

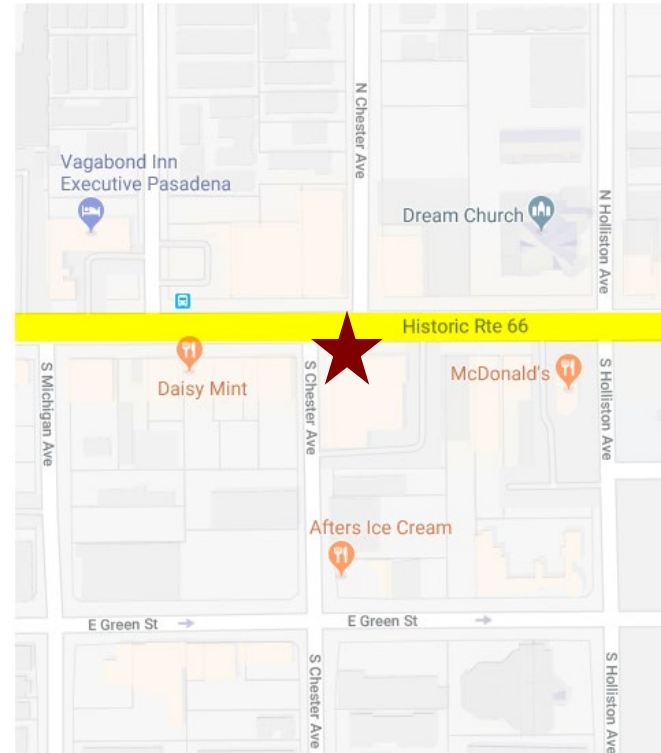
PROFESSIONAL OFFICE SUITE FOR SUBLEASE



1276 E. COLORADO BOULEVARD, PASADENA

FOR SUBLEASE

- AVAILABLE** Suite 201 – Approx. 1,290 RSF
(Open area, four (4) offices, conference room, storage and operable windows)
- MONTHLY RENTAL** 04/01/26 – 12/31/26 - \$2,989.58/month
01/01/27 – 12/31/27 - \$3,079.26/month
- COMMENCEMENT** Immediately.
- EXPIRATION** December 31, 2027.
(Longer term possible)
- PARKING** Three (3) unreserved parking spaces in surface parking lot free of charge.
- AMENITIES**
- * Close to Pasadena City College and California Institute of Technology.
 - * Steps away to Zankou Chicken, McDonald's, and Daisy Mint restaurant.
 - * Stairway access.
 - * Responsive property management.
 - * Secured exterior front door with intercom system and stairway access to second floor offices.



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



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1276 E. Colorado Boulevard

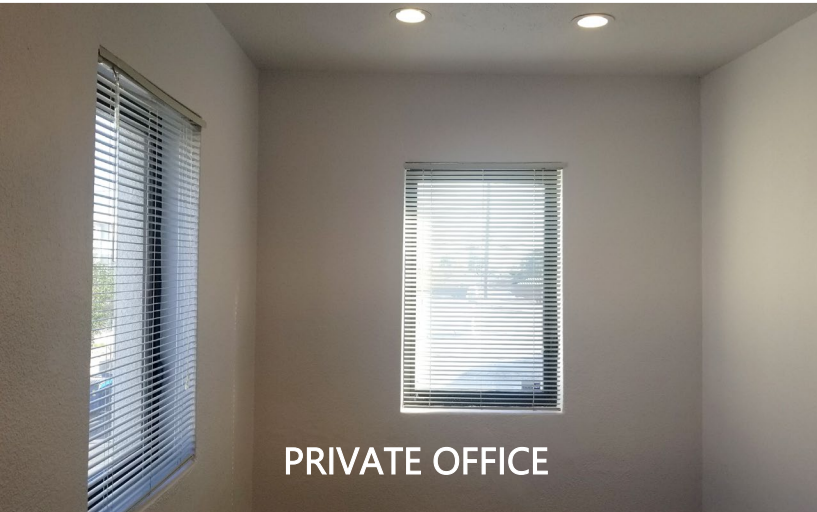
Suite 201



CONFERENCE ROOM OFF CORRIDOR



ADMIN AREA

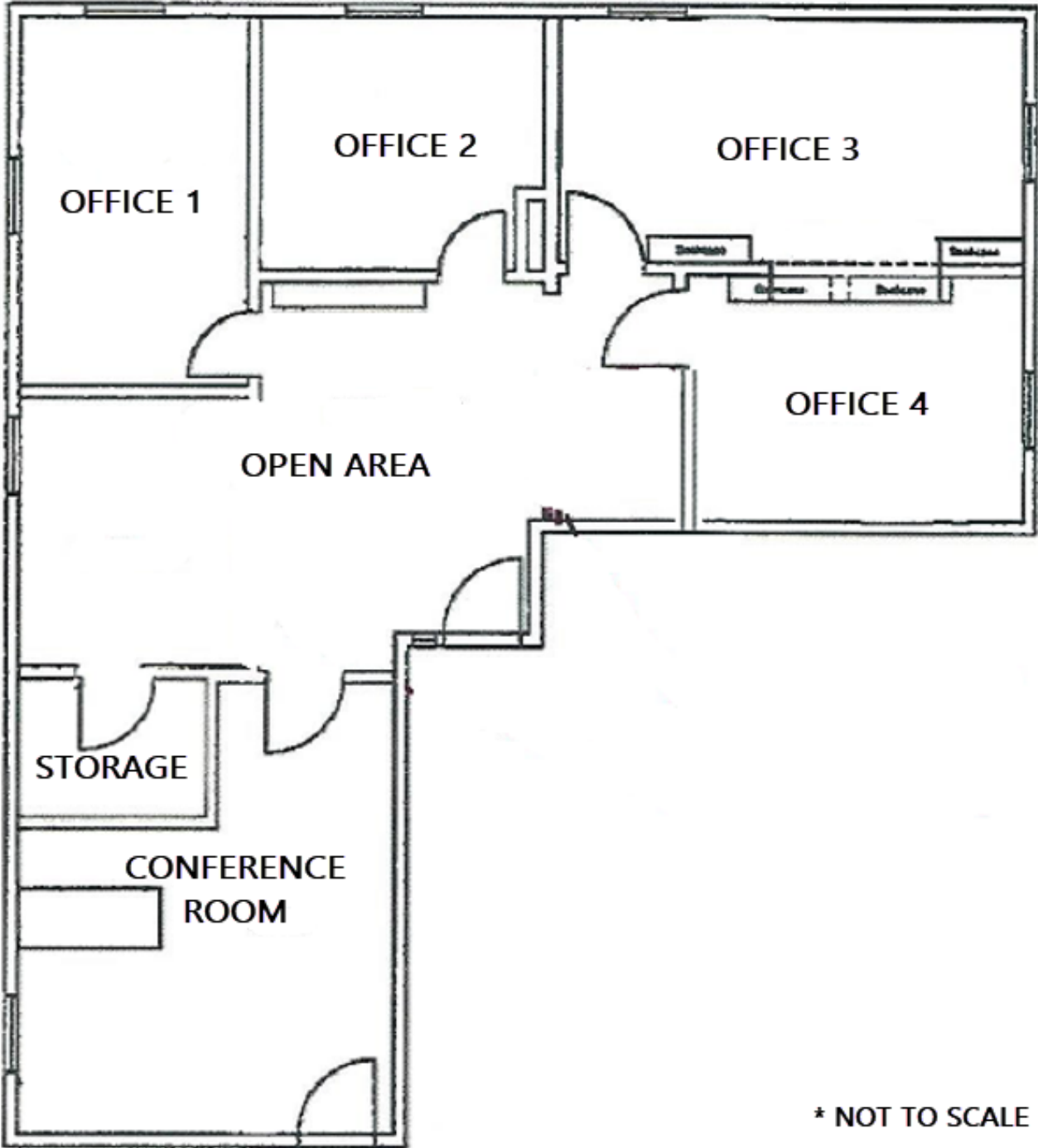


PRIVATE OFFICE



RECEPTION AREA

SUITE 201



1276 E. Colorado Boulevard

Amenity Map

