

ONE COLORADO

Creative Office Space for Lease
in the Heart of Old Pasadena



THE CROWN JEWEL OF OLD PASADENA

One Colorado is one of LA's iconic retail + office projects, located in Old Pasadena. A special collection of early 1900s charming historic buildings housing a curated mix of creative office space, specialty retailers, restaurants and an upscale boutique cinema all located in the heart of Old Pasadena at the intersection of Colorado Boulevard and Fair Oaks Avenue. One Colorado provides all of the restaurants, retail and amenities you and your employees deserve.

86K+

CREATIVE
OFFICE SF

1-11K

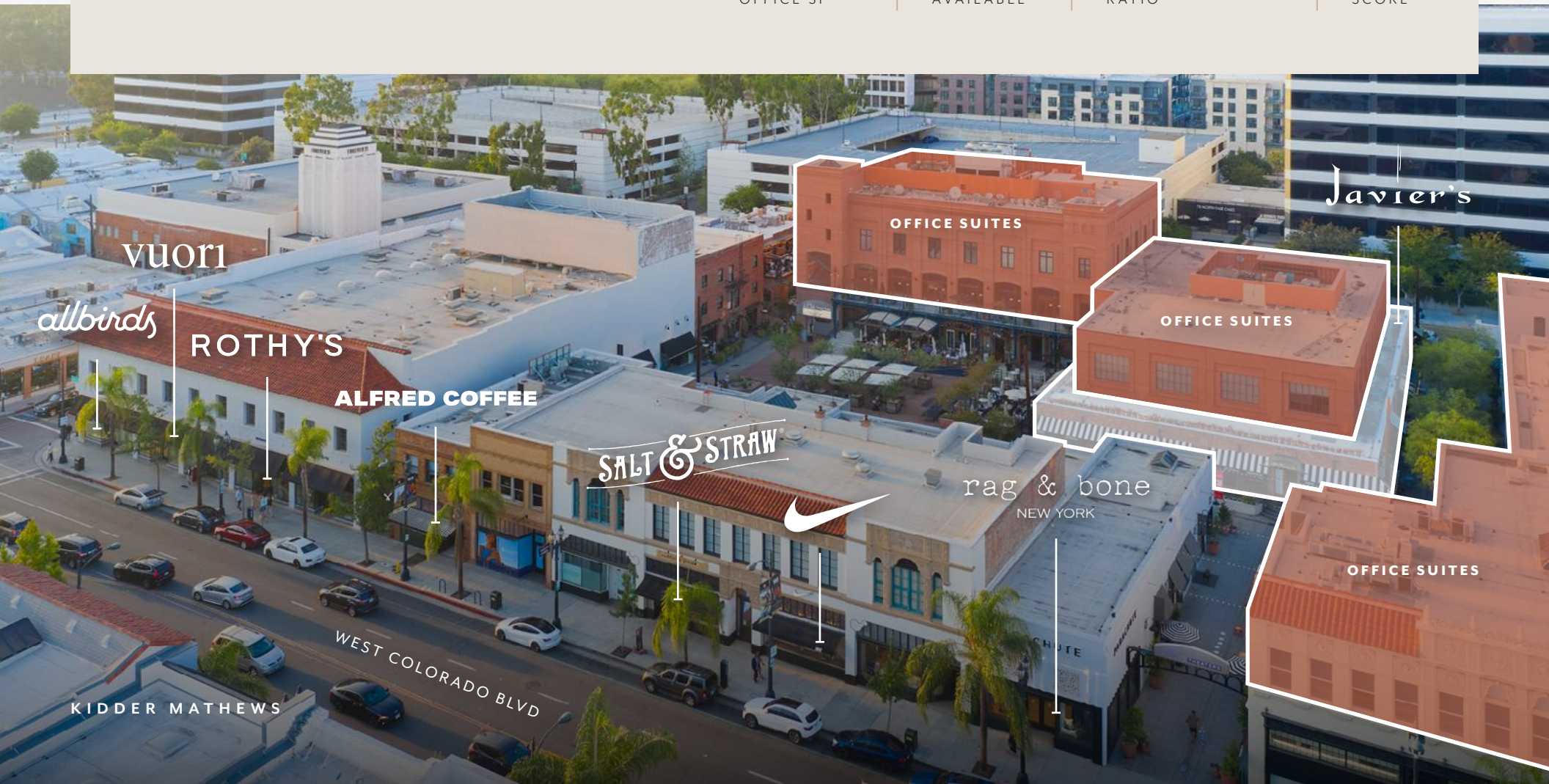
SF SUITES
AVAILABLE

3/1,000

PARKING
RATIO

97

WALK
SCORE







NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Gale's
- 02 Rocco's Tavern
- 03 Russell's
- 04 Lunasia Dim Sum House
- 05 Ruth's Chris Steak House
- 06 Urth Caffe Pasadena
- 07 Agnes
- 08 T. Boyle's Tavern
- 09 Nick's Pasadena
- 10 Pie 'n Burger
- 11 True Food Kitchen
- 12 Javier's
- 13 Houston's

SCHOOLS

- 01 Roosevelt Elementary
- 02 Friends Western School
- 03 Fusion Academy
- 04 Pasadena Montessori School
- 05 Mayfield Junior School
- 06 McKinley School (K-8)
- 07 Caltech
- 08 ArtCenter College of Design

LIFESTYLE & FITNESS

- 01 Trader Joe's
- 02 Snap Fitness
- 03 Bristol Farms
- 04 Whole Foods Market
- 05 Sanctuary Fitness
- 06 Erewhon
- 07 LA Fitness
- 08 Target
- 09 F.L.Y Fitness Studio
- Monarch Athletic Club (coming soon)

RECREATION & PARKS

- 01 Annandale Golf Club
- 02 Rose Bowl Stadium
- 03 Pasadena Museum of History
- 04 Norton Simon Museum
- 05 Wrigley Mansion
- 06 Pasadena Convention Center
- 07 Beckman Auditorium



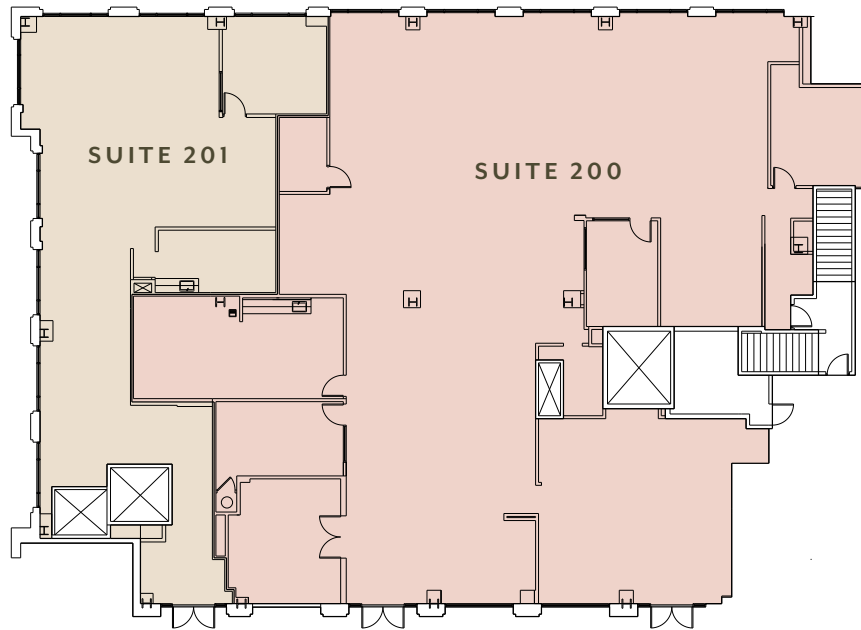
LOCATION & AVAILABLE SUITES



8,021 RSF	35 Hugus Alley, Suite 200	→	1,995 RSF	3 North Fair Oaks Avenue, 2nd Floor	→
2,746 RSF	35 Hugus Alley, Suite 201	→	2,190 RSF	9 North Fair Oaks Avenue, 3rd Floor	→
1,220 RSF	35 Hugus Alley, Suite 215	→	1,621 RSF	28 North De Lacey Avenue	→
4,098 RSF	46 Smith Alley, Suite 230	→	1,500 RSF	34 East Union Street	→
2,255 RSF	46 Smith Alley, Suite 240	→	1,323 RSF	40 West Union Street	→
2,512 RSF	46 Smith Alley, Suite 250	→			

35 HUGUS ALLEY, SUITES 200 & 201

W UNION ST



10,767 RSF

CONTIGUOUS SPACE

NOW

AVAILABLE

8,021 RSF

SUITE 200

Rare large block of Old Pasadena
office space customizable to
tenant's specifications.

2,746 RSF

SUITE 201

Move-in ready creative office
suite with 1 conference room,
break area and open work area.



35 HUGUS ALLEY, SUITE 215

1,220 RSF

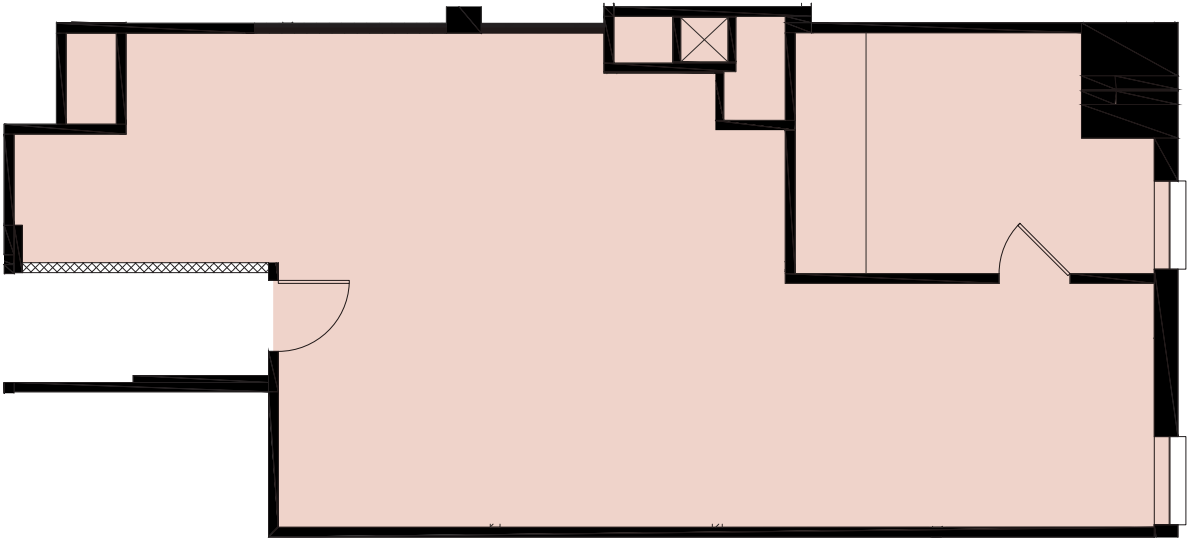
SUITE SIZE

NOW

AVAILABLE

1 window office, open work area
and storage.

W UNION ST



46 SMITH ALLEY, SUITE 230

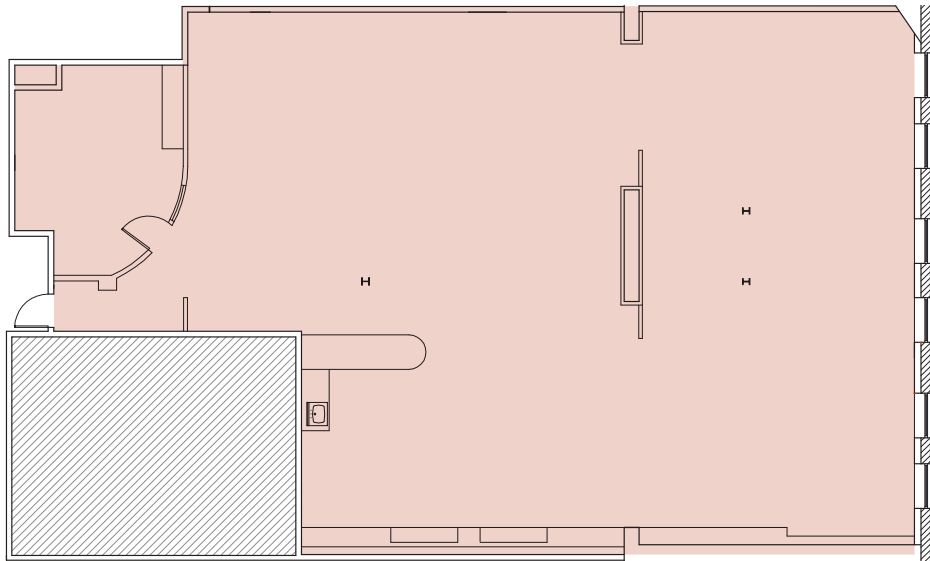
4,098 RSF

SUITE SIZE

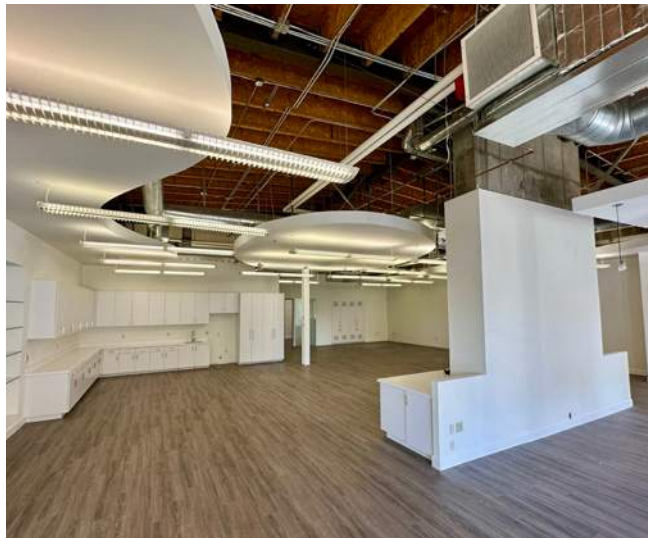
NOW

AVAILABLE

Creative office space with high ceilings. Conference room, break area and large open work area.



FAIR OAKS AVE



46 SMITH ALLEY, SUITE 240

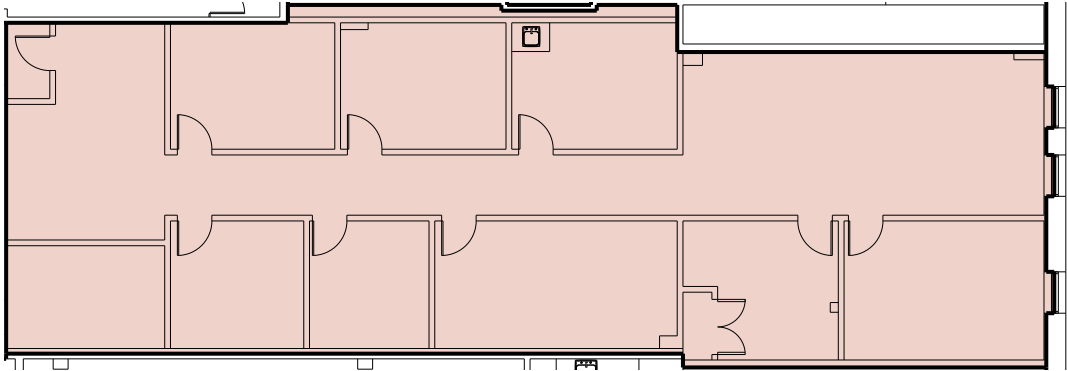
2,255 RSF

SUITE SIZE

NOW

AVAILABLE

**6 offices, 1 conference room,
break room, storage open work
area and reception.**



FAIR OAKS AVE



46 SMITH ALLEY, SUITE 250

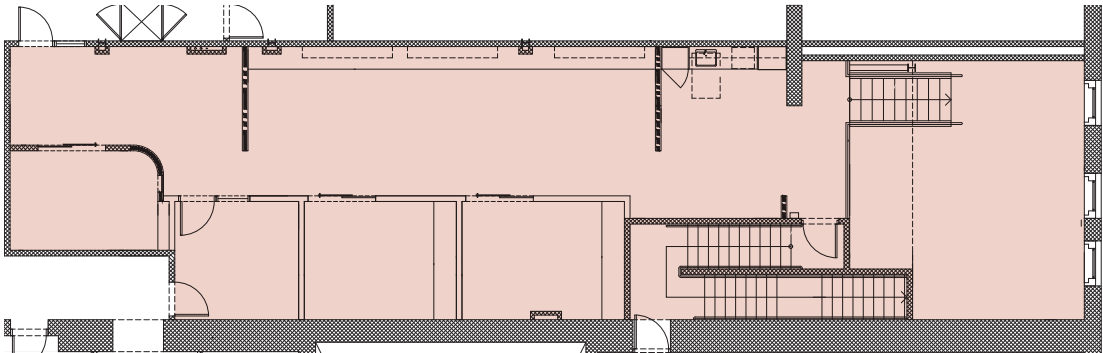
2,512 RSF

SUITE SIZE

NOW

AVAILABLE

Move-in ready creative office space with 3 offices, conference room, break area, open work area and collaborative space. Available with 60 days' notice.



FAIR OAKS AVE



3 NORTH FAIR OAKS AVENUE, 2ND FLOOR

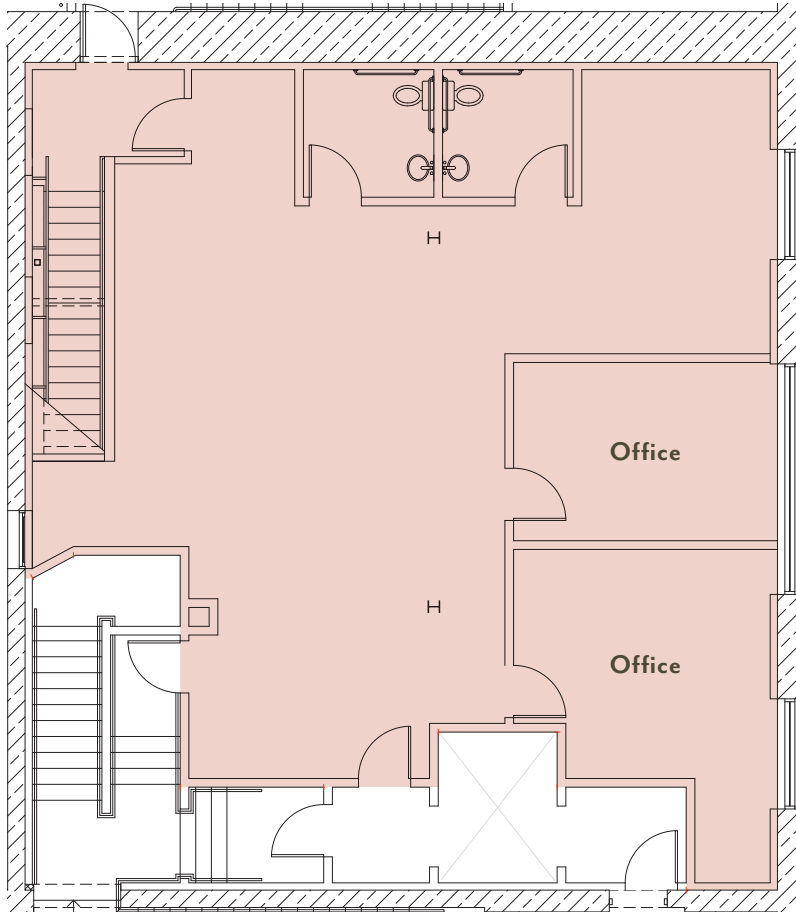
1,995 RSF

SUITE SIZE

NOW

AVAILABLE

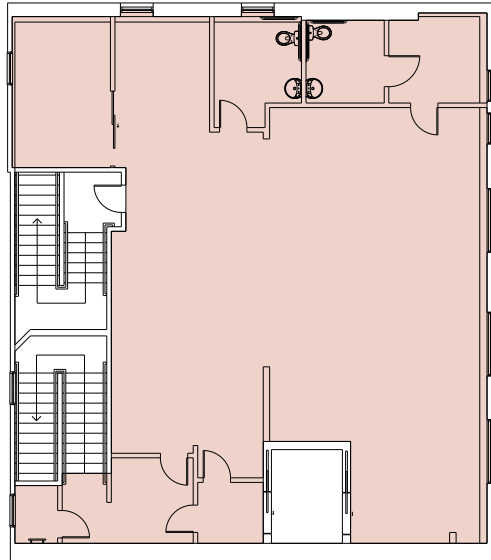
Creative office space with high ceilings with 2 window offices and open work area.



FAIR OAKS AVE

9 NORTH FAIR OAKS AVENUE, 3RD FLOOR

W UNION ST



FAIR OAKS AVE



2,190 RSF

SUITE SIZE

AUG 1, 2026

DATE AVAILABLE

Move-in ready creative office space with high ceilings with 1 office, break area and open work area.



28 NORTH DE LACEY AVENUE

1,621 RSF

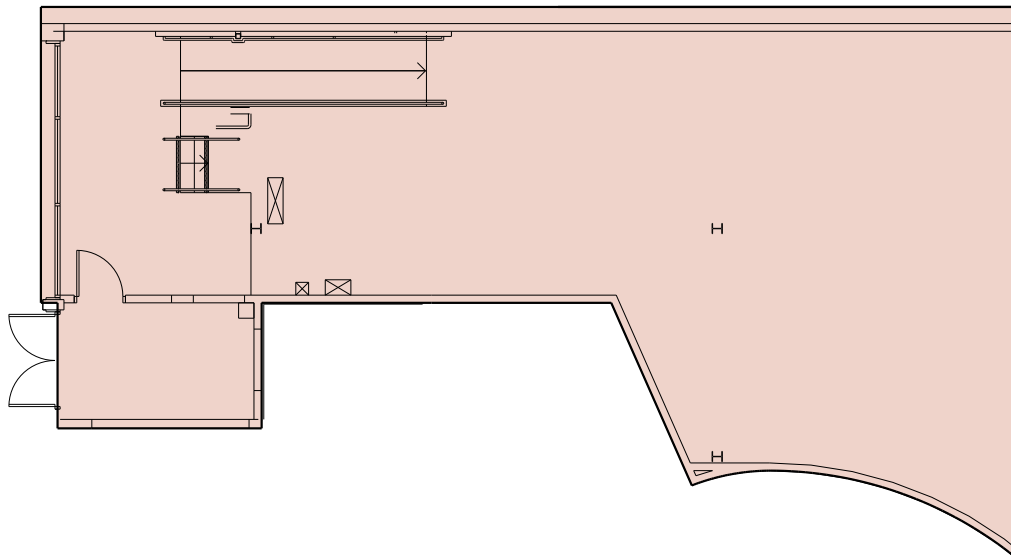
SUITE SIZE

NOW

AVAILABLE

Ground floor office space along
North De Lacey Avenue. Ideal for
small office user.

N DE LACEY AVE



34 EAST UNION STREET

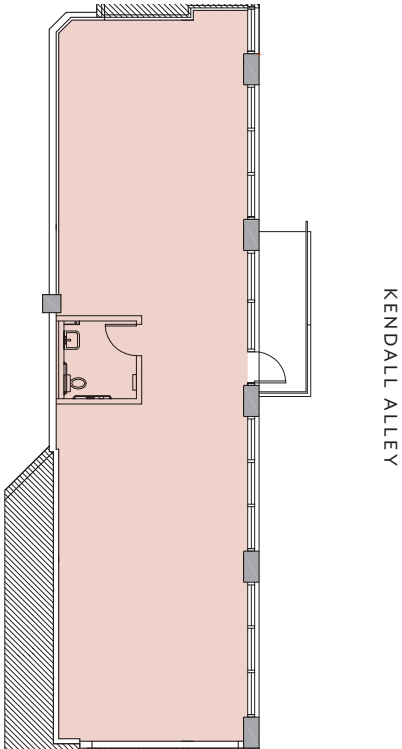
1,500 RSF

SUITE SIZE

NOW

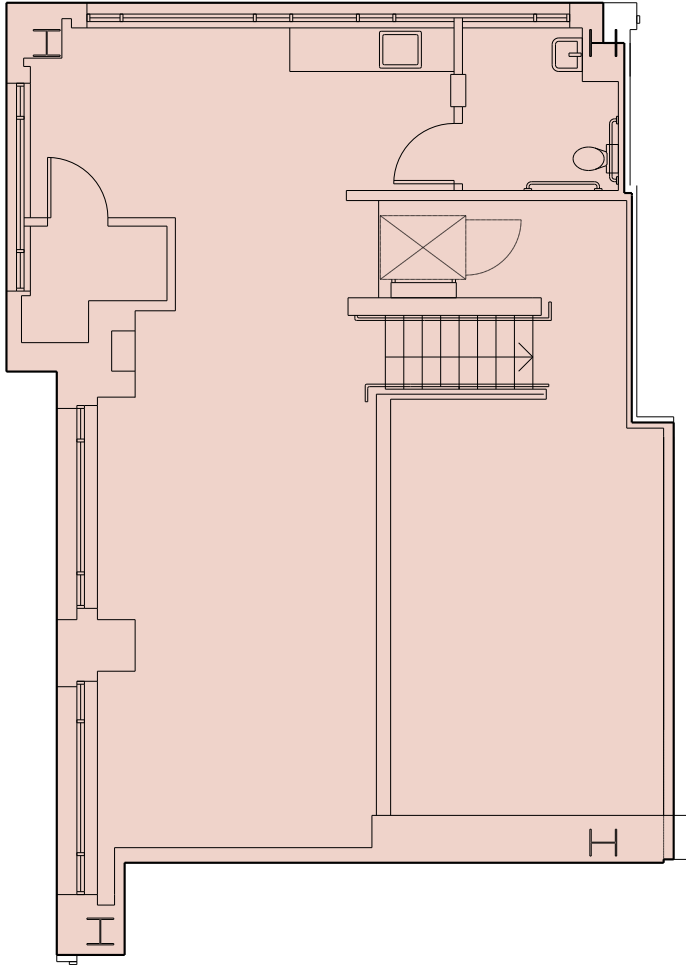
AVAILABLE

Ground floor creative office space along Kendall Alley. Ideal for small office user.



40 WEST UNION STREET

W UNION ST



1,323 RSF

SUITE SIZE

NOW

AVAILABLE

Ideal for small user.

ONE COLORADO

For Office Leasing Information, Please Contact:

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Perform
Properties

 Kidder
Mathews