

EXCEPTIONAL OFFICE FOR LEASE



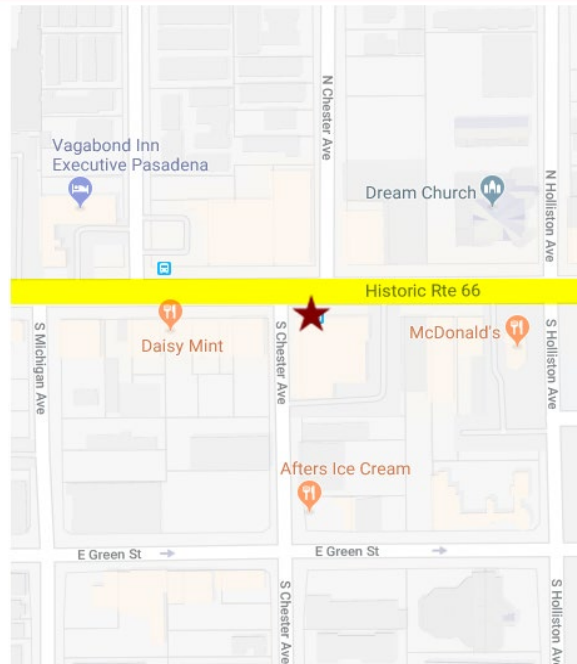
1276 EAST COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Suite 201 – Approx. 1,290 RSF
- RENTAL RATE:** \$2.30 per sq. ft., Full Service Gross. Landlord pays for utilities and five (5) day interior janitorial.
- AVAILABLE:** October 31, 2021 or sooner.
- PARKING:** Convenient surface parking in parking lot next to the building, and easy street parking.
- AMMENITIES**
- Open area, three (3) offices, conference room, storage room, and admin area.
 - Close to Pasadena City College and California Institute of Technology.
 - Easy access to 210 Foothill Freeway.
 - Exceptional property management.
 - Secured front door and stairway to second floor.

DO NOT DISTURB TENANT.

PLEASE MAKE APPOINTMENT WITH AGENT.



For Further Information, Contact:

CAROLE WALKER
cwalker9@aol.com
License No. 01525534

DAN ALLE
dalle@redstonecre.com
License No. 01017941

(626) 795-2255



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PASADENA OFFICE LAYOUT

SUITE 201

