

# SUBLEASE

**PASADENA TOWERS I**  
800 E Colorado Blvd, Pasadena, CA 91101



**MATTERPORT 3D VIRTUAL TOUR: [CLICK HERE](#)**

**LEASE RATE** : \$3.25/SF Month (MG)  
**SPACE SIZE** : SUITE 200 +/- 9,824 SF

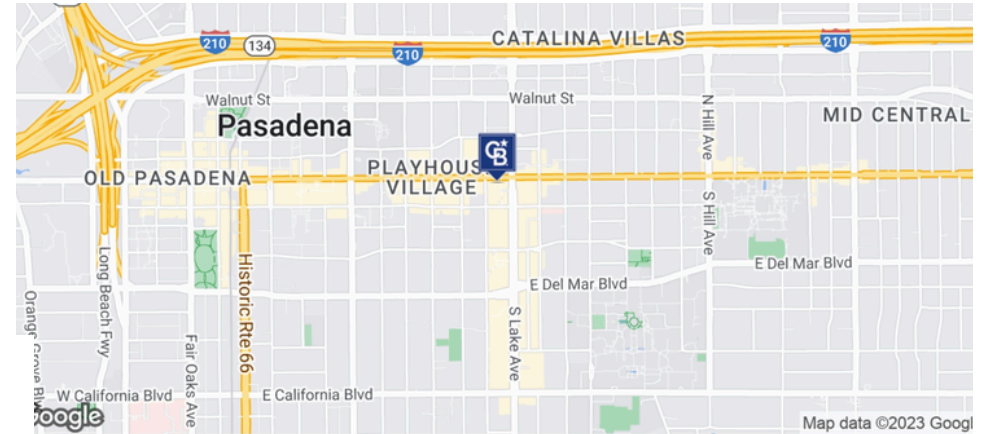
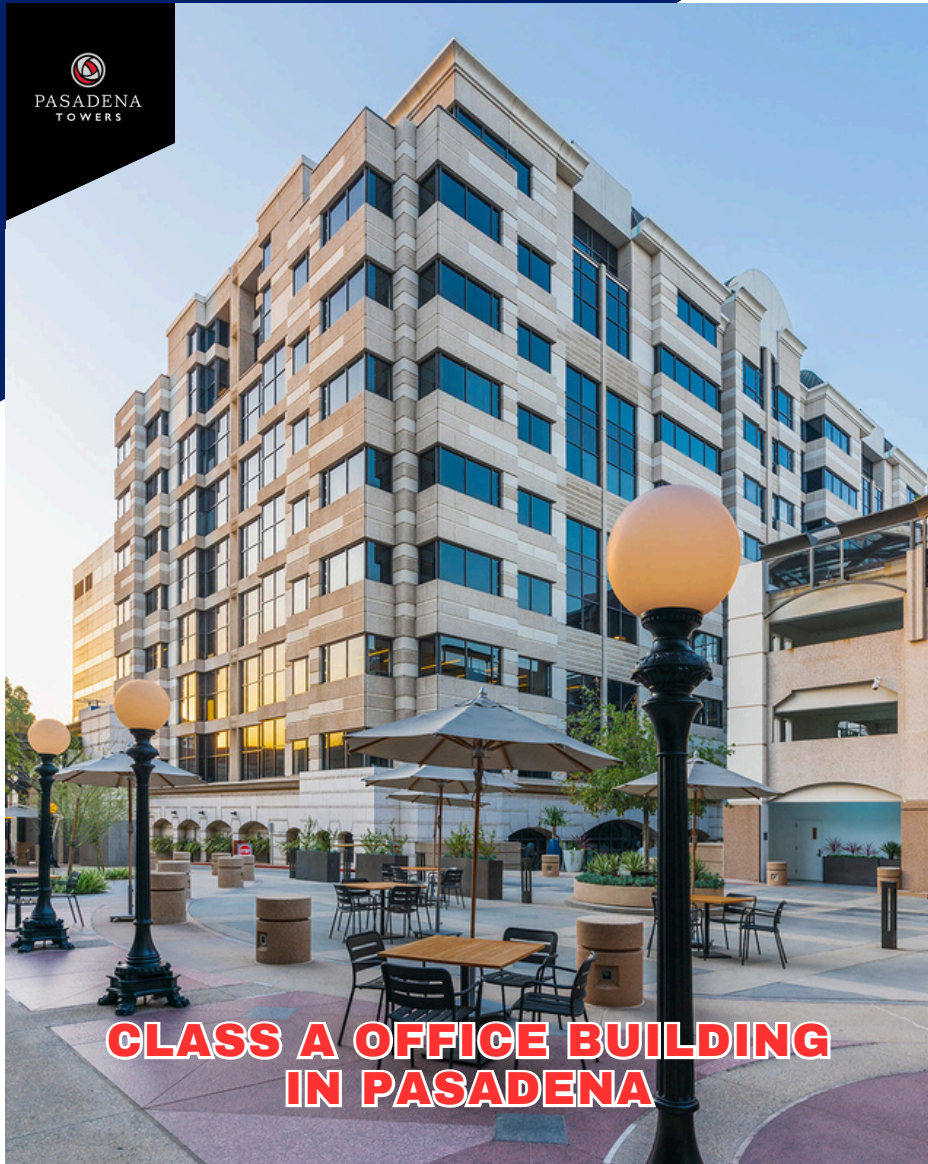
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## OFFERING SUMMARY

**Lease Rate:** \$3.25/SF Month (MG)  
Modified Gross (approx. \$0.25/SF)

**Suite 200:** +/- 9,824 SF

**SUBLEASE IS AVAILABLE THROUGH APRIL 30, 2031**

**APN:** 573-401-3025

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	21,736	199,807	664,366
Total Population	41,335	510,931	1,844,868
Average HH Income	\$86,769	\$110,187	\$92,948

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## PROPERTY DESCRIPTION

We are delighted to present an exceptional sublease opportunity for you at Pasadena Towers I. This prime office space is ideally located at the prestigious intersection of South Lake Avenue and East Colorado Boulevard. Giving spectacular Views of the Iconic Rose Parade. Our location also provides convenient and quick access to the 210, the 110 and 134 Freeways.

Pasadena Towers is a Class A workplace dedicated to fostering a health-conscious and all-encompassing environment, guaranteeing the utmost in workplace quality to enhance your productivity. This environment creates a warm and inclusive workplace that unites people, promoting collaboration and prosperity in versatile workspaces. There is a community here where the tenants come first.

- 24 Hour Access
- Banking
- Close to Bus Line
- Commuter Rail
- Conferencing Facility
- Property Manager on Site
- Energy Performance Rating - A
- Courtyard
- Car Charging Station
- Air Conditioning
- Touchless Technology
- Open-air Work Spaces
- Focus on Heightened Cleanliness

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## PROPERTY HIGHLIGHTS

- Located just within a short distance to numerous dining establishments, banks, and various retail conveniences
- Class A Building with State-of-the-Art amenities and architectural elements
- LEED® Platinum certified and ENERGY STAR® highly rated
- Fountains and outdoor workspace areas have been incorporated into the newly landscaped plaza, providing a refreshing atmosphere
- Pasadena Towers has earned WELL CERTIFICATION - the leading tool globally for advancing health and well-being in buildings



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**MOST EFFICIENT  
WORKPLACE IN PASADENA**

Pasadena Towers offers an efficient environment which ensures the highest quality workplace atmosphere to support your highest quality work.



Our standout facilities and forward-thinking features have earned us LEED® Gold certification — the most elite national recognition for sustainability — as well as an ENERGY STAR® rating of 95.



**ON AVERAGE,  
LEED-CERTIFIED  
BUILDINGS TYPICALLY  
RESULT IN:**

**24%**

**LOWER ENERGY COSTS<sup>1</sup>**

**74%**

**BOOST IN A COMPANY'S  
PUBLIC IMAGE<sup>1</sup>**

**2.88**

**FEWER SICK DAYS  
PER EMPLOYEE<sup>2</sup>**

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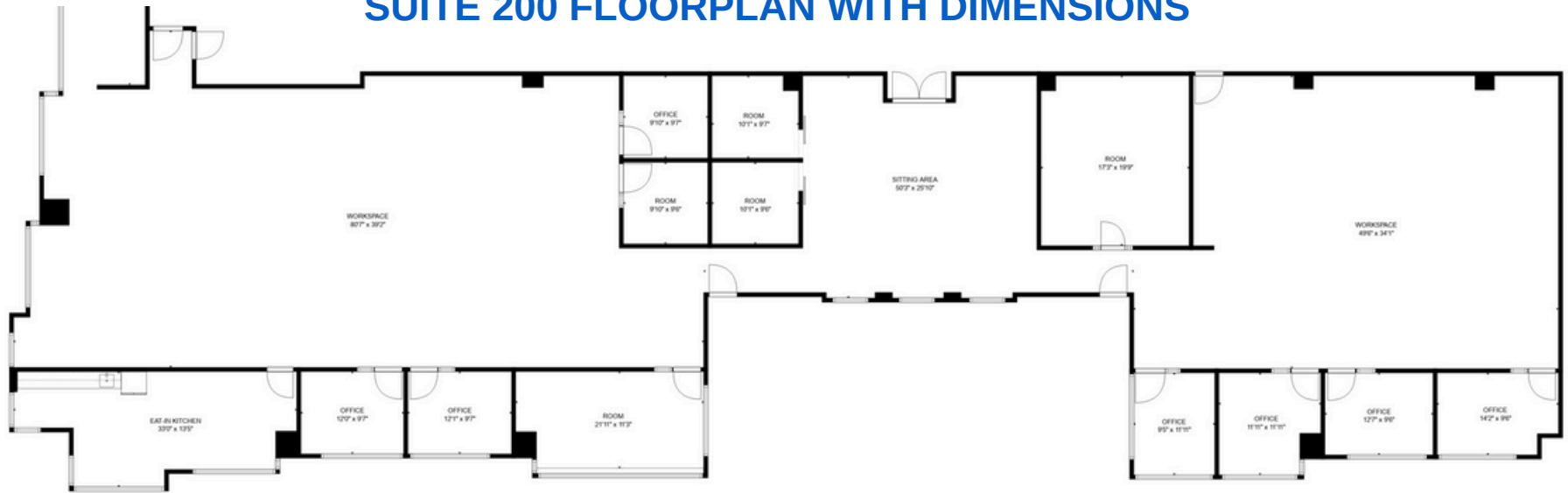
1 The Green Building Market & Impact Report 2010, © GreenBiz Group, written and researched by Robert Watson. www.GreenBiz.com

2 "Do Green Buildings Make Dollars & Sense?" Conducted by Burnham-Moore Center for Real Estate at the University of San Diego, McGraw-Hill Construction and CB Richard Ellis (2009)

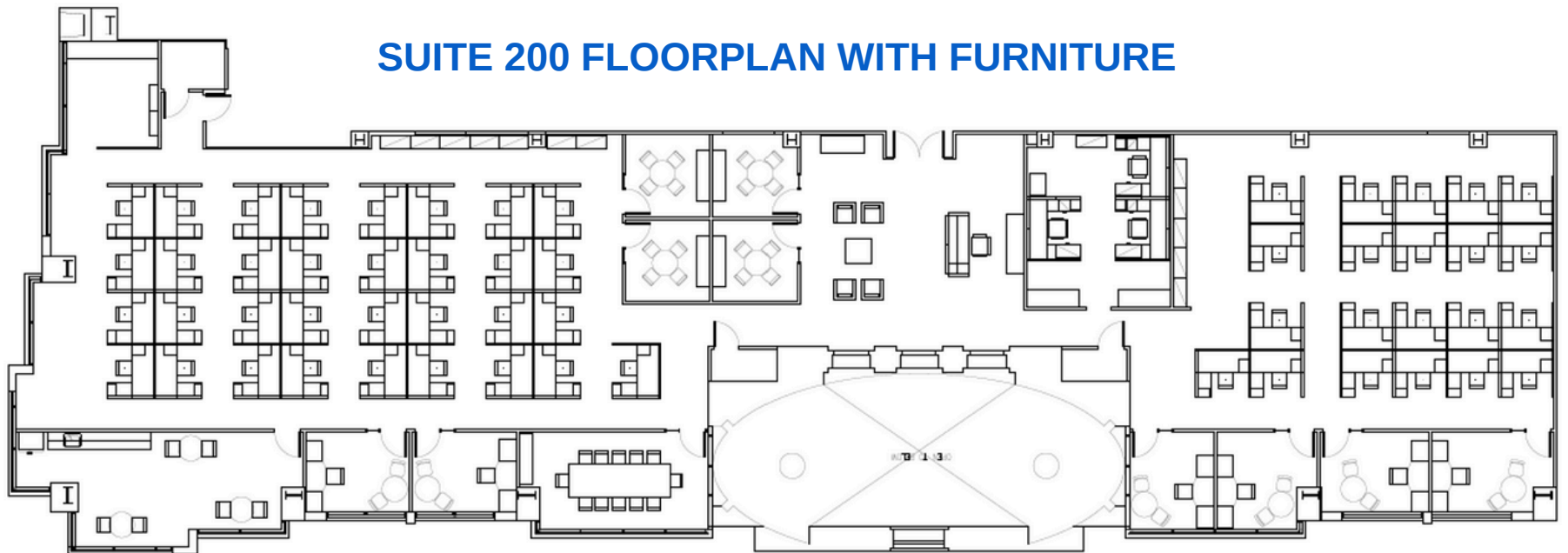


**COLDWELL BANKER  
COMMERCIAL  
REALTY**

## SUITE 200 FLOORPLAN WITH DIMENSIONS



## SUITE 200 FLOORPLAN WITH FURNITURE



**+/- 9,824 SF**

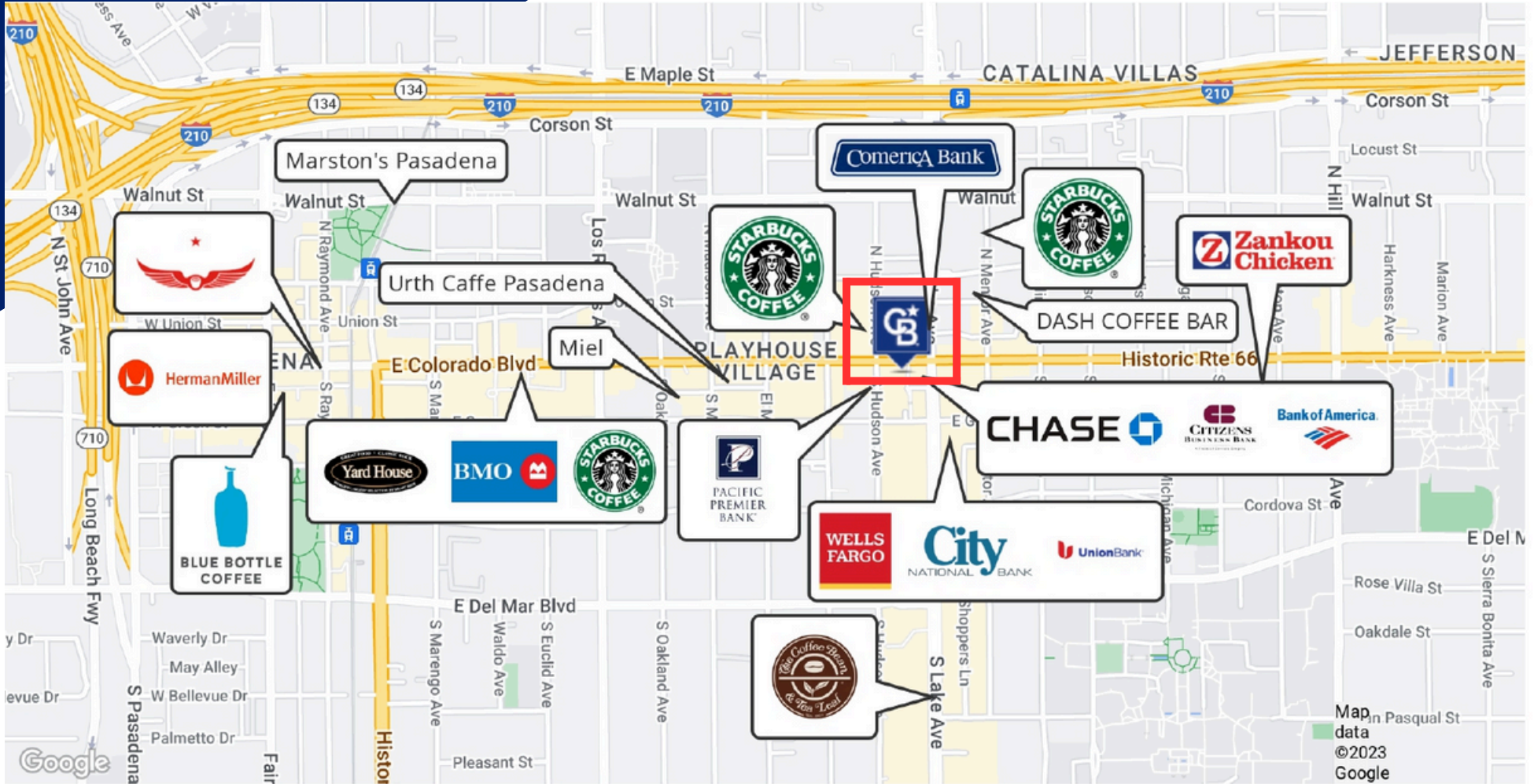
The floor plan provided is for illustrative purposes and dimensions and layouts are approximate and may vary from the actual space. We recommend verifying all measurements independently.

# SUITE 200



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**95**

WALK SCORE

- Conveniently located near the entry to the Foothill (210), Pasadena/Harbor (110), and Ventura (134) Freeways
- Abundant public transportation choices are available, such as the nearby Metro Gold Line and immediate access to multiple bus routes

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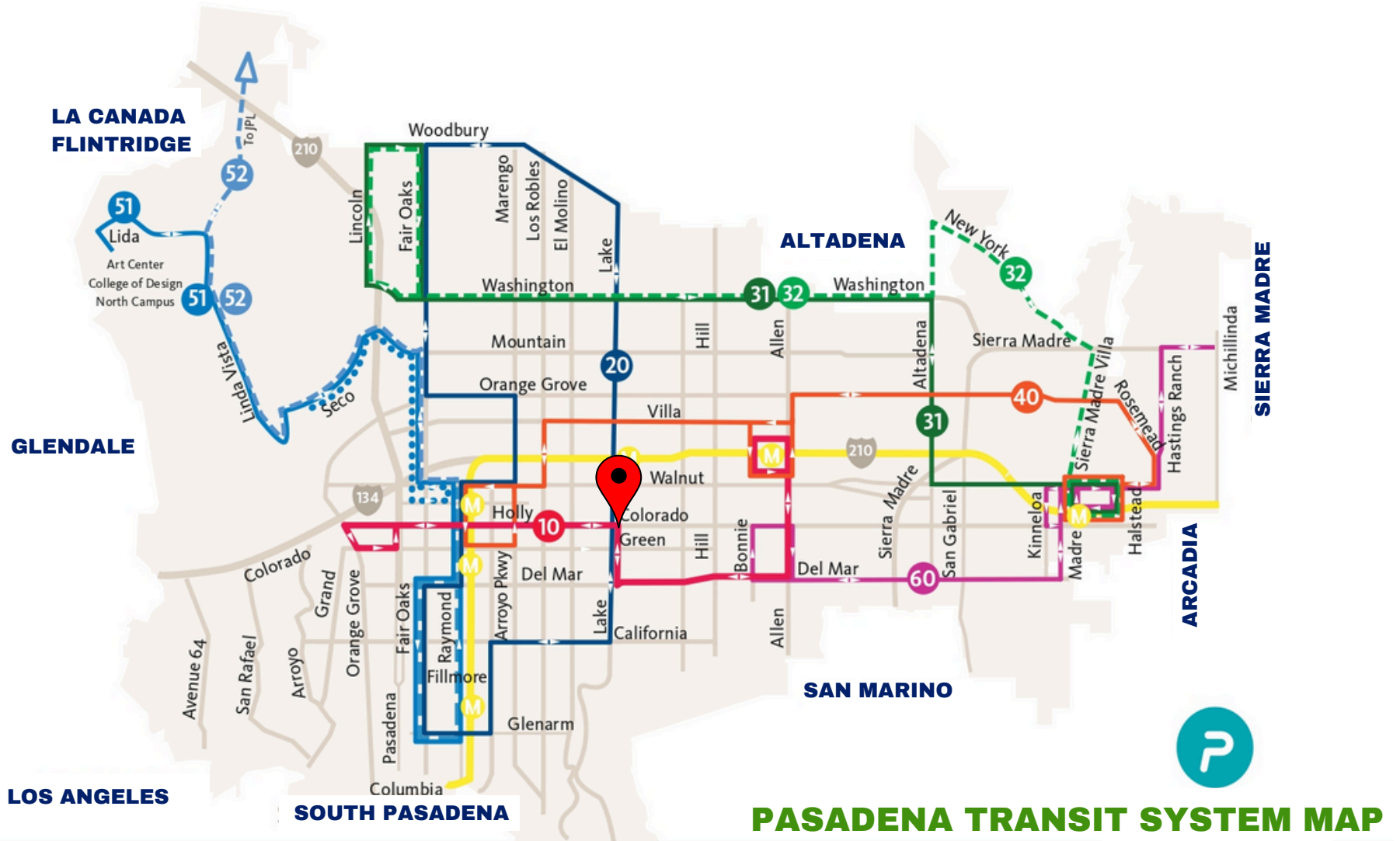


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### Routes



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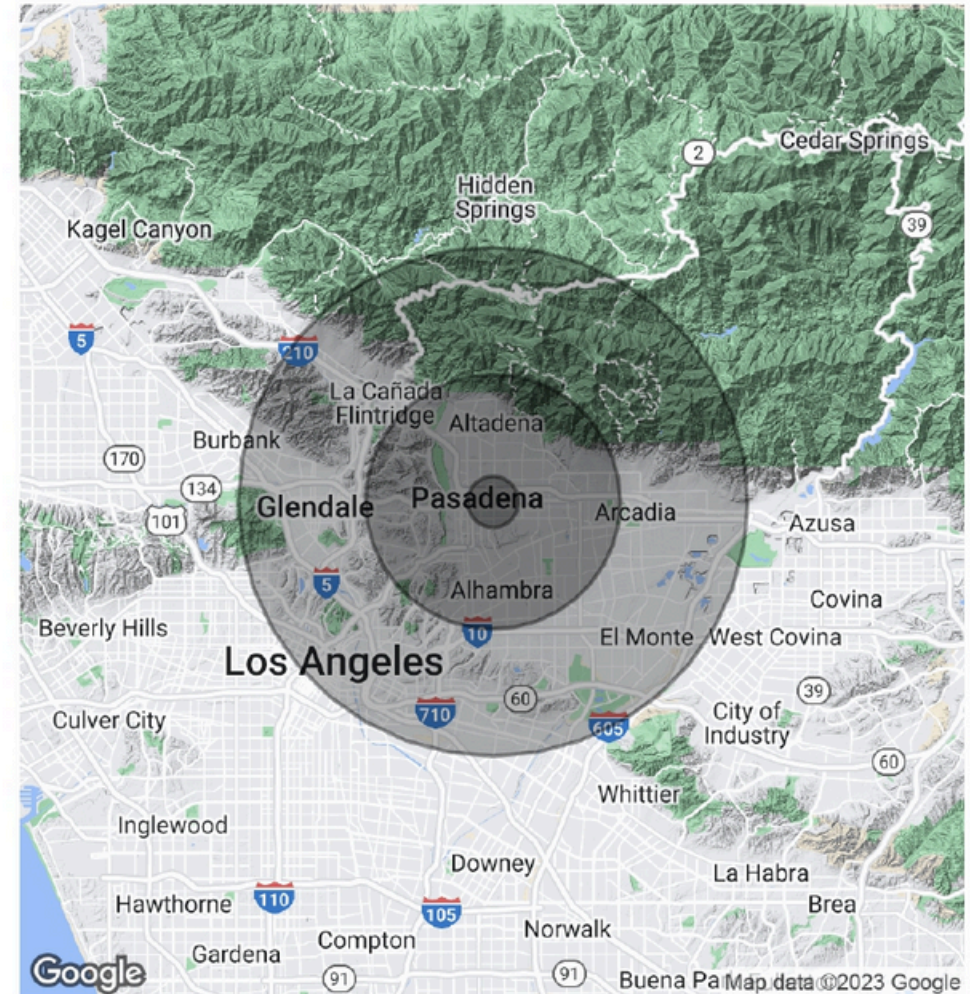


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	41,335	510,931	1,844,868
Average Age	35.1	41.2	39.1
Average Age (Male)	33.7	39.3	37.6
Average Age (Female)	37.2	42.9	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	21,736	199,807	664,366
# of Persons per HH	1.9	2.6	2.8
Average HH Income	\$86,769	\$110,187	\$92,948
Average House Value	\$568,584	\$812,243	\$666,861

\* Demographic data derived from 2020 ACS - US Census



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