

PRIME OFFICE SPACE FOR LEASE



301 E. COLORADO BOULEVARD, PASADENA

AVAILABLE SPACE:

Suite 202 – Approx. 935 sq. ft.
Suite 408 – Approx. 504 sq. ft.
Suite 510 – Approx. 2,793 sq. ft.
Suite 610 – Approx. 1,631 sq. ft.

LEASE RATE:

\$3.00 per sq. ft., Full Service Gross.

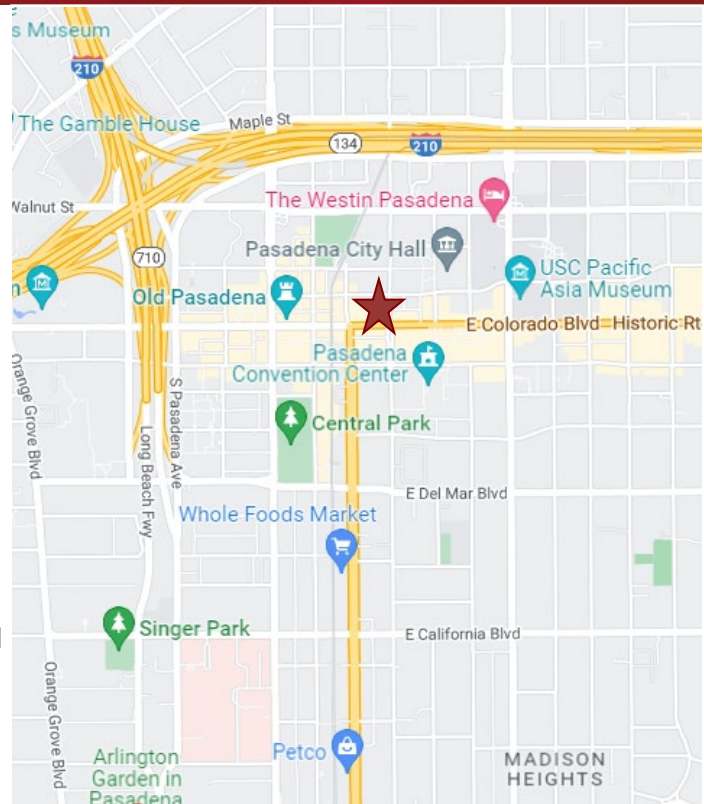
PARKING STRUCTURE:

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

AMENITIES:

- * Beautiful lobby.
- * Twenty-four-hour guard station with security cameras.
- * Close proximity to Old Pasadena and the Playhouse District.
- * Walking distance to The Paseo, Convention Center, City Hall, Post Office, restaurants and retail.
- * High speed fiber optics access.
- * Close proximity to Westin Hotel, Europe Café, Alexander's Steakhouse and California Pizza Kitchen.
- * Ground floor meeting room.
- * Common area conference room.

DO NOT DISTURB TENANT.
PLEASE MAKE APPOINTMENT WITH BROKER.



For more Information, Contact:

Dan Alle

dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

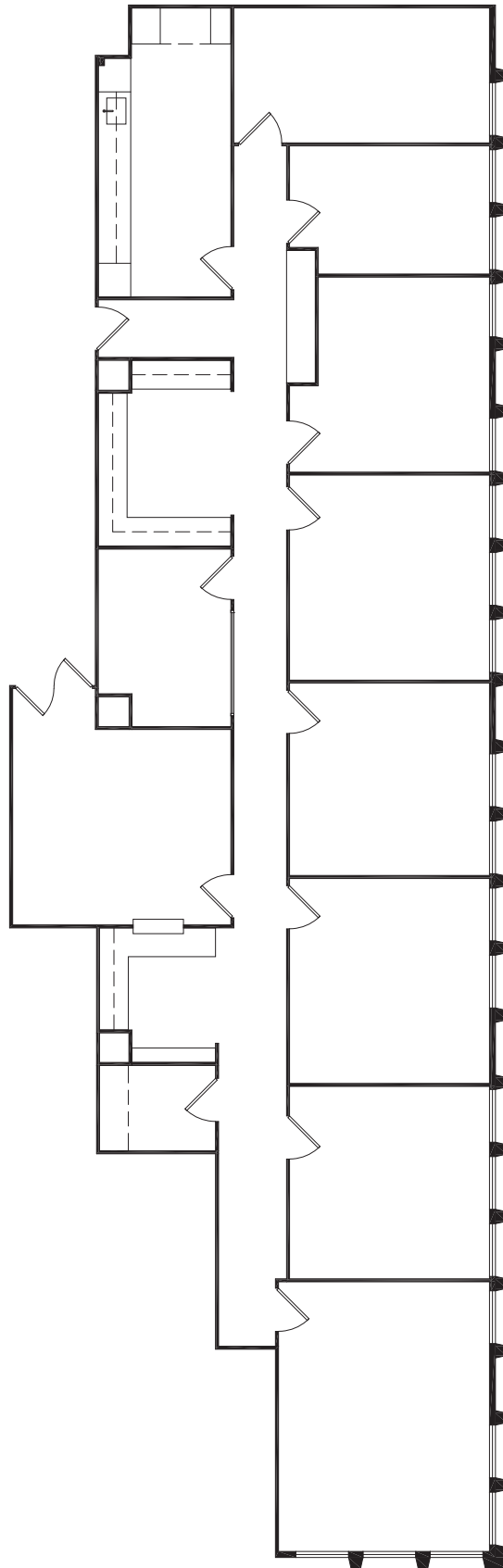
jalle@redstonecre.com

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.



1/8" = 1'-0"



Danette Munir
architecture + interiors
227 South Madison Avenue, Suite 103
Pasadena, California 91101
dmmunir@gmail.com | p: 626.201.3082

SUITE 510

301 EAST COLORADO BOULEVARD
PASADENA, CA 91101

Project 26-049

AS-BUILT

AB.1

Date: 08.20.26 1/8" = 1'-0"

SUITE 610

4

5

OFFICE

610F

OFFICE

610E

OFFICE

610D

A

B



610G

SUPPLY
LUNCH

610H

HALL

610A

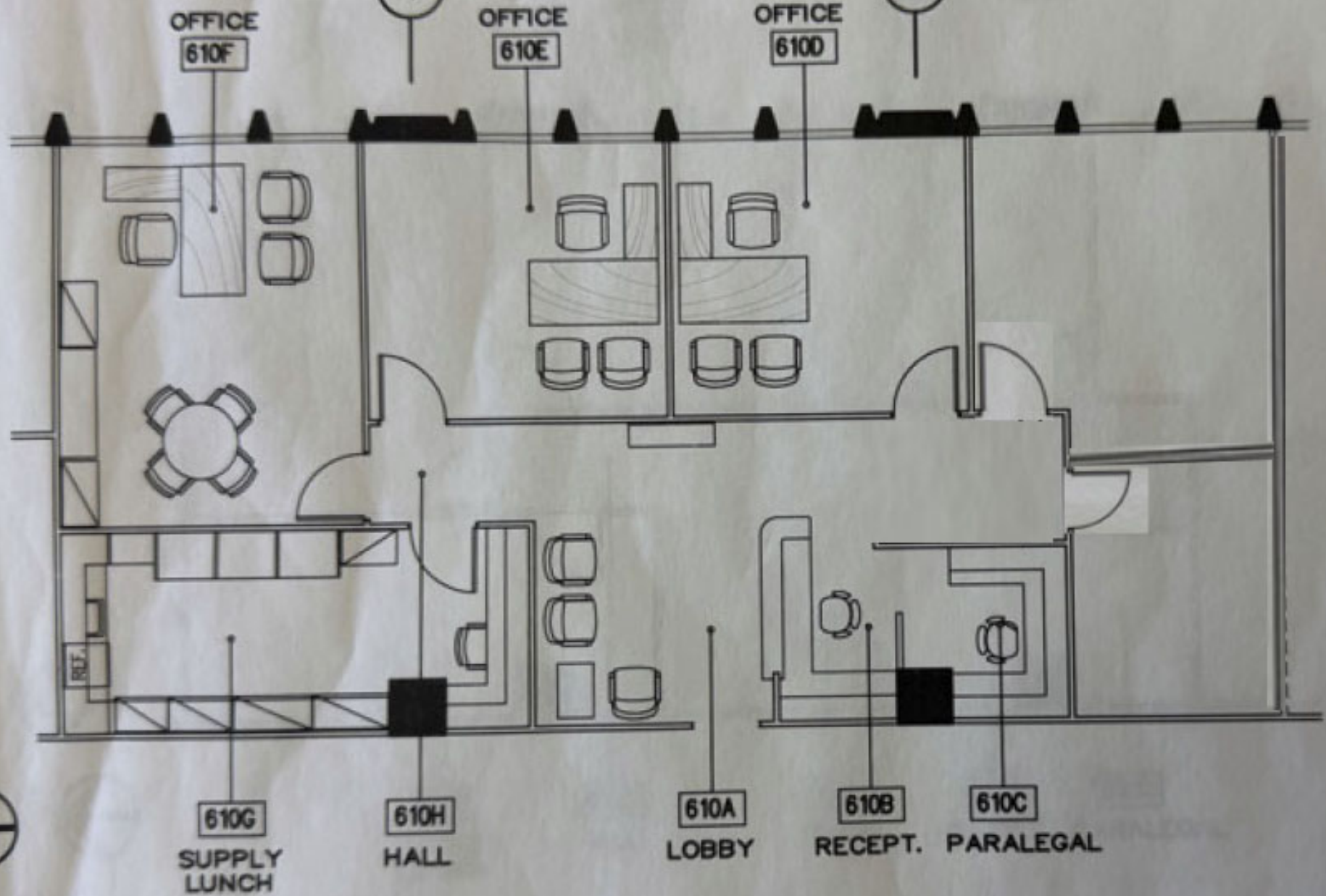
LOBBY

610B

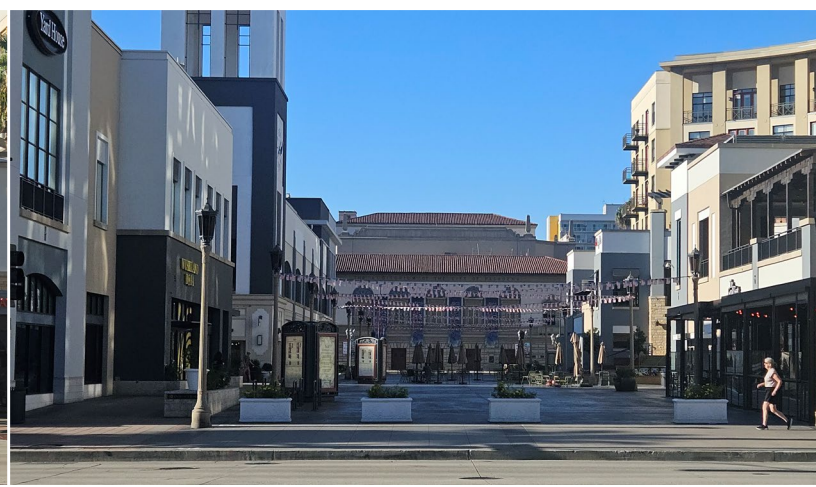
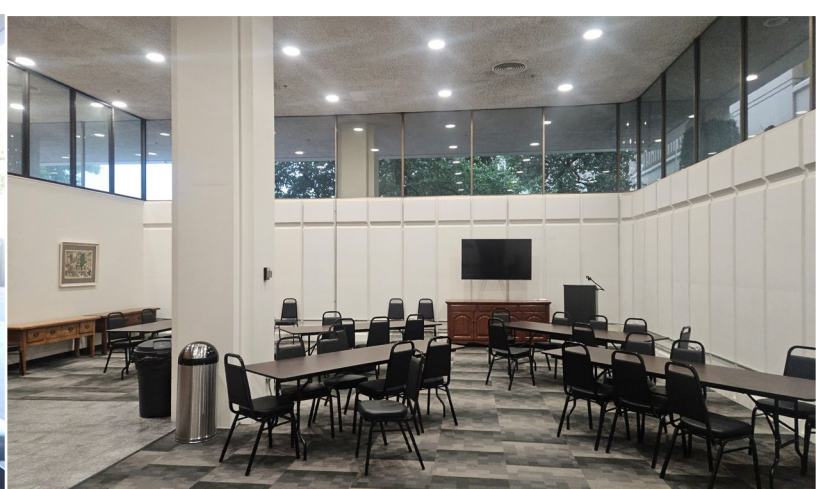
RECEPT.

610C

PARALEGAL



301 E. COLORADO BOULEVARD



AMENITY MAP



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.