

CREATIVE OFFICE FOR SUBLEASE

23

E COLORADO BLVD

LEASE HIGHLIGHTS

# Rare Sublease *Opportunity*

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A second-floor sublease in Pasadena's iconic Exchange Block building - one of the city's most storied addresses. Steps from the One Colorado complex, with neighbors including Javier's, Rag & Bone, Nike, Tiffany & Co, Pottery Barn, Mi Piacce, and a thriving dining and retail corridor.

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**SIZE**

**3,217 SF**

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**ASKING RATE**

**\$2.50 / SF**

Modified Gross · ~\$8,042 / month · Tenant pays utilities

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**LAYOUT**

Open plan · 2 private offices · conference room · kitchenette · shower · ~1,800 SF patio

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**TENANT MIX**

Ground-floor restaurant & retail · Second-floor creative industries

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**TYPE**

Sublease

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3,217  
TOTAL OFFICE SF

~1,800  
PATIO SF

2nd  
FLOOR

## UNIT 203 Floor Plan

Private Offices (x2) • Conference Room  
Open Plan Space • ~1,800 SF Patio • Kitchenette • Shower





# Pasadena, CA

## CITY OVERVIEW & MARKET CONTEXT

200k

Population within  
3-mile radius

\$127k

Avg. household income  
within 3-mile radius

98

Walk Score - ranked among  
top retail corridors in the US

- **110k daytime employees** within a 3-mile radius, consistent foot traffic, and lunch-hour demand
- **Seasonal Peaks** driven by the Rose Bowl - sports events, concerts, and New Year's Eve/Day, bringing significant population surges.
- **Institutional anchors**, including Art Center College of Design, JPL, and Caltech, create a deep talent pool and innovation culture
- **Metro Gold Line** connects the city from Azuza to Downtown Santa Monica, expanding your team's commute options
- **Historic architecture & cultural** neighbors include the Norton Simon Museum, City Hall and hundreds of landmark buildings
- A vibrant mix of **independent boutiques and major national tenants** keeps Colorado Blvd energized year-round

