

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:

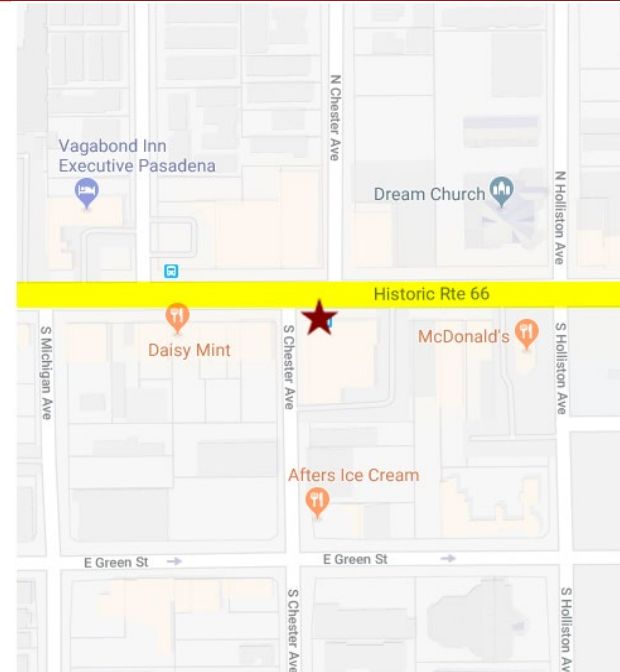
Immediately.

PARKING:

Five (5) unreserved parking spaces free of charge in parking lot next to the building, and easy street parking.

AMENITIES

- Space has an automatic roll-up door.
- Close to Pasadena City College and California Institute of Technology.
- Steps away to Zankou Chicken, McDonald's, and Daisy Mint restaurant.
- Prominent street signage.
- Responsive property management.
- Easy access 210 freeway.



For more Information, Contact:

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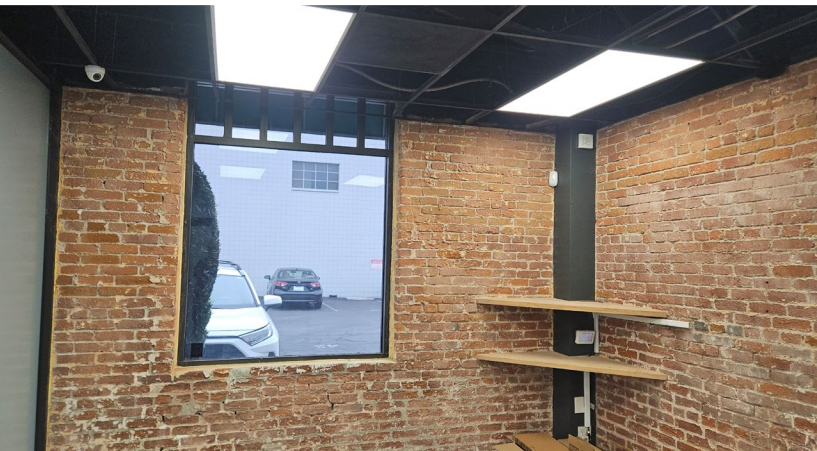
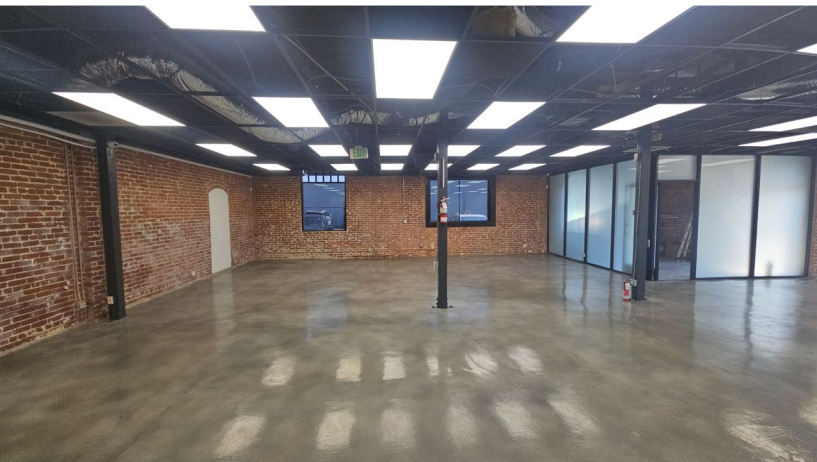
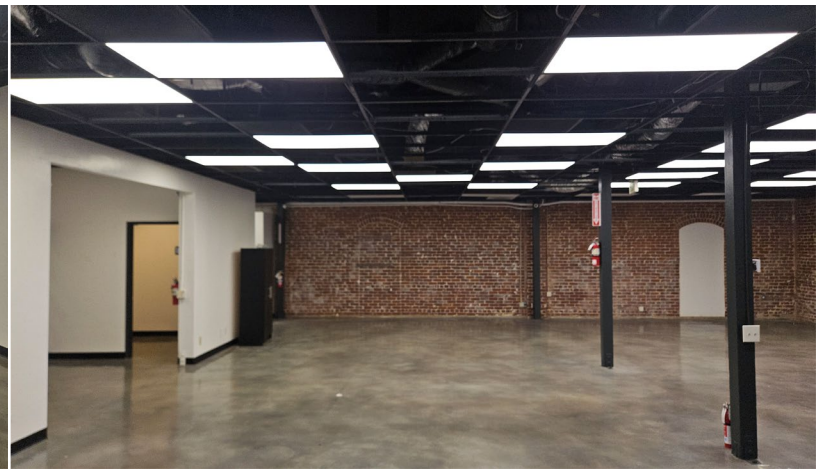
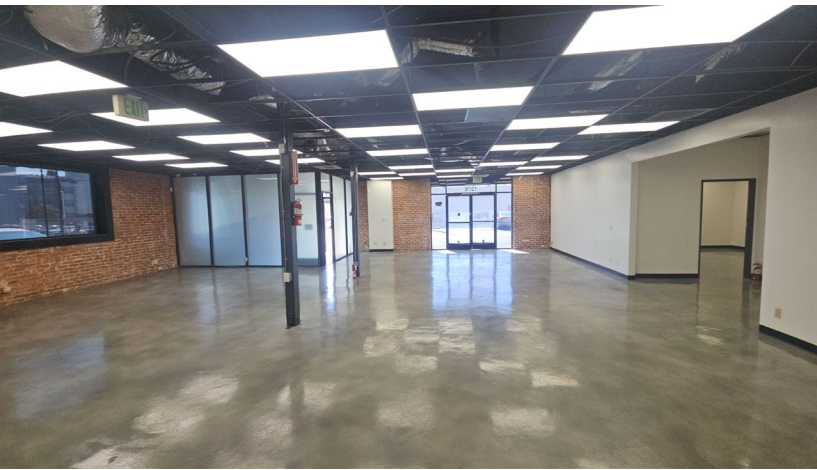
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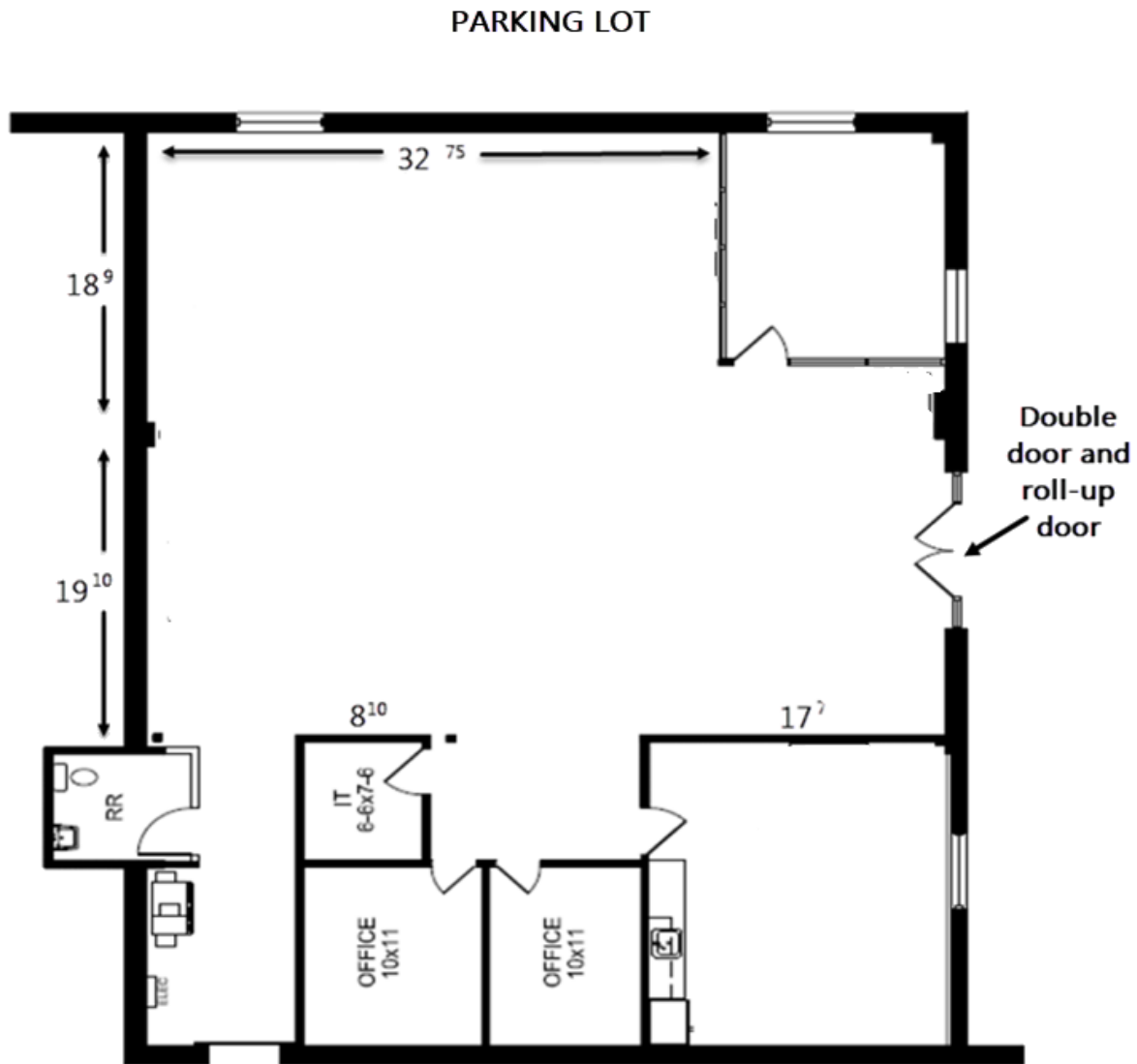


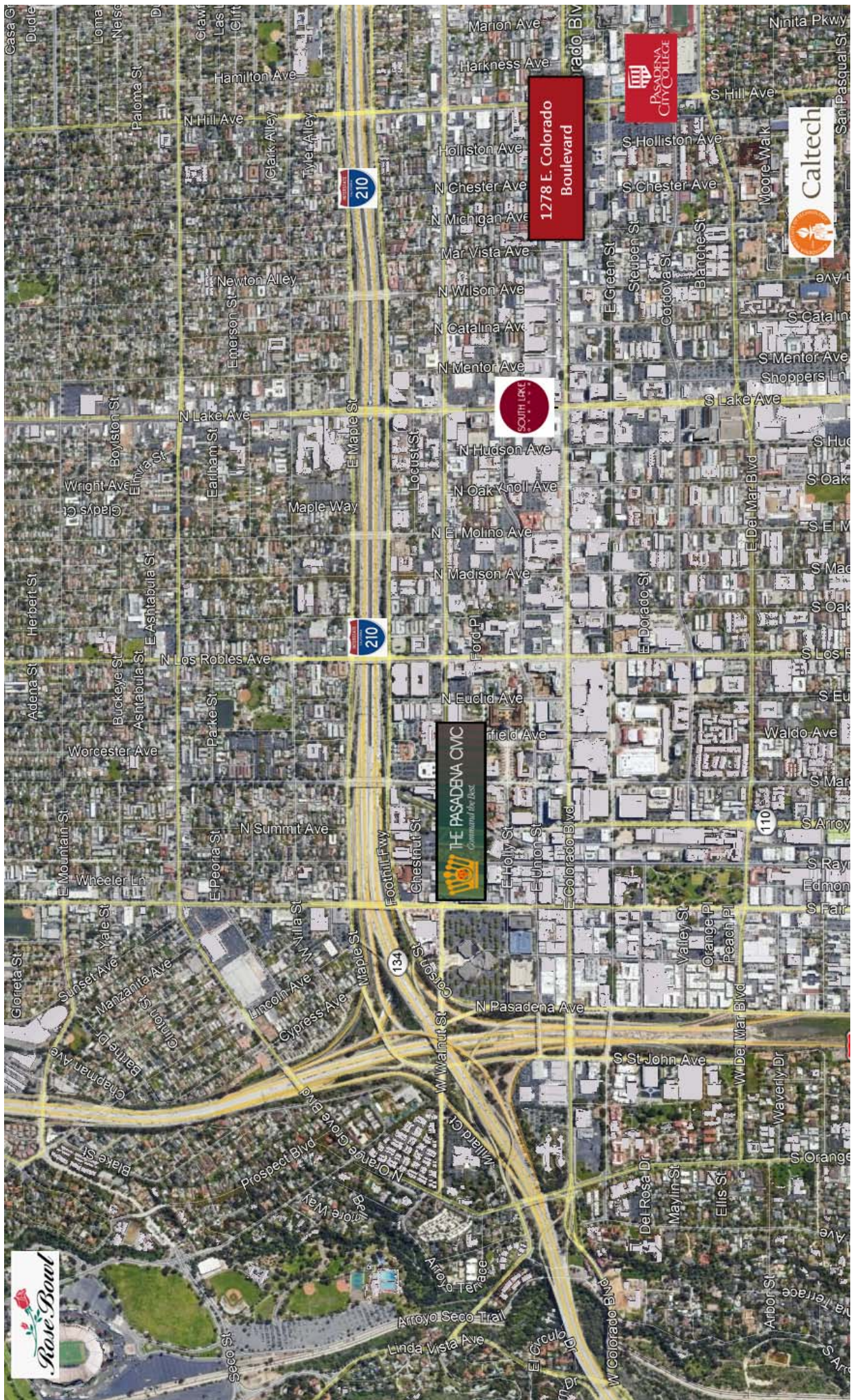
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