

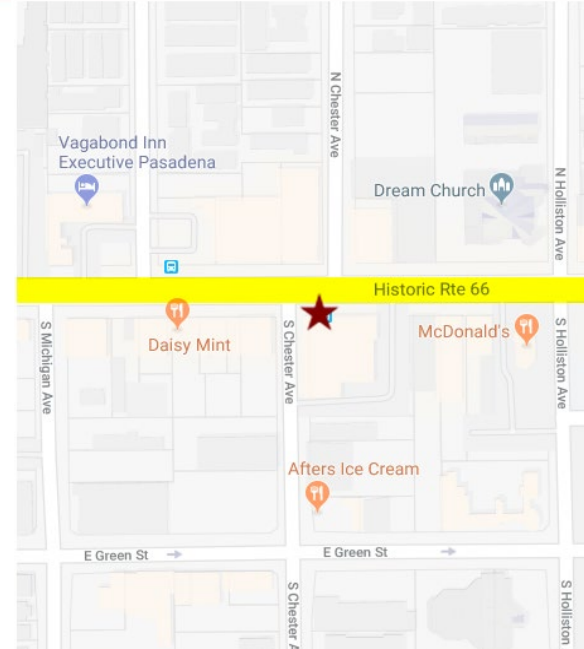
EXCEPTIONAL OFFICE SUITE FOR LEASE



1276 EAST COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Suite 206 – Approx. 475 RSF
One (1) office with open space and storage room.
- MONTHLY RENT:** \$2.60 per sq. ft. per month, Full Service Gross.
Landlord pays for utilities and five (5) day interior janitorial.
- AVAILABLE:** September 15, 2025.
- PARKING:** One (1) unreserved space in parking lot next to the building, and easy street parking.
- AMENITIES**
- Close to Pasadena City College and California Institute of Technology.
 - Steps away to Zankou Chicken, McDonald's, and Daisy Mint restaurant.
 - Stairway access. (No elevator)
 - Responsive property management.
 - Secured front door with intercom system and stairway to second floor offices.



For more Information, Contact:

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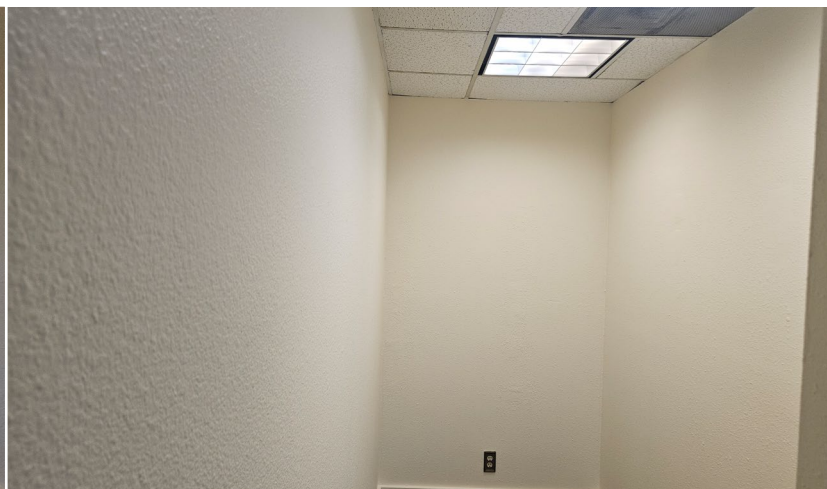
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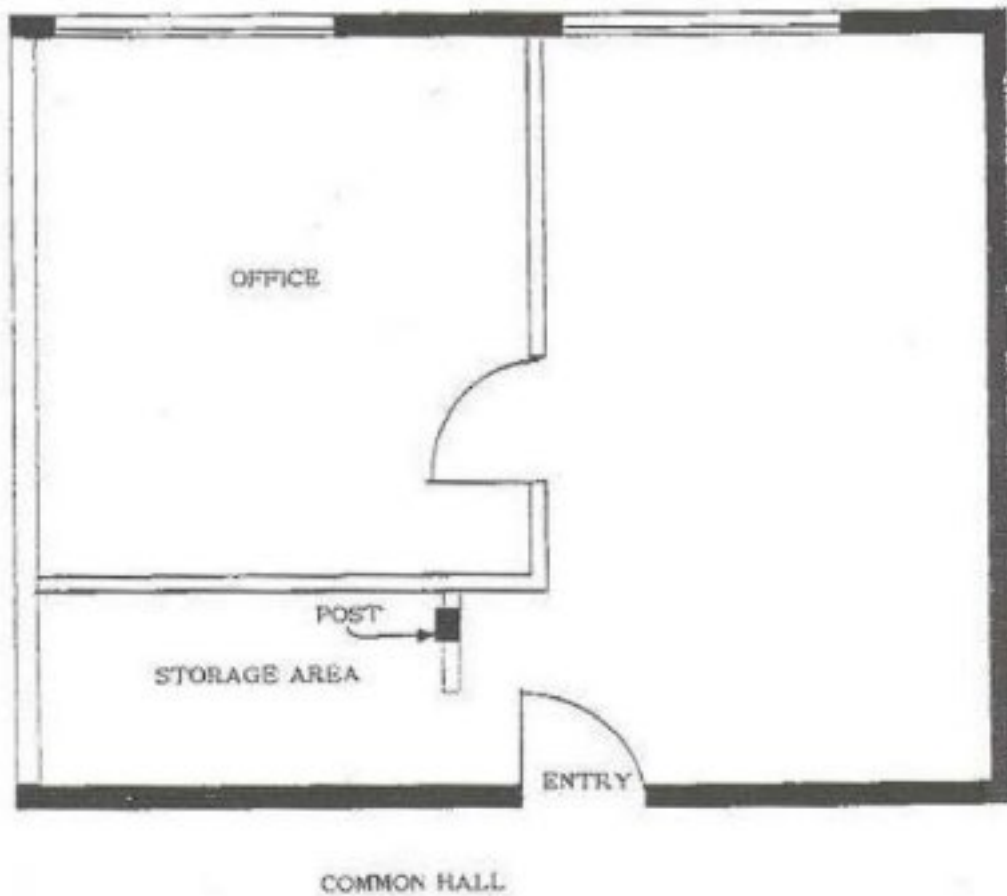
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SUITE 206



Suite 206

A.C.C. SUITE # 206



1276 E. Colorado Boulevard

Amenity Map

