

595 EAST COLORADO BOULEVARD



HISTORIC LANDMARK BUILDING ON ROSE PARADE ROUTE DOWNTOWN PASADENA AT COLORADO AND MADISON

AVAILABLE SPACE:

Suite 318 - 1,475 RSF (Avail. 10/01/25)

Suite 432 - 840 RSF
(Waiting area, one (1) office, and large open area/ conference room.)

RENTAL RATE: \$3.60 - \$3.70 per sq. ft., FSG.

AMENITIES:

- Ample covered parking available (3/1,000) at \$85.00 per unreserved parking space.
- LEED Gold certified.
- Flexible suite layouts and high-quality tenant improvements.
- Tender Greens, Urth Café and Star Leaf.
- Breathtaking views of City Hall and Rose Parade.
- Professional, stable ownership and on-site management team.
- Walking distance to Old Town Pasadena, Plaza Paseo retail/restaurants.
- Across the street from Marriott "AC Hotel Pasadena".

FOR LEASE



For more Information, Contact:

Dan Alle

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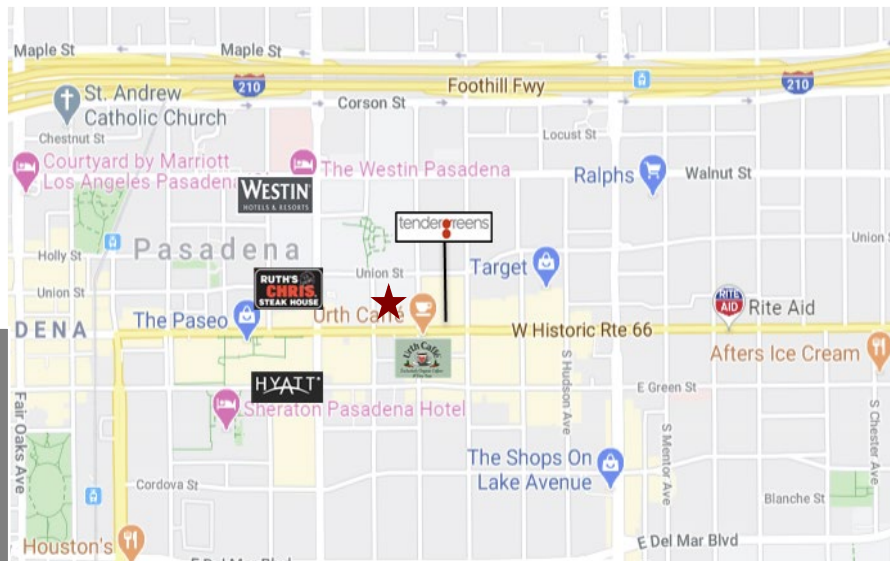
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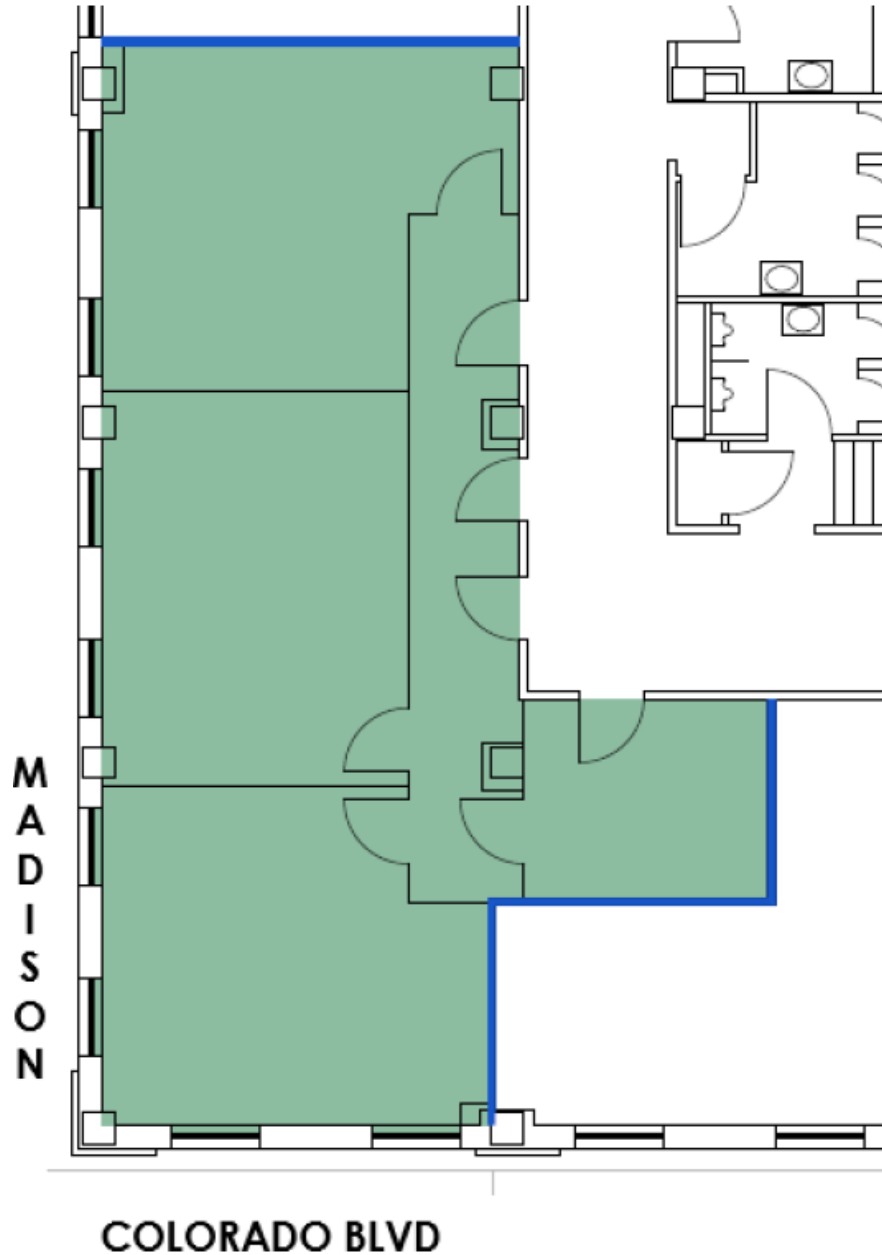
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595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 318

RENTABLE: 1,475



FOR FURTHER
INFORMATION PLEASE
CONTACT

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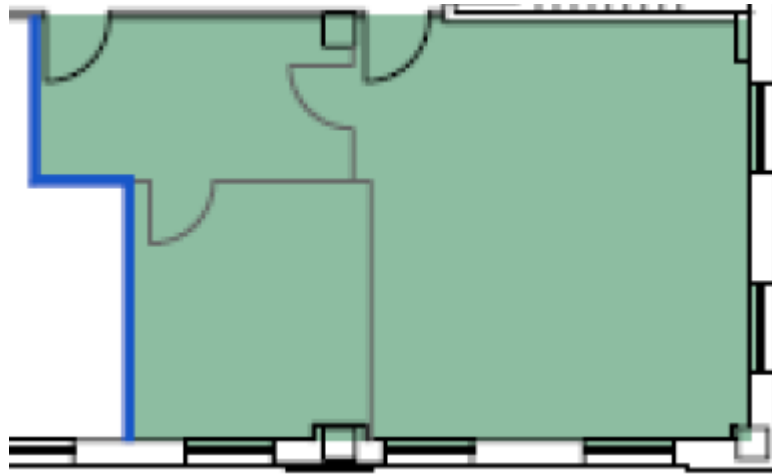
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595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 432

RENTABLE: 840



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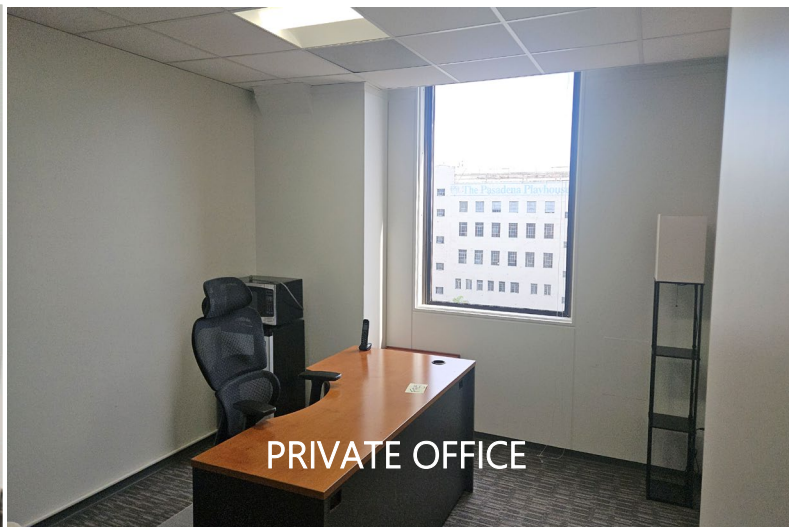
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SUITE 432 - INTERIOR PHOTOS



RECEPTION AREA



PRIVATE OFFICE



OPEN AREA / CONFERENCE ROOM



OPEN AREA

Creating Value for Our Tenants

Through a commitment to environmental stewardship, positive social impact and tenant well-being

OPERATING SUSTAINABLY

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓ 20%

Reduction in Total Energy Consumption

↓ 26%

Reduction in GHG Emissions Intensity

↓ 22%

Reduction in Water Consumption

↓ 50%

Reduction in Scope 1 and 2 GHG Emissions by 2030

↓ 100%

Reduction in Scope 1 and 2 GHG Emissions (net zero) by 2040

Like-for-like reductions from 2018 to 2023



REDUCING WASTE

- › Building-level and in-suite recycling
- › On-site composting
- › Collection programs for e-waste



SAVING WATER

- › Minimizing water use for outdoor cleaning
- › Choosing water-free cleaning when possible
- › Using reclaimed water for landscaping



TRACKING ENERGY

We use ENERGY STAR Portfolio Manager to track performance



CREATING AN ENVIRONMENT FOR HEALTH AND WELLNESS

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h³experiences® program.

Healthy building practices include:

- › Proper ventilation that maximizes outside air
- › Incorporating natural light
- › Use of nontoxic products
- › Monitoring CO₂, PMs and VOCs
- › LEED, WELL and Fitwel Certified Buildings

h³experiences® offers:

- › On-site meeting and conference centers
- › Amenity-sharing across properties
- › Fitness and wellness offerings
- › Community engagement activities
- › Flexible office solutions and alternative work areas



Scan QR code to download our annual 2023 ESG Report and learn more about our sustainability practices.

[SWIGCO.COM/SUSTAINABILITY](https://www.swigco.com/sustainability)



h³experiences®