595 EAST COLORADO BOULEVARD

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

FOR LEASE

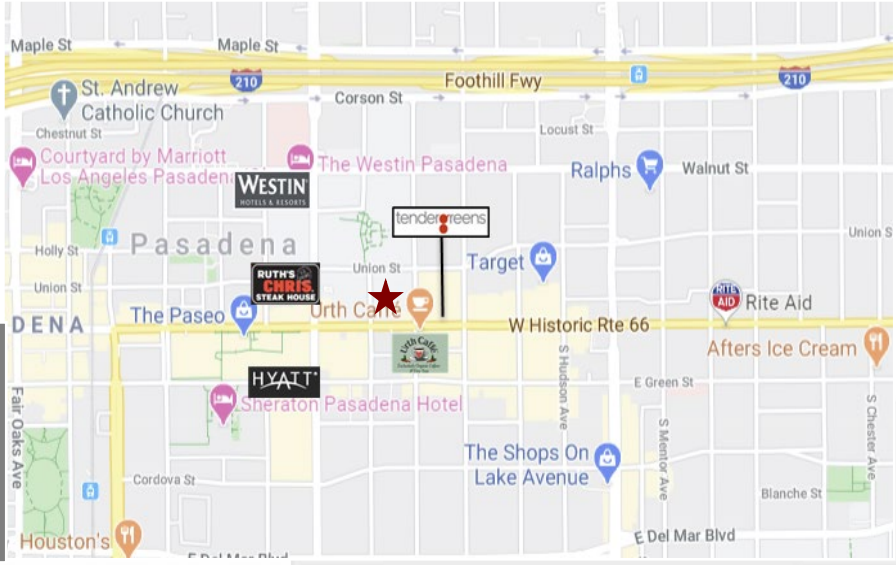
AVAILABLE SPACE:

Suite 431 - 498 RSF (Avail. 11/01/26)

RENTAL RATE: Negotiable.

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".



Redstone COMMERCIAL REAL ESTATE

THE SWIG COMPANY

h²experiences

For more Informtion, Contact:

Dan Alle
dalle@redstonecre.com
Lic. # No. 01017941
(626) 483-6358

Julie Alle
jalle@redstonecre.com
Lic. # No. 01889085
(626) 864-3927

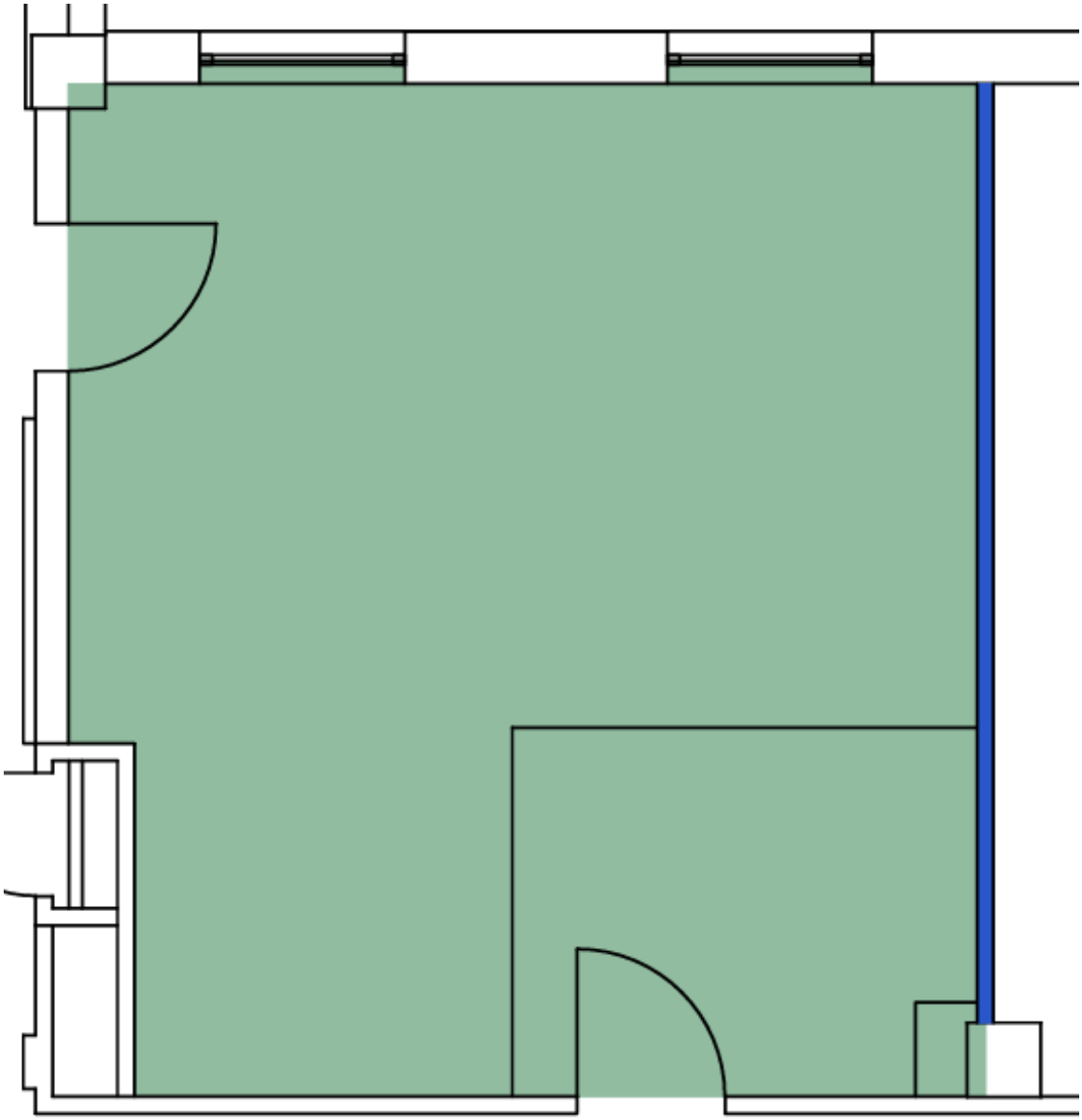
All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 431

RENTABLE: 498



FOR FURTHER INFORMATION PLEASE CONTACT

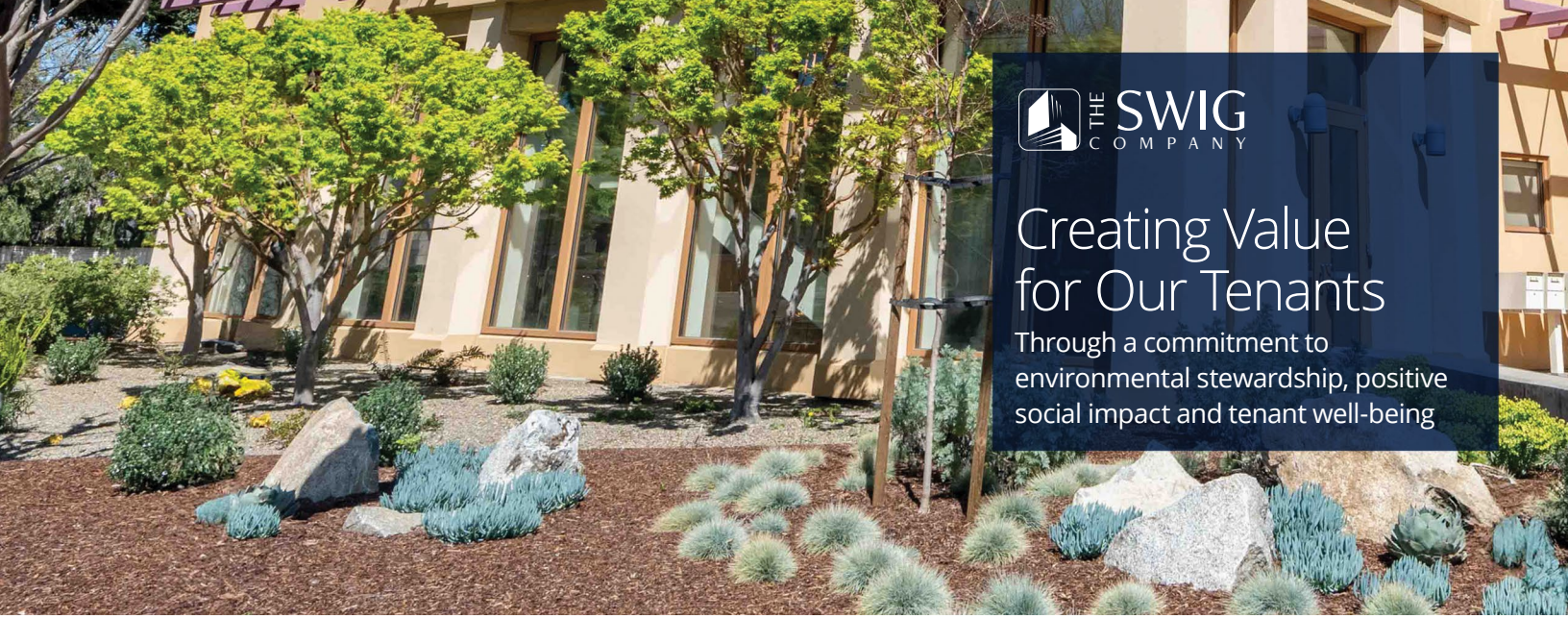
JULIE ALLE
Lic. 01889085
T 626.864.3927
JAlle@RedstoneCRE.com

DAN ALLE
Lic. 01017941
T 626.483.6358
DAlle@RedstoneCRE.com

Redstone COMMERCIAL REAL ESTATE

Redstone Commercial Real Estate|301 N. Lake Avenue, Suite 410|Pasadena, CA 91101|www.redstonecre.com

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.



THE SWIG COMPANY

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

ENERGY STAR® PortfolioManager®

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 CO_2, 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

h³experiences®