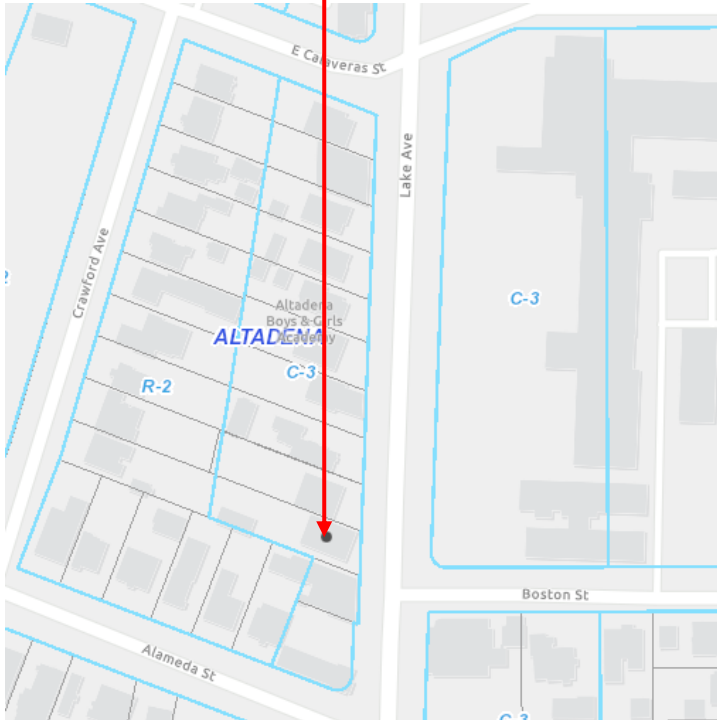
- 90% of net area of lot (22.20.040)
- 10% of net area must be landscaped (22.20.040)

### Outside Display:

- Automobile sales, restaurants, and a few other uses (22.140.420)

### Outside Storage:

- Permitted at the rear of a parcel when incidental to the permitted use existing in the front of the parcel; storage may not be closer than 50 feet to the front lot line and must be completely enclosed by a 5 to 6 foot-high solid fence or wall (22.140.430)



Source: [https://planning.lacounty.gov/luz/summary/category/commercial\\_zones](https://planning.lacounty.gov/luz/summary/category/commercial_zones)





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# ZONING – Allowed Uses in Unincorporated LA County

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22PLZO\\_DIV3ZO\\_CH22.20COZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV3ZO_CH22.20COZO)

Click the link above  
for allowed uses in  
a C3 Zone.

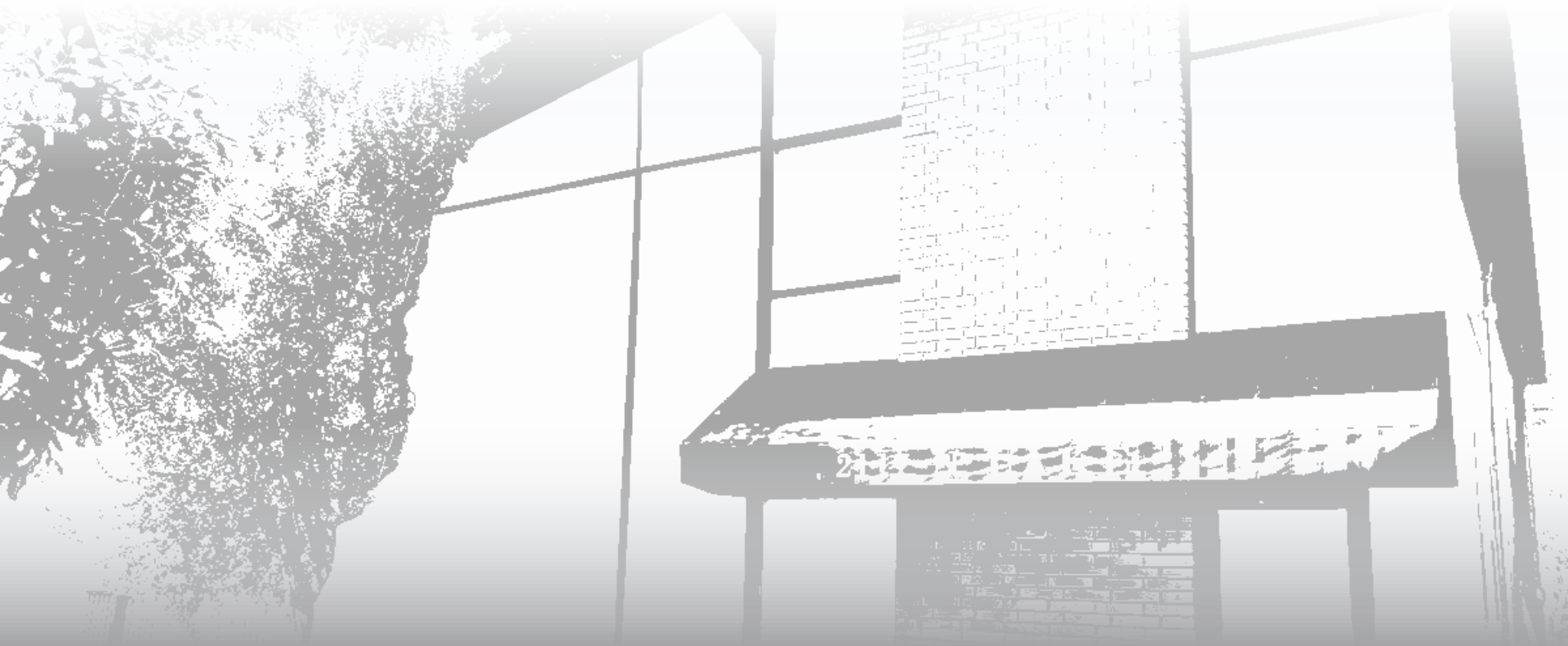


**BUYER TO CONDUCT THEIR OWN INVESTIGATION AND SHOULD NOT RELY ON  
THIS INFORMATION FOR THE LEASE OF THIS PROPERTY**



# Commercial with Fenced Yard & Billboard

5324 Pacific Blvd | Huntington Park, CA



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