

PRIME OFFICE SPACE FOR LEASE



301 E. COLORADO BOULEVARD, PASADENA

AVAILABLE SPACE: Suite 510 – Approximately 2,793 sq. ft.
(Available – August 2026)

Suite 708 – Approximately 1,353 sq. ft.
(Available – August 2026)

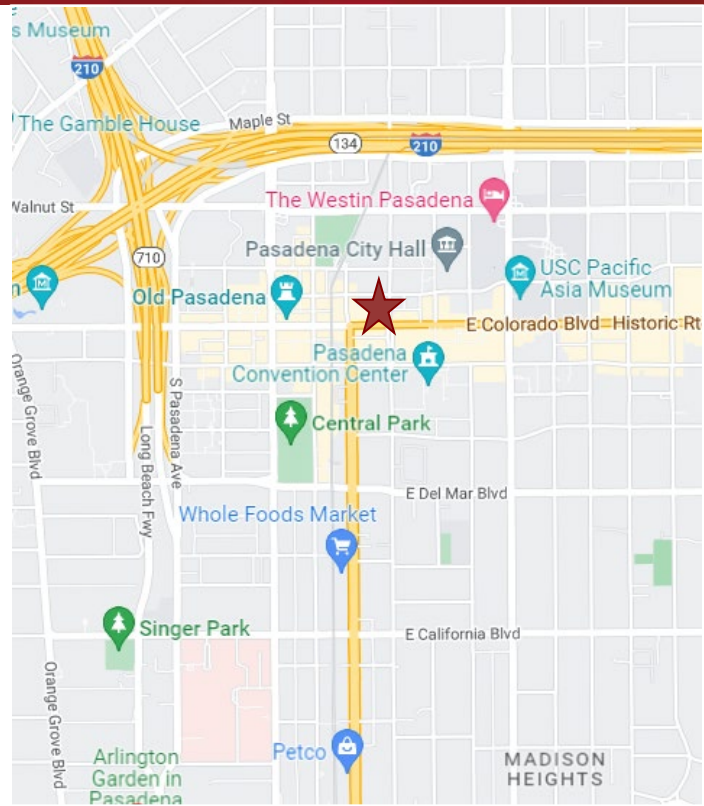
LEASE RATE: Suite 510 - \$3.00 per sq. ft., FSG.
Suite 708 - \$2.85 per sq. ft., FSG.

PARKING: Prevailing monthly rate which is currently \$120.00 unreserved and \$125.00 reserved.

AMENITIES:

- * Beautiful lobby.
- * Twenty-four-hour guard station.
- * Close proximity to Old Pasadena and Playhouse District.
- * Walking distance to The Paseo, Convention Center, City Hall, Post Office, restaurants and retail.
- * High speed fiber optics access.
- * Ground floor meeting room.
- * Easy access to 210 and 134 freeways.

**DO NOT DISTURB TENANT.
PLEASE MAKE APPOINTMENT WITH BROKER.**



For more Information, Contact:

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301 E. COLORADO BOULEVARD



AMENITY MAP



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