



NEWMARK

AVAILABLE FOR LEASE

225 E COLORADO BLVD
PASADENA CA 91101

**NEWLY-RENOVATED COMMON
AREAS AND TENANT SPACES**

EXCLUSIVE AGENTS

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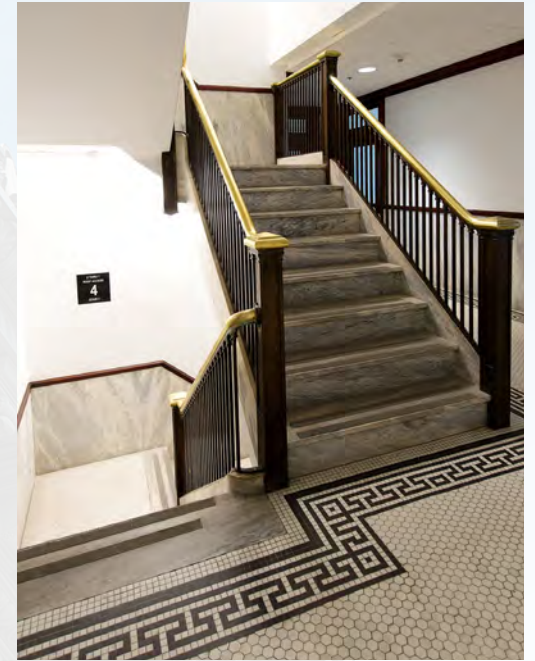
HIGHLIGHTS & FEATURES

- Immediately adjacent to the Paseo Colorado which includes numerous restaurants, retail shops, movie theatre and an Equinox health club.
- One block from Old Town Pasadena which includes a multitude of restaurants from high end to casual, financial institutions, hotels and shopping.
- Convenient access to the 210, 134 and 110 freeways as well as Metro Gold Line
- Great corner location with significant visibility
- On-site property manager and building engineer
- New tenant amenity conference room and tenant lounge with free wifi
- Remarkable views of Colorado Boulevard & the San Gabriel Mountains

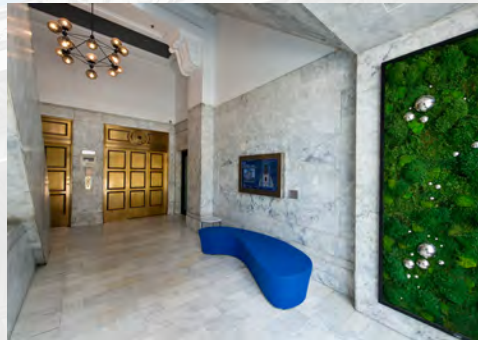
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• Outstanding Art Deco Details



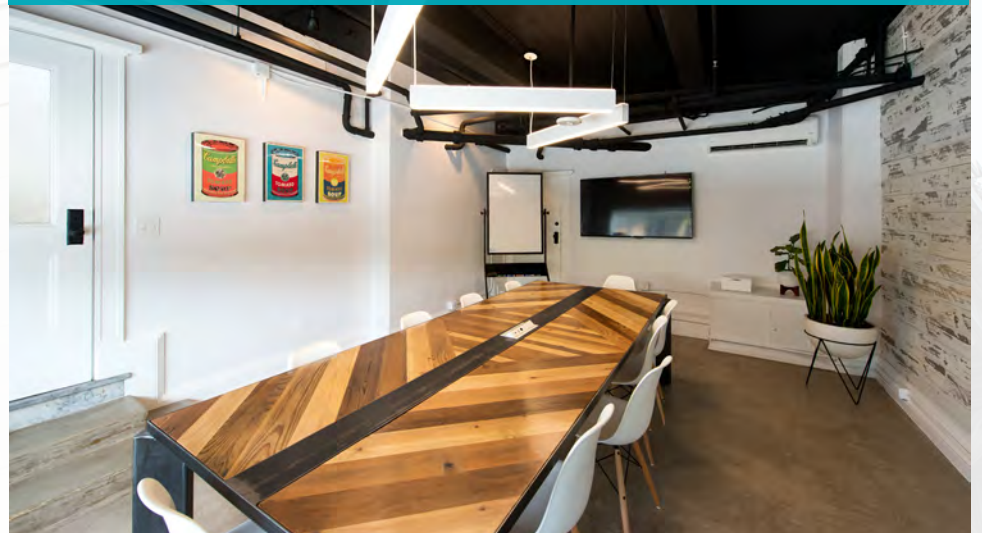
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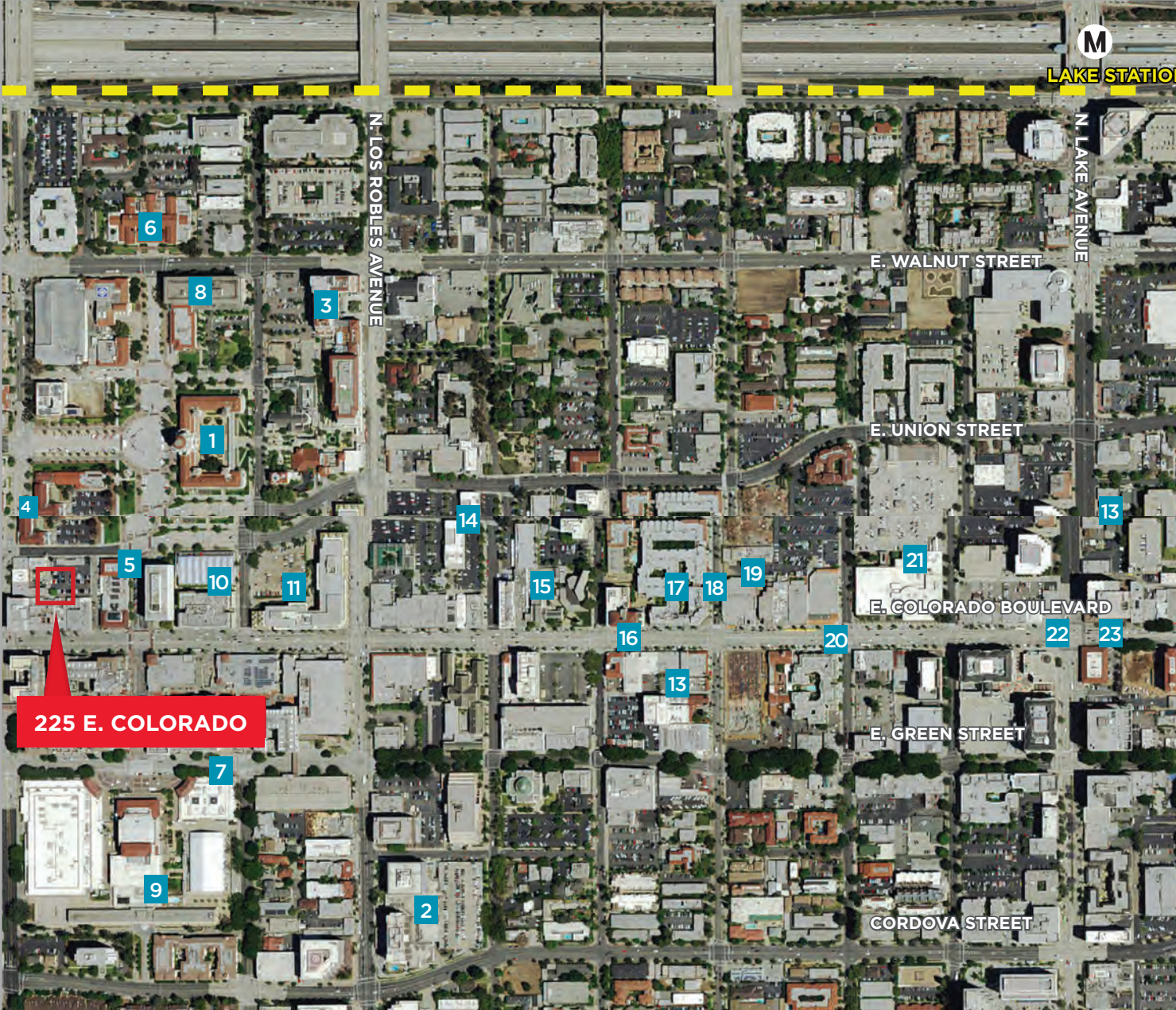


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225 E. COLORADO

AREA AMENITIES

- 1 Pasadena City Hall
- 2 Hilton Pasadena
- 3 The Westin Pasadena
- 4 Paseo Colorado
- 5 US Post Office
- 6 Pasadena Public Library
- 7 Pasadena Conference Center
- 8 Pasadena Courthouse
- 9 Sheraton Pasadena Hotel
- 10 Europeane
- 11 Ruth's Chris Steak House
- 12 The Pasadena Playhouse
- 13 Rounds Premium Burgers
- 14 Pasadena Museum of California Art
- 15 24 Hour Fitness
- 16 Urth Caffe
- 17 Tender Greens
- 18 Roy's
- 19 Laemmle Playhouse 7
- 20 U.S. Bank
- 21 Target
- 22 Chase Bank
- 23 Bank of America
- M** Lake Metrorail Station



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