

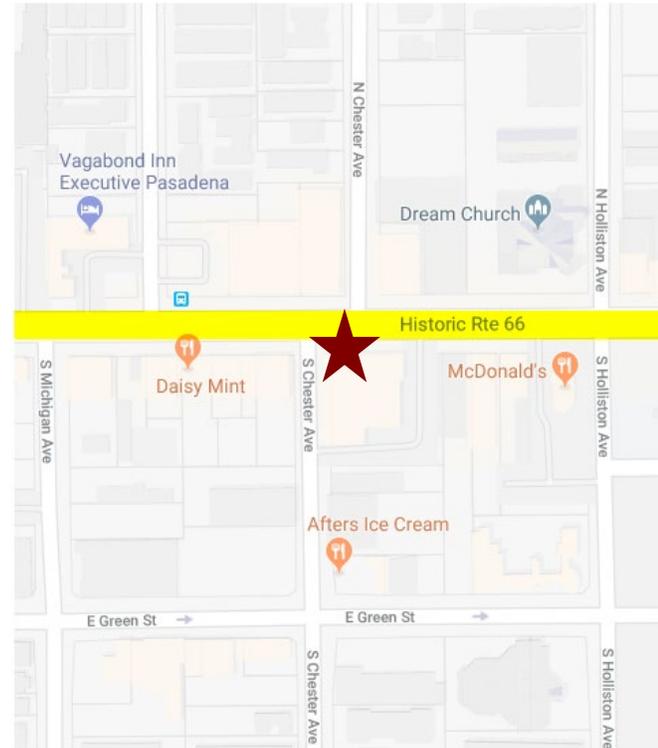
PROFESSIONAL OFFICE SUITE FOR SUBLEASE



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 | April 1, 2026. |
| EXPIRATION | December 31, 2027.
(Longer term possible) |
| PARKING | Three (3) unreserved parking spaces in surface parking lot free of charge. |
| AMENITIES | <ul style="list-style-type: none">* 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

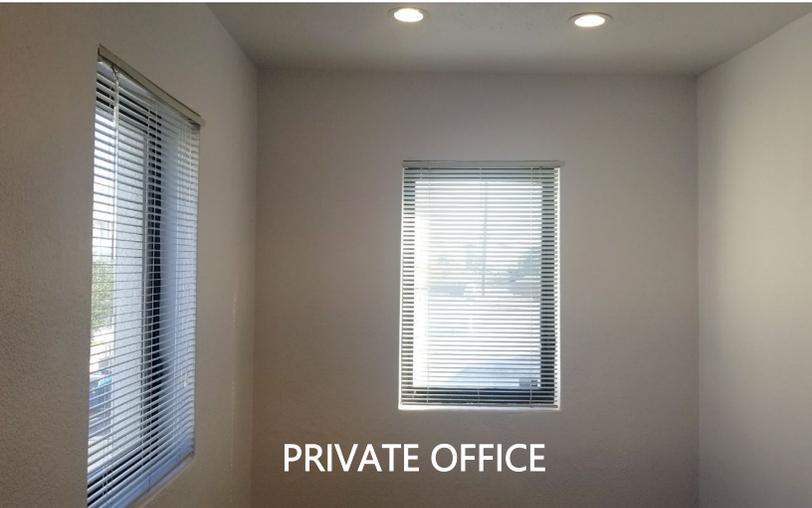
Suite 201



CONFERENCE ROOM OFF CORRIDOR



ADMIN AREA

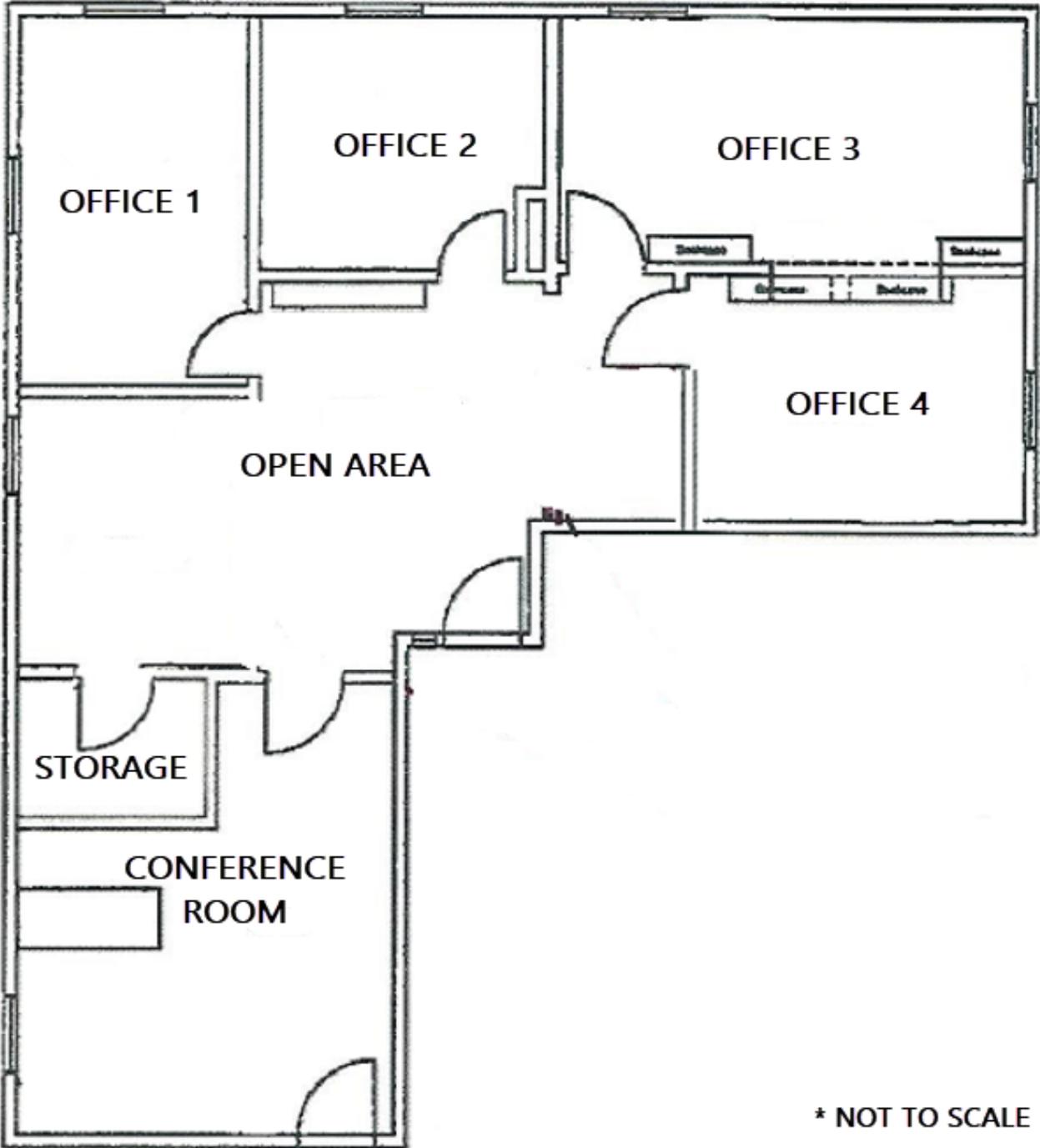


PRIVATE OFFICE



RECEPTION AREA

SUITE 201



* NOT TO SCALE

1276 E. Colorado Boulevard

Amenity Map

