

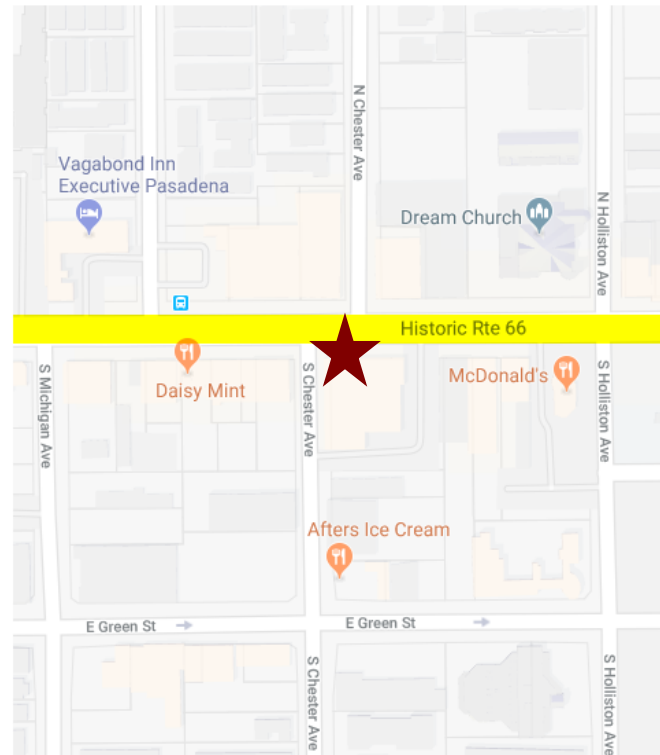
# PROFESSIONAL OFFICE SUITE FOR SUBLEASE



## 1276 E. COLORADO BOULEVARD, PASADENA

FOR SUBLEASE

AVAILABLE	Suite 201 - Approx. 1,290 RSF (Open area, four (4) offices, conference room, storage and operable windows)
MONTHLY RENTAL	04/01/26 - 12/31/26 - \$2,989.58/month 01/01/27 - 12/31/27 - \$3,079.26/month
COMMENCEMENT	Immediately.
EXPIRATION	December 31, 2027. (Longer term possible)
PARKING	Three (3) unreserved parking spaces in surface parking lot free of charge.
AMENITIES	<ul style="list-style-type: none"><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>* Stairway access.</li><li>* Responsive property management.</li><li>* Secured exterior front door with intercom system and stairway access to second floor offices.</li></ul>



For More Information, Contact:

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# 1276 E. Colorado Boulevard

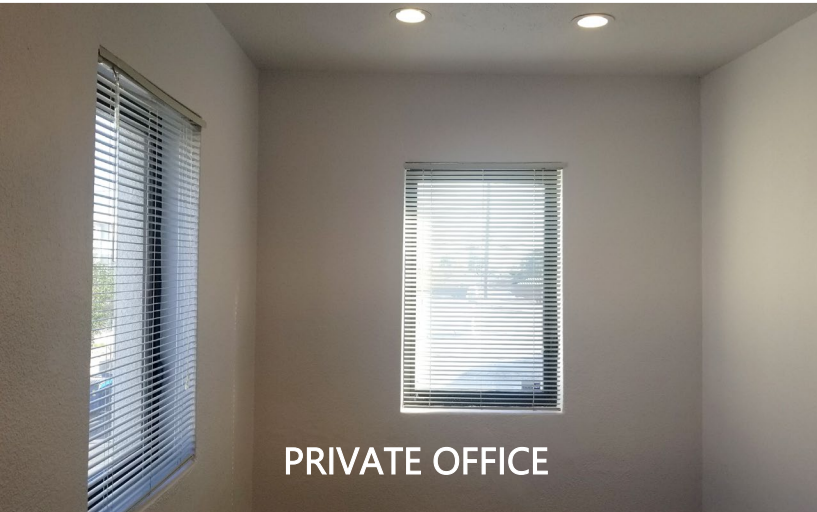
Suite 201



CONFERENCE ROOM OFF CORRIDOR



ADMIN AREA

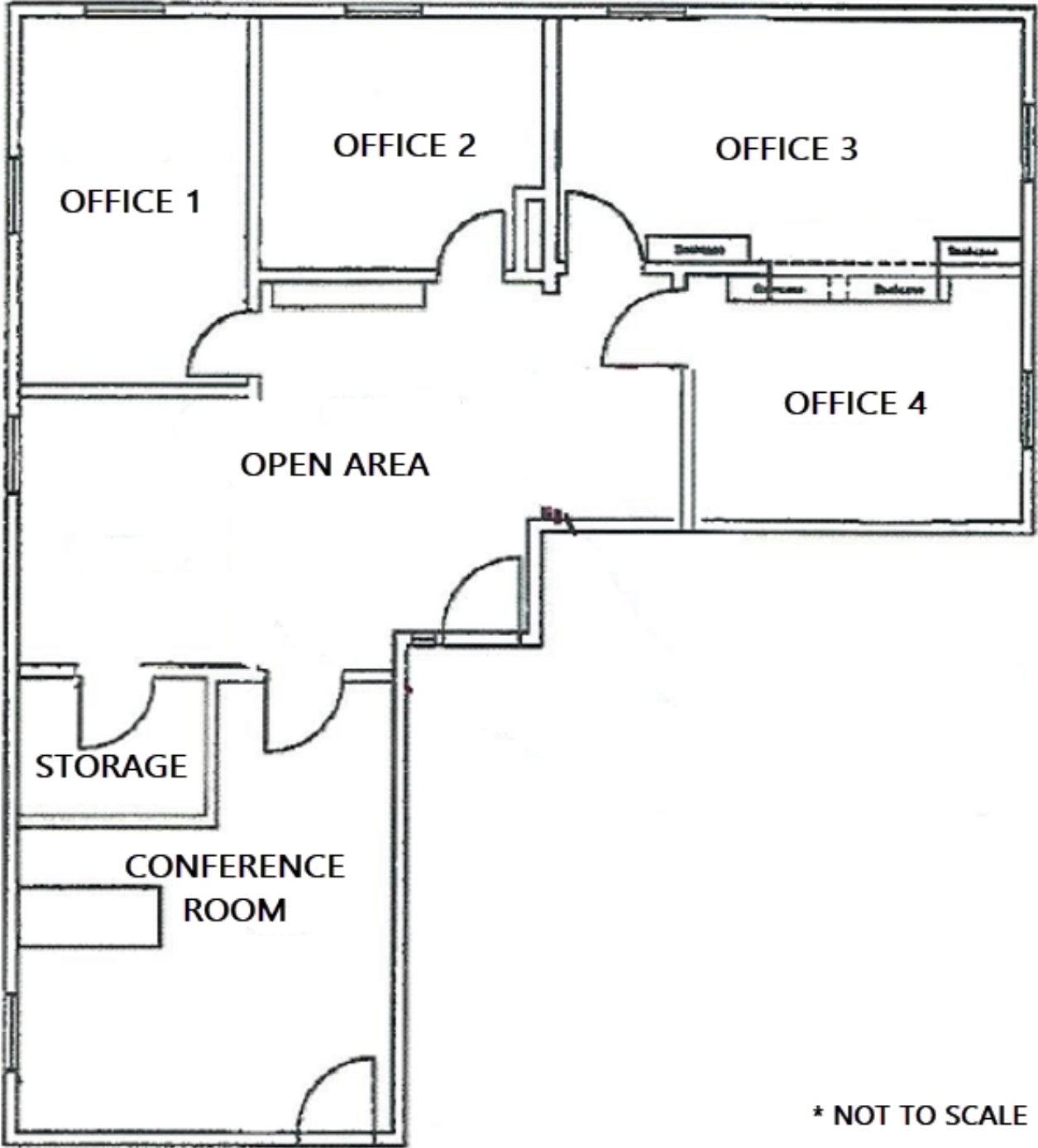


PRIVATE OFFICE



RECEPTION AREA

SUITE 201



# 1276 E. Colorado Boulevard

## Amenity Map

