

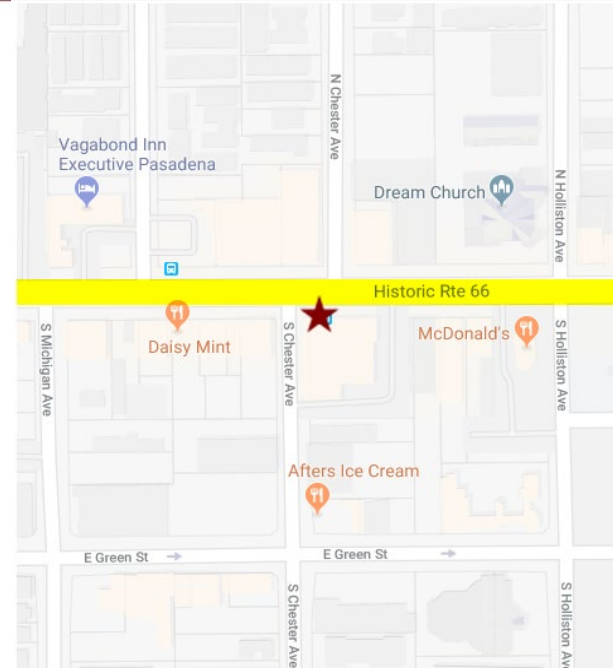
EXCEPTIONAL OFFICE FOR LEASE



1276 EAST COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Suite 200 – Approx. 580 RSF
- MONTHLY RENT:** \$2.50 per sq. ft. per month, Full Service Gross.
Landlord pays for utilities and five (5) day interior janitorial.
- AVAILABLE:** May 15, 2023.
- PARKING:** Convenient surface parking 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.
 - Responsive property management.
 - Secured front door with intercom system and stairway to second floor offices.



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Suite 200



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