

OFFICE SPACE FOR LEASE

150 East Colorado Boulevard

PASADENA, CALIFORNIA

Elaine Han

909.319.0037

elainehan@gmail.com

DRE Lic# 01992395



FOR LEASE PASADENA, CALIFORNIA
150 EAST COLORADO BOULEVARD



Highlights

3 STORY ±62,286 SF Class-A office building

CONVENIENT access to the 110, 210, and 134 freeways

WALKING DISTANCE to Metro Gold Line stations

FIBER OPTIC ready

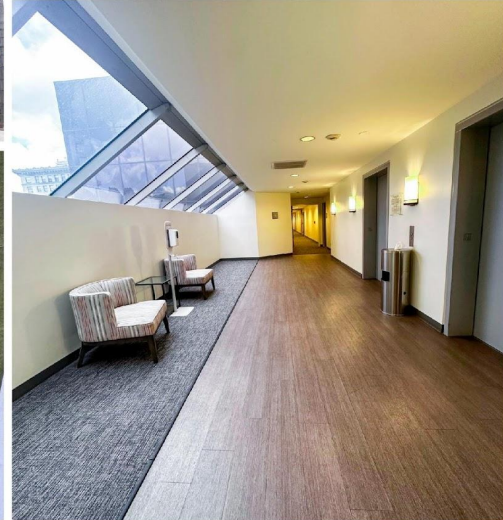
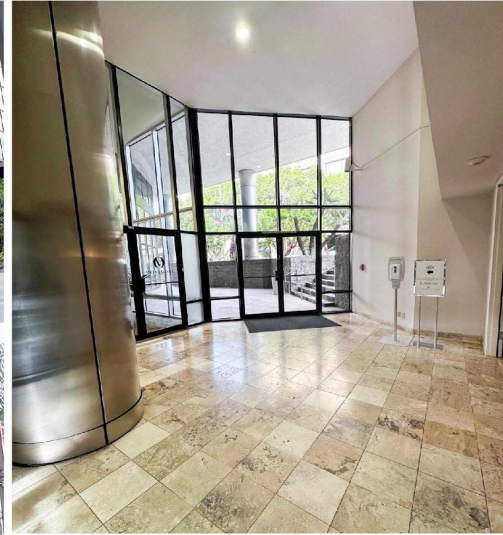
PARKING RATIO of 3 spaces per 1,000 RSF leased at \$90 unreserved parking stall per month and \$140.00 reserved parking stall per month

WALK SCORE of 99 with nearby restaurants and retail amenities including Old Pasadena and The Paseo

Elaine Han
909.319.0037
elainehan@gmail.com

DRE Lic#
01992395

FOR LEASE PASADENA, CALIFORNIA 150 EAST COLORADO BOULEVARD



Pinnacle Real Estate Group | DRE# 01918023 | 9139 Las Tunas Dr, Temple City CA 91780

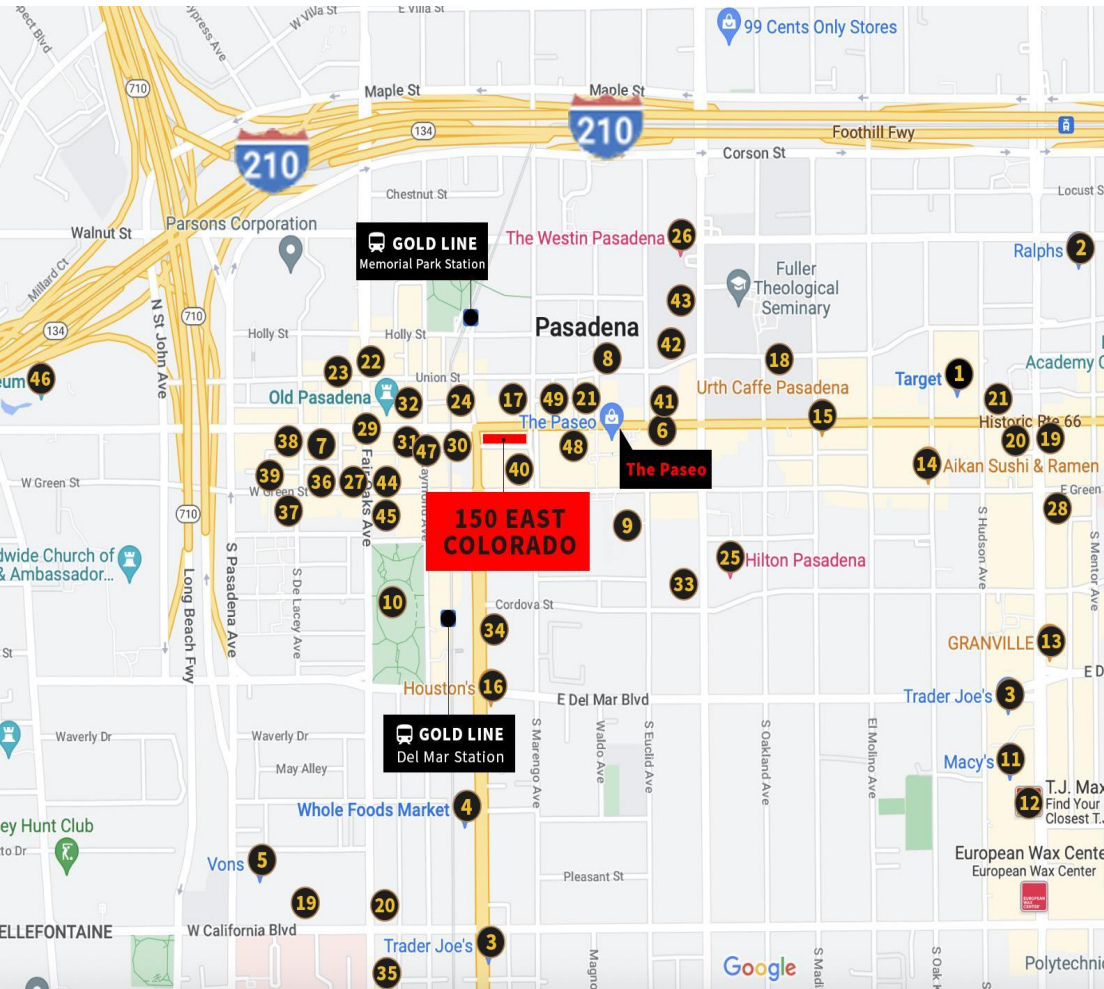
Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the landlord or obtained from public records or other sources, and prospective tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.

Elaine Han
909.319.0037
elaineeyehan@gmail.com
DRE Lic# 01992395



FOR LEASE PASADENA, CALIFORNIA

150 EAST COLORADO BOULEVARD



LOCAL AMENITIES

- | | | | |
|----|------------------------------|----|---------------------------|
| 1 | Target | 25 | Hilton Pasadena > |
| 2 | Ralphs | 26 | The Westin Pasadena > |
| 3 | Trader Joe's | 27 | Prolece Tea |
| 4 | Whole Foods Market | 28 | Wells Fargo Bank |
| 5 | Vons | 29 | The Cheesecake Factory |
| 6 | Starbucks | 30 | Sushi Enya Pasadena |
| 7 | Apple | 31 | Crossroads Trading |
| 8 | Pasadena City Hall | 32 | Noodle Street |
| 9 | Pasadena Ice Skating Center | 33 | Cordova Cafe & Bottleshop |
| 10 | Central Park | 34 | New Balance |
| 11 | Macy's | 35 | Burger King |
| 12 | T.J. Maxx | 36 | Chong Qing YeoMei Hotpot |
| 13 | GRANVILLE | 37 | Motto Tea Cafe |
| 14 | Aika Sushi & Ramen | 38 | Popping Yolk Cafe |
| 15 | Urth Caffe Pasadena | 39 | Entre Nous French Bistro |
| 16 | Houston's Steakhouse | 40 | Tesla Supercharger |
| 17 | Fleming's Prime Steakhouse | 41 | Ruth's Chris Steak House |
| 18 | 24 Hour Fitness | 42 | Alexander's Steakhouse |
| 19 | Bank of America | 43 | FedEx Office Ship Center |
| 20 | Chase Bank | 44 | MOOM 48 THAI |
| 21 | United States Postal Service | 45 | Crepes De Paris |
| 22 | FedEx Office Ship Center | 46 | Norton Simon Museum |
| 23 | Sephora | 47 | T-Mobile |
| 24 | King Taco | 48 | west elm |
| | | 49 | Lunasia Dim Sum House |



Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the landlord or obtained from public records or other sources, and prospective tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.



**150 EAST
COLORADO
BOULEVARD**

PASADENA, CALIFORNIA

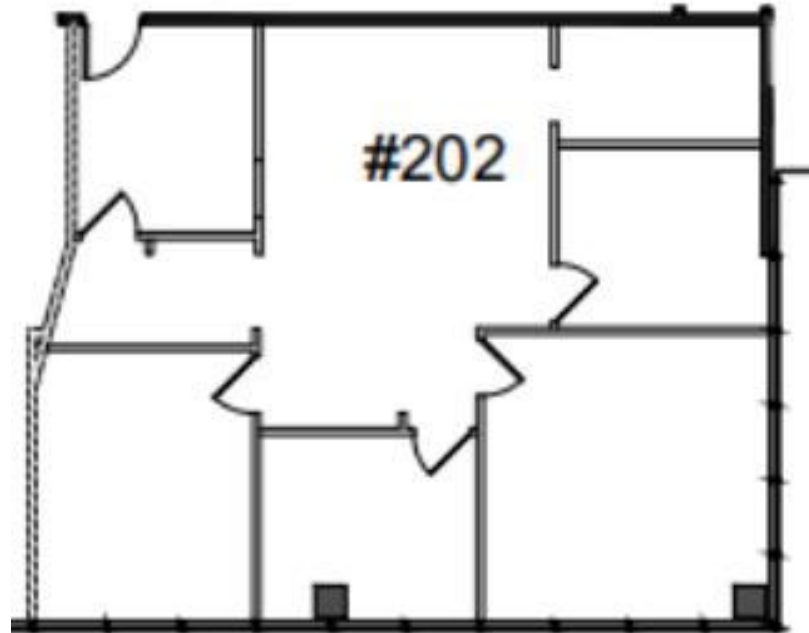
FOR LEASE

Suite 202

**AVAILABLE
SUITE**

Suite	202
RSF	1,493
Rate	\$2.75/RSF per month FSG

Available 4 window offices, conference room, and reception area.
1 server room/ storage room.



Elaine Han
909.319.0037
elaineeyehan@gmail.com

DRE Lic# 01992395



Pinnacle Real Estate Group | DRE# 01918023 | 9139 Las Tunas Dr, Temple City CA 91780

Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the landlord or obtained from public records or other sources, and prospective tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.

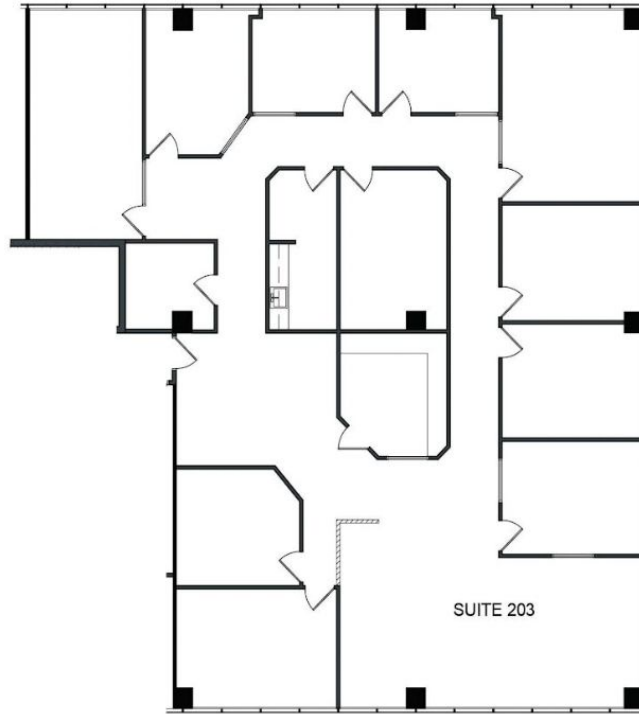


**150 EAST
COLORADO
BOULEVARD**

PASADENA, CALIFORNIA

FOR LEASE

Suite 203



**AVAILABLE
SUITE**

Suite 203
e
RSF 4,429

Rate \$2.75/RSF per month FSG

Available 9 window offices including one large conference room. 1 interior office, break room, storage, open work area and reception.

Elaine Han
909.319.0037
elaineyehan@gmail.com

DRE Lic# 01992395



Pinnacle Real Estate Group | DRE# 01918023 | 9139 Las Tunas Dr, Temple City CA 91780

Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the landlord or obtained from public records or other sources, and prospective tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.



**150 EAST
COLORADO
BOULEVARD**

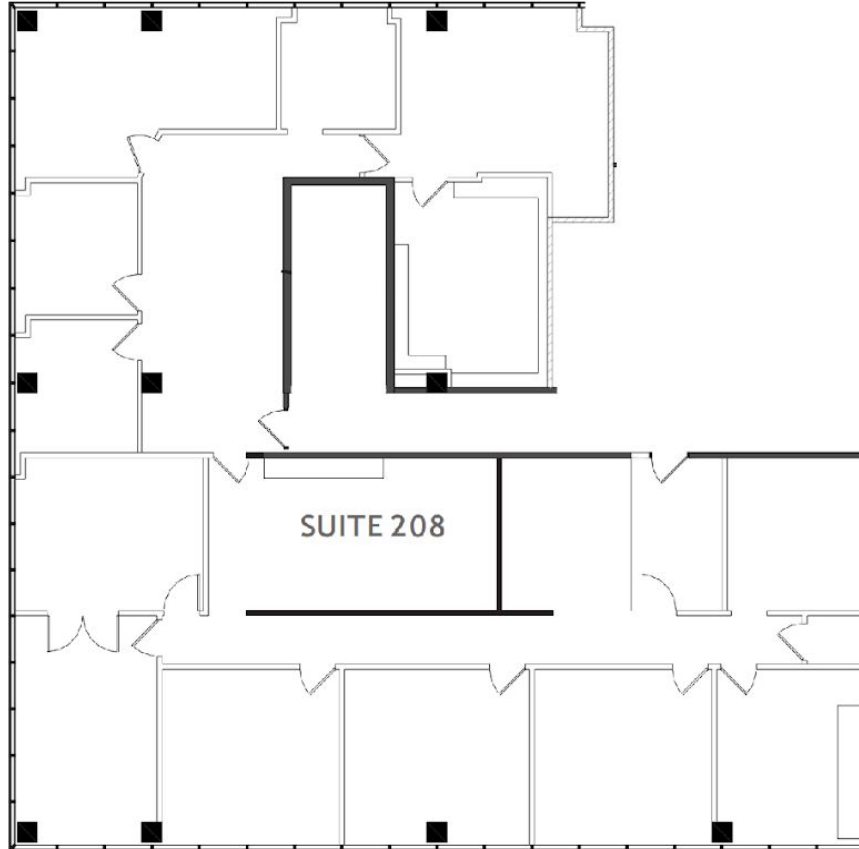
PASADENA, CALIFORNIA

FOR LEASE

Suite 208

**AVAILABLE
SUITE**

Suite	208
RSF	4,558
Rate	\$2.75/RSF per month FSG
Available	Northeast corner suite with 11 window offices, conference room, break room, storage and reception.



Elaine Han
909.319.0037
elaineyehan@gmail.com

DRE Lic# 01992395



Pinnacle Real Estate Group | DRE# 01918023 | 9139 Las Tunas Dr, Temple City CA 91780

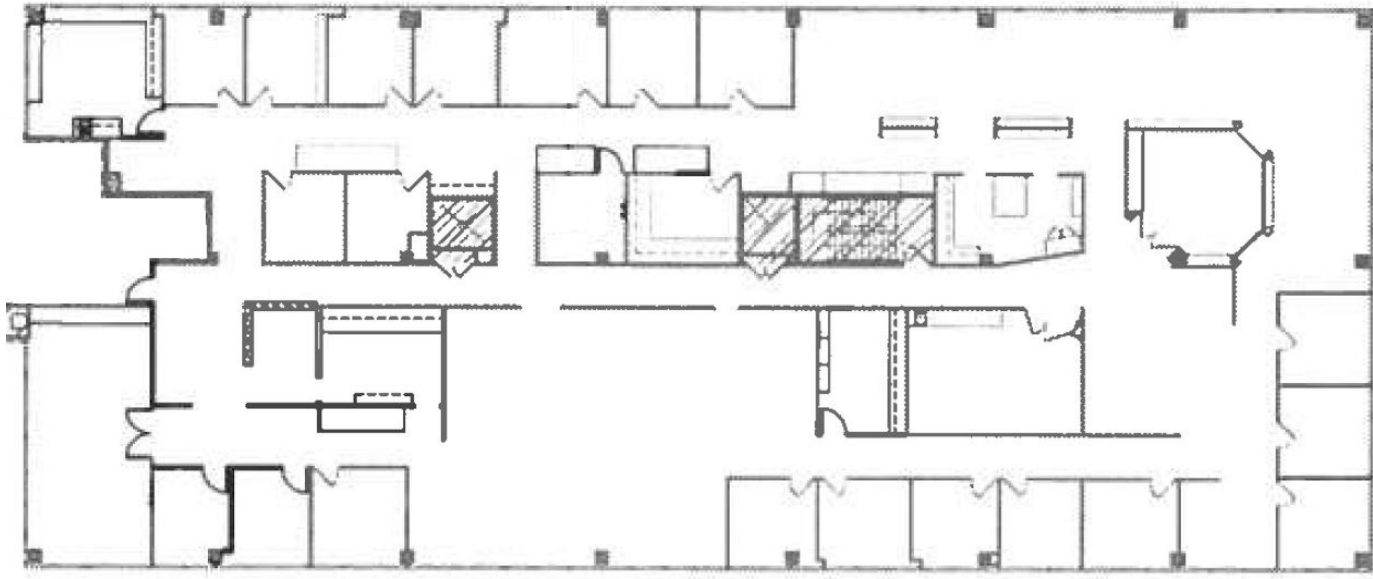
Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the landlord or obtained from public records or other sources, and prospective tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.



**150 EAST
COLORADO
BOULEVARD**

PASADENA, CALIFORNIA

Suite 360



AVAILABLE SUITE

Suite	RSF	Rate	Available
360	11,968	\$2.75/RSF per month FSG	18 window offices, two conference rooms, one with window. Lunch room with windows

Elaine Han
909.319.0037
elaineyehan@gmail.com
DRE Lic# 01992395



Pinnacle Real Estate Group | DRE# 01918023 | 9139 Las Tunas Dr, Temple City CA 91780

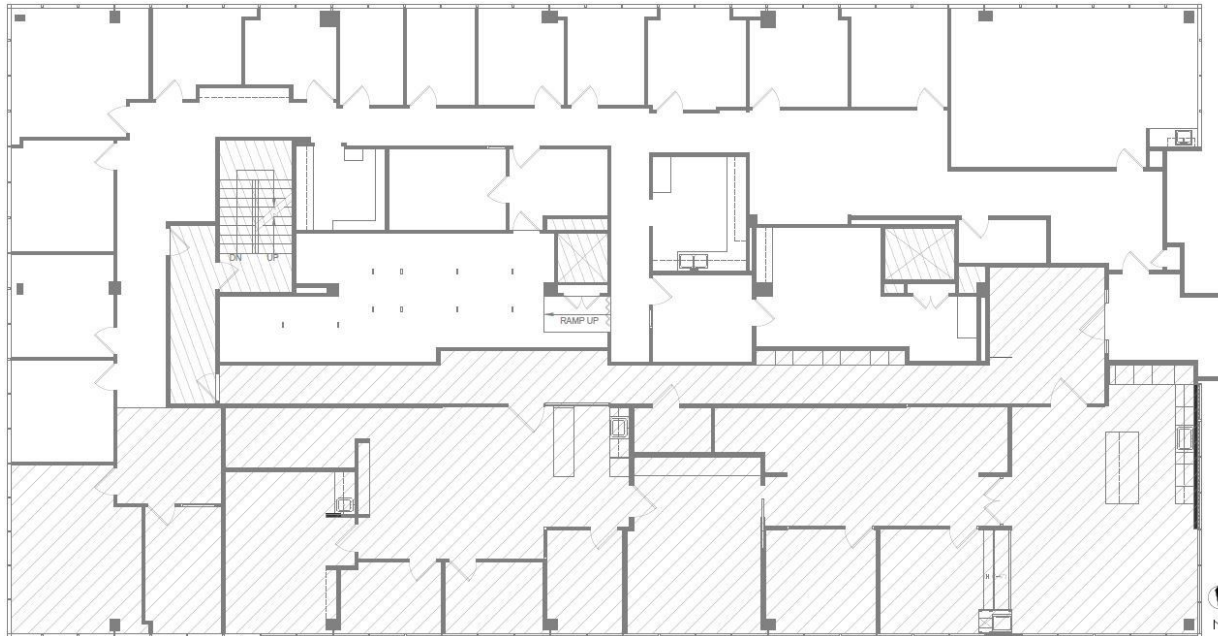
Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the landlord or obtained from public records or other sources, and prospective tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.



**150 EAST
COLORADO
BOULEVARD**

PASADENA, CALIFORNIA

Suite 300



AVAILABLE SUITE

Suite	RSF	Rate	Available
300	5,408	Executive Office starting at \$700 Per Month	13 window offices, conference room, break area, file/storage, reception and open work area. Executive room, starting at \$700 Per room/Per month.

Elaine Han
909.319.0037
elaineyehan@gmail.com
DRE Lic# 01992395



Pinnacle Real Estate Group | DRE# 01918023 | 9139 Las Tunas Dr, Temple City CA 91780

Pinnacle Real Estate Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the landlord or obtained from public records or other sources, and prospective tenant is advised to independently verify the accuracy of that information through personal inspection and with the appropriate professionals.





**150 EAST
COLORADO
BOULEVARD**

**PASADENA,
CALIFORNIA**

OFFICE SPACE FOR LEASE

Elaine Han

909.319.0037

elaineyehan@gmail.com

DRE Lic# 01992395