

GROUND FLOOR RETAIL/OFFICE

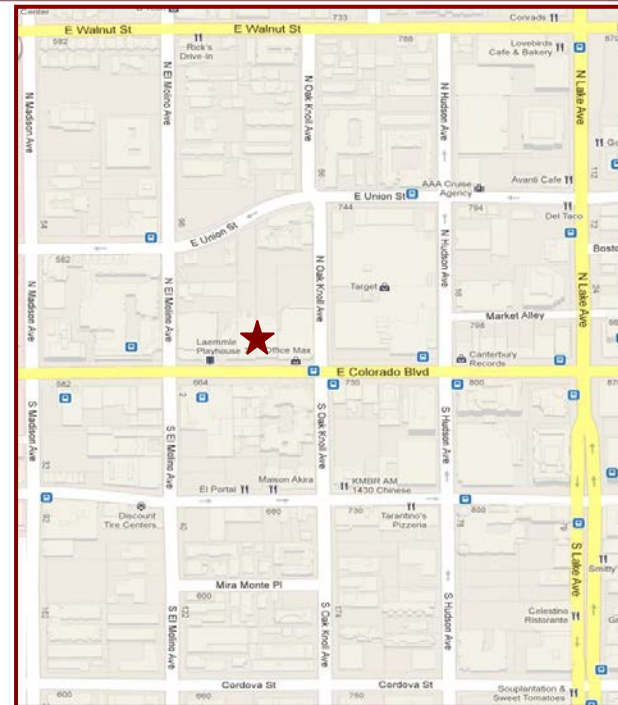


709 E. COLORADO BLVD., PASADENA, CALIFORNIA

FOR LEASE

- AVAILABLE SPACE:** Suite 101 - 2,819 sq. ft. (divisible)
Suite 101A - 1,280 sq. ft.
Suite 101B - 1,540 sq. ft.
- LEASE RATE:** \$2.95 per sq. ft. per month, FSG.
- AVAILABLE:** Ready for build out.
- YEAR BUILT:** 1961. Renovated in 1979 & 1982.
- TOTAL BUILDING:** 22,598 sq. ft.
- PARKING:** Free Customer parking in rear surface lot. 3/1000 in parking structure at \$70 per space per month for employees.
- AMENITIES:**
- * In the heart of the "Playhouse District"
 - * Close proximity to the 134 & 210 freeways
 - * Professional Management
 - * Walk-by traffic and excellent street frontage
 - * Walking distance to shopping & restaurants
 - * Take arts bus to "Old Town Pasadena", Lake Avenue and Del Mar Station

PLEASE CONTACT THE BROKER FOR AN APPOINTMENT.



For Further Information, Contact:

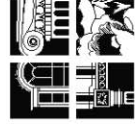
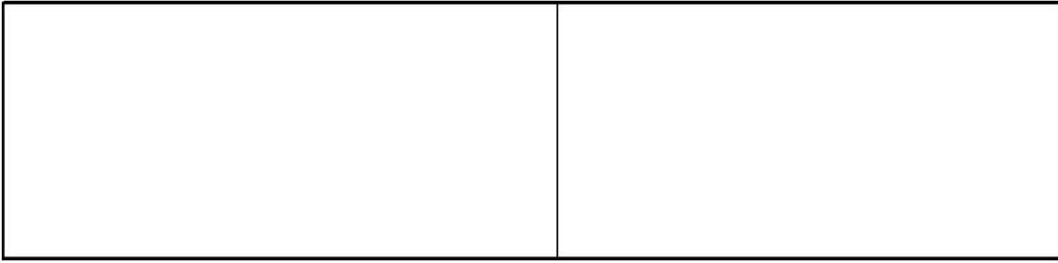
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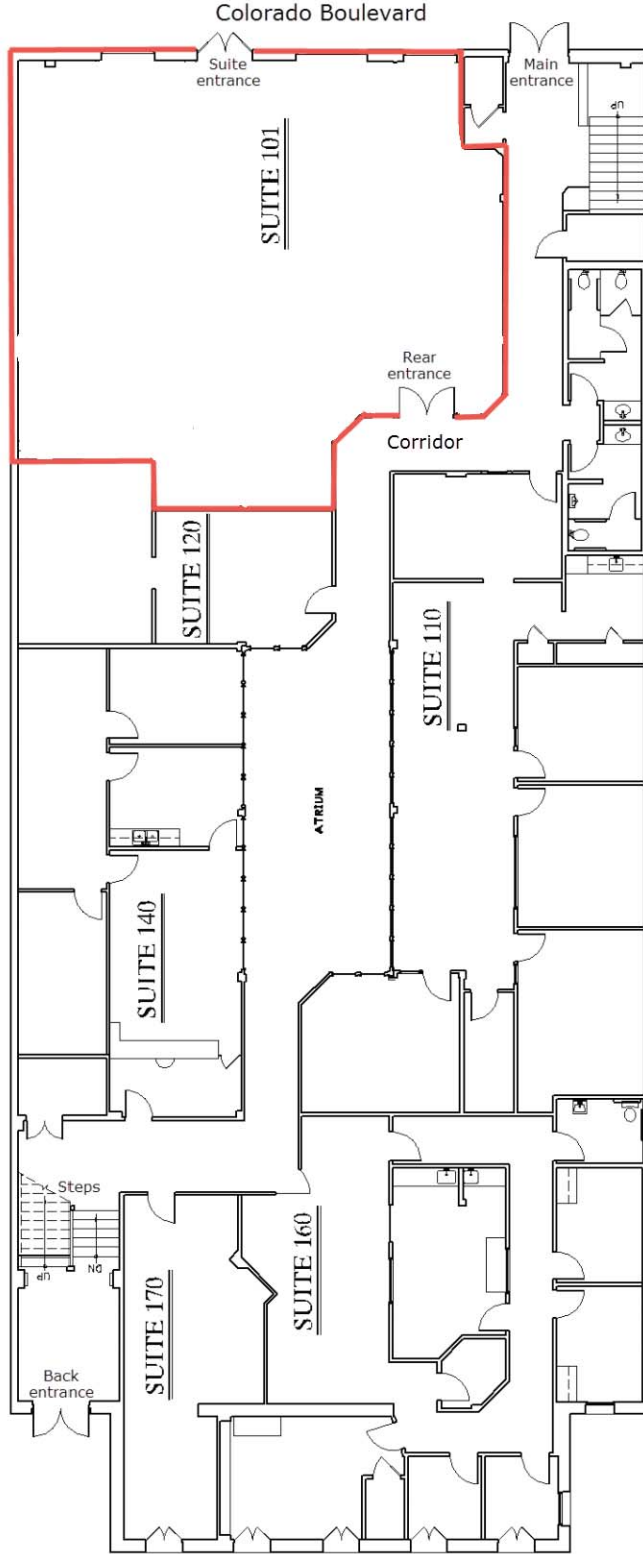
(626) 795-2255

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THE
WREN GROUP
 INCORPORATED
 Planning & Interiors
 626.564.2650



1ST FLOOR

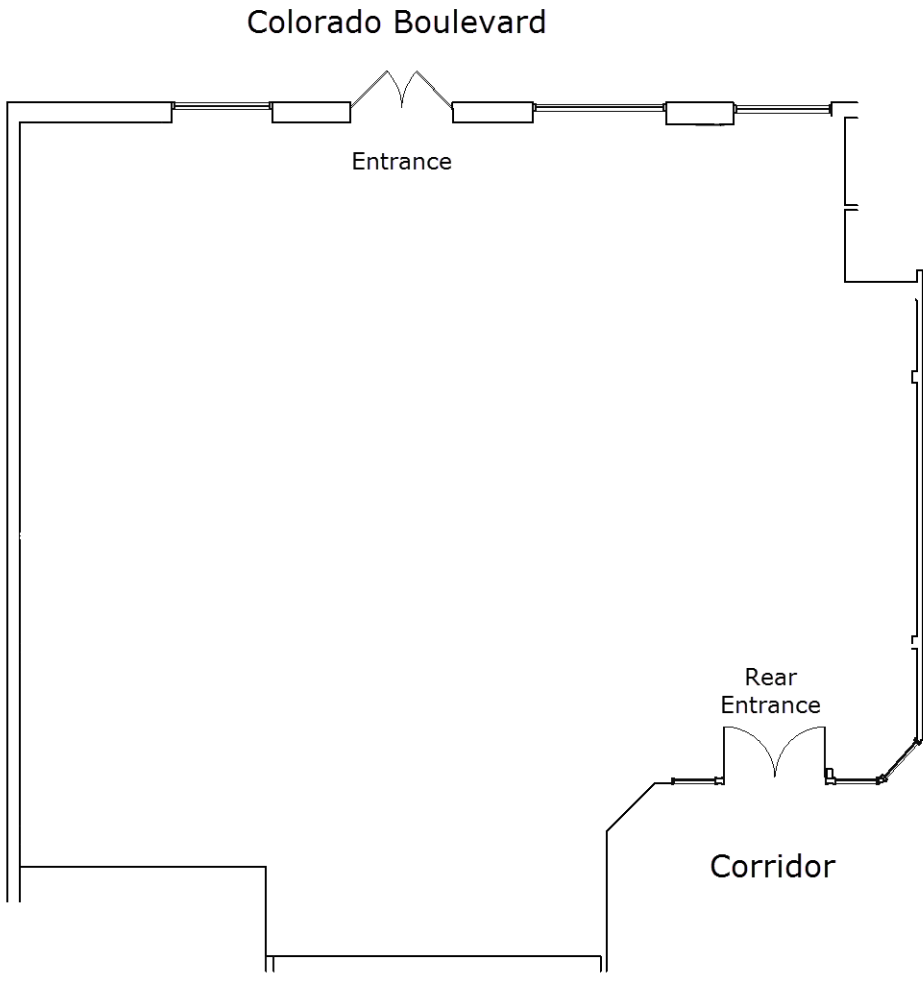
SCALE: NTS
 DATE: 07-18-16

Office Building

709 E. Colorado Blvd. Pasadena, California 91101

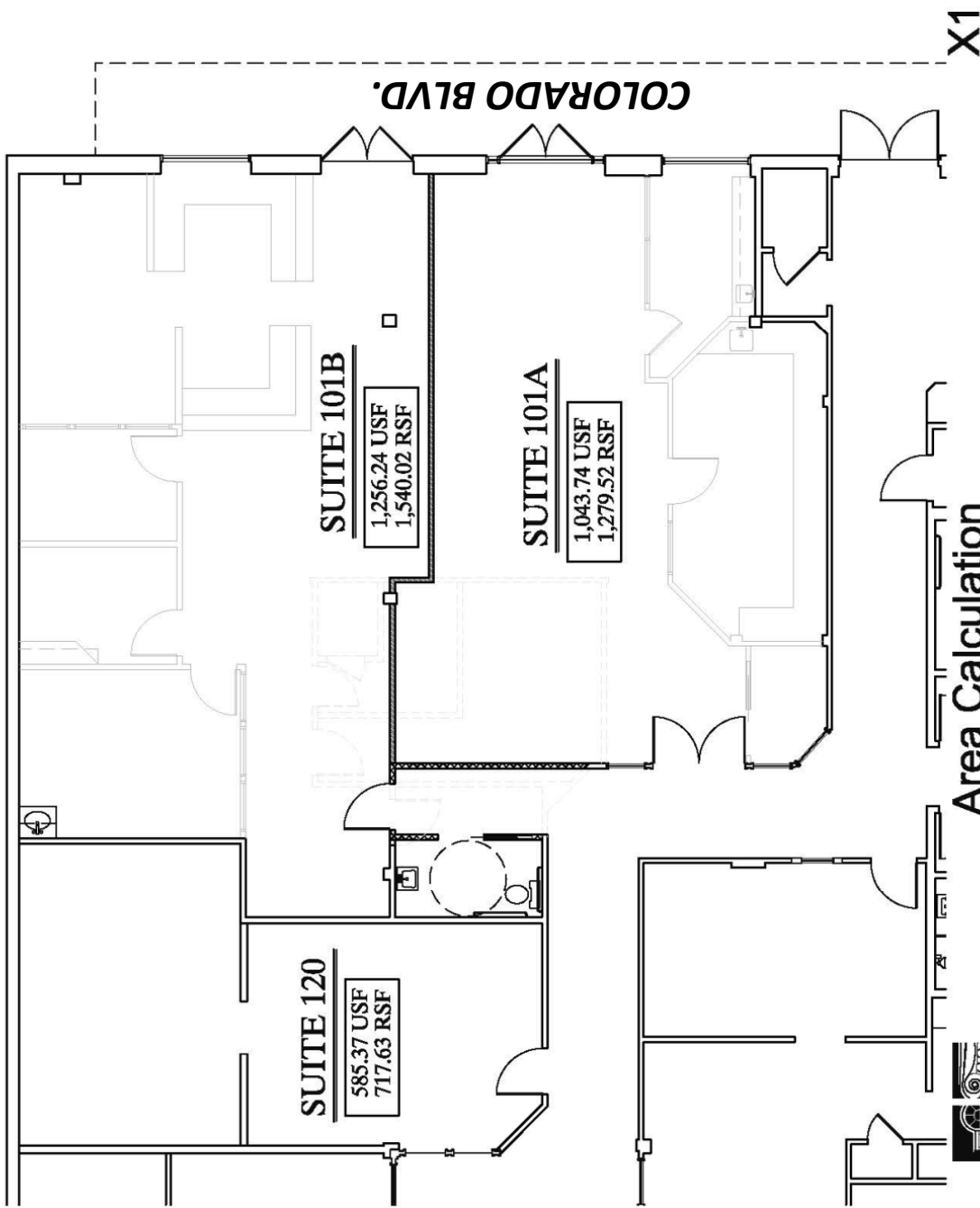
		 <p>THE WREN GROUP UNINCORPORATED Planning & Interiors 626.564.2680</p>
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JUL 18, 16



SUITE 101
 SCALE: 3/32" = 1'-0"
 DATE: 07-18-16

Office Building
 709 E. Colorado Blvd. Pasadena, California 91101



Area Calculation

tenant	Vision One	date	4-29-16
address	709 E. Colorado Blvd. - Ste. 101 Pasadena, CA	scale	3/32" = 1'-0"
		drawn ug	job
			483.170

square feet:- rentable:- approved by:-
 revisions:- date:- w/chgs w/o chgs