

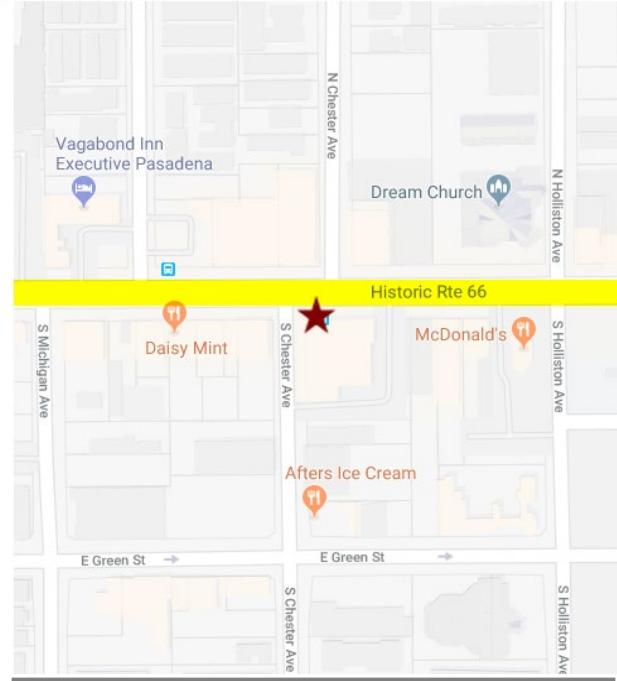
# CREATIVE FREE-STANDING BUILDING FOR LEASE



## 1278 EAST COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

|                  |   |
|------------------|---|
| AVAILABLE SPACE: | Ground floor space – Approximately 2,655 sq. ft. Exposed brick, polished concrete floors and exposed ducting. Open space with four (4) offices, restroom, kitchen and storage room.   |
| MONTHLY RENT:    | \$2.35 per sq. ft. per month, Modified Gross. Tenant to pay for its own utilities, janitorial, and liability insurance.   |
| AVAILABLE:       | Immediately.  |
| PARKING:         | Five (5) unreserved parking spaces free of charge in parking lot next to the building, and easy street parking.   |
| AMENITIES        | <ul style="list-style-type: none"><li>Space has an automatic roll-up door.</li><li>Close to Pasadena City College and California Institute of Technology.</li><li>Steps away to Zankou Chicken, McDonald's, and Daisy Mint restaurant.</li><li>Prominent street signage.</li><li>Responsive property management.</li><li>Easy access 210 freeway.</li></ul> |



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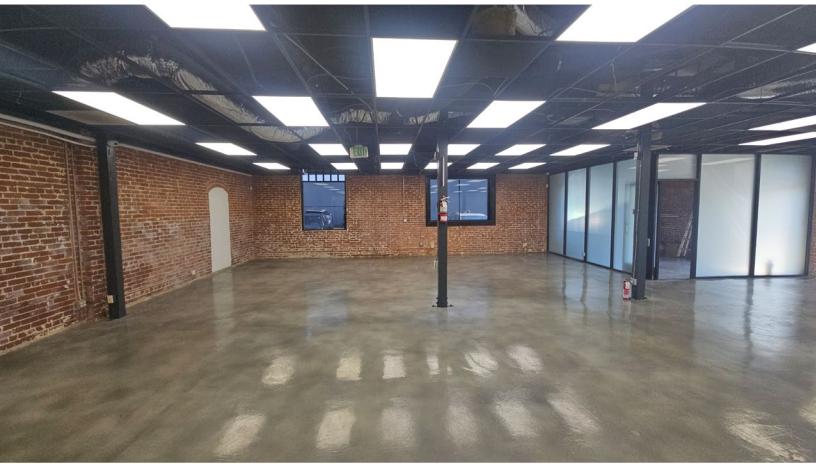
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# 1278 E. COLORADO BOULEVARD



# 1278 E. Colorado Boulevard

## PARKING LOT

