

595 EAST COLORADO BOULEVARD



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

AVAILABLE SPACE:

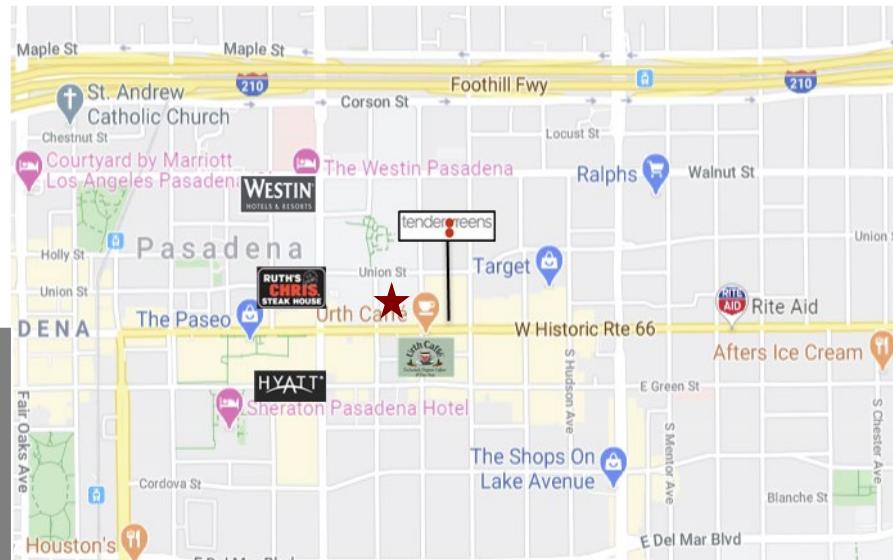
Suite 211 - 737 RSF

Suite 501 - 1,318 RSF (Avail. 07/01/26)

RENTAL RATE: \$3.70 - \$3.80 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 more information, Contact:

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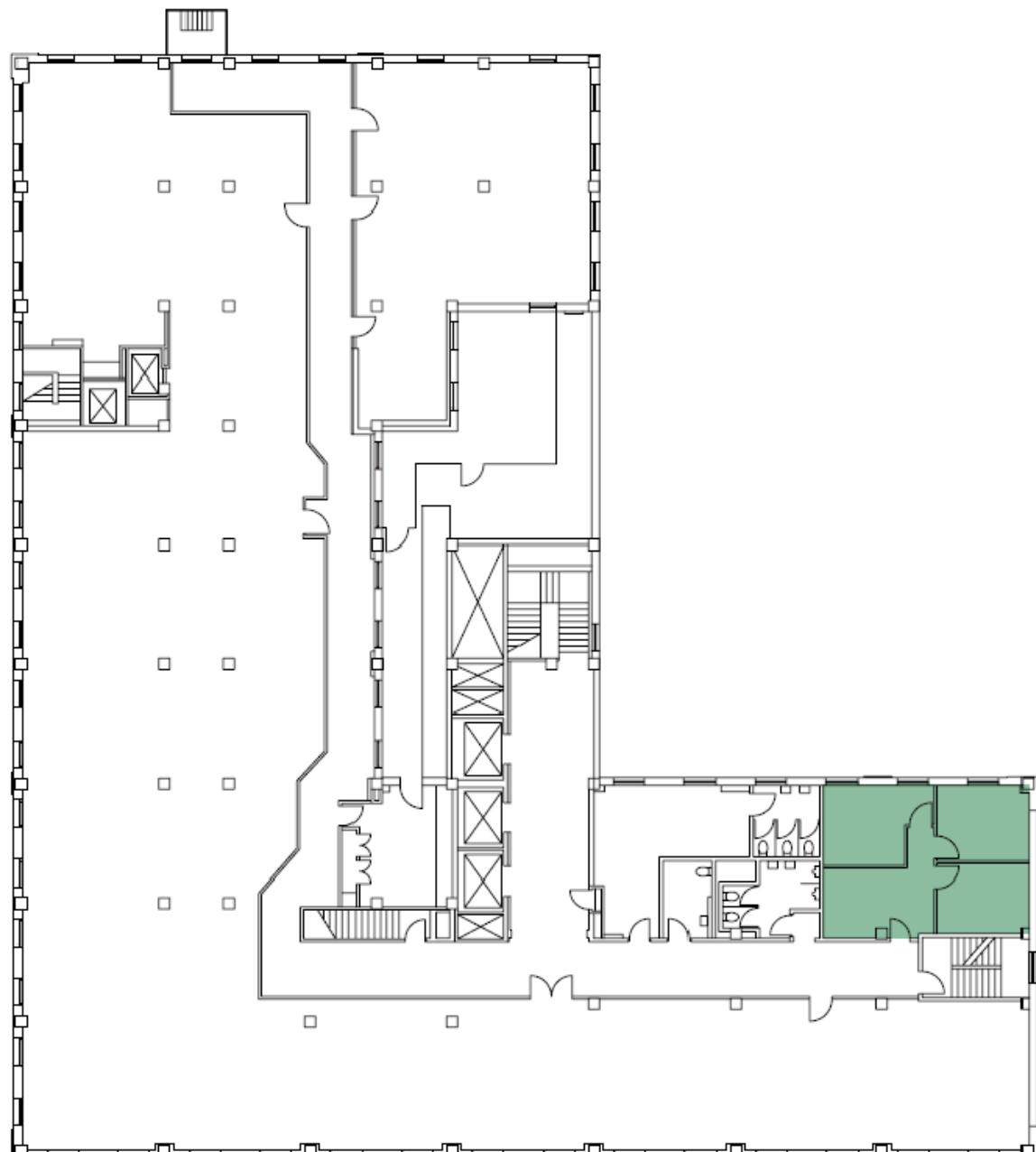
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595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 211

RENTABLE: 737



FOR FURTHER
INFORMATION PLEASE
CONTACT

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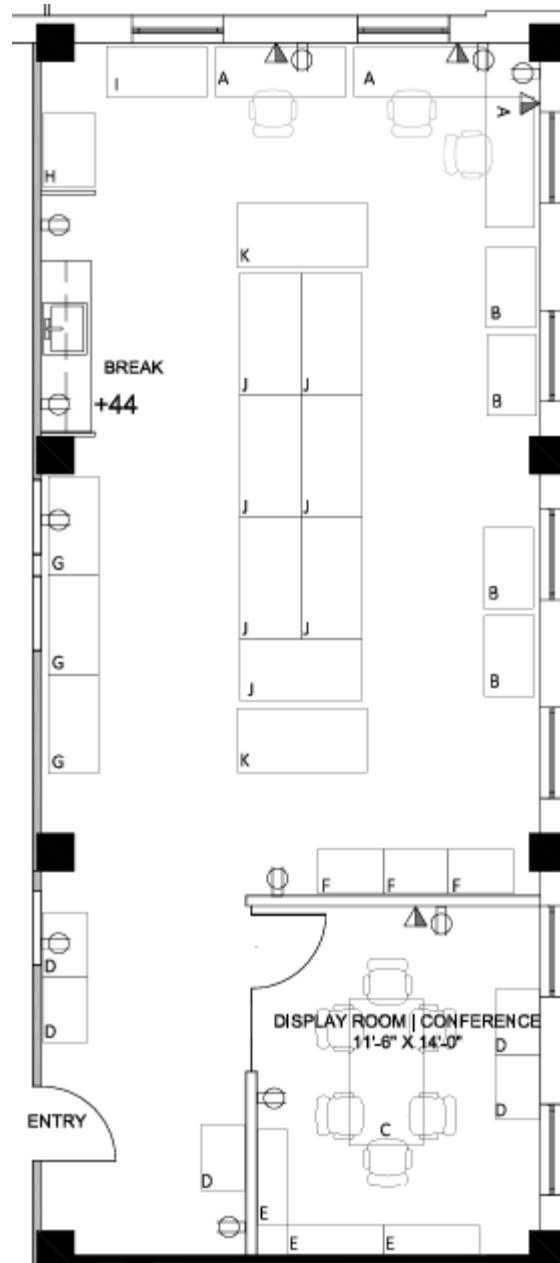
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SUITE: 501

RENTABLE SF:
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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

Like-for-like reductions from 2018 to 2023

GREENHOUSE GAS (GHG) REDUCTION TARGETS

We are committed to GHG reduction targets aligned with the Paris Agreement's urgent call to action to limit global warming by achieving net-zero emissions before 2040.

↓ 50%

Reduction in Scope 1
and 2 GHG Emissions
by 2030

↓ 100%

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



REDUCING WASTE

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



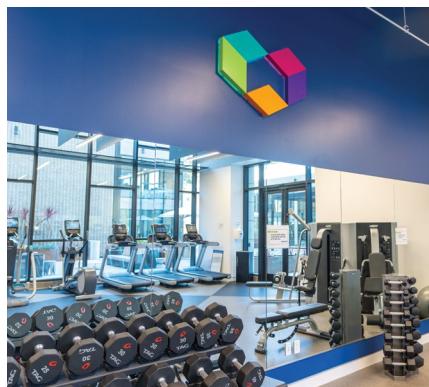
SAVING WATER

- › 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

