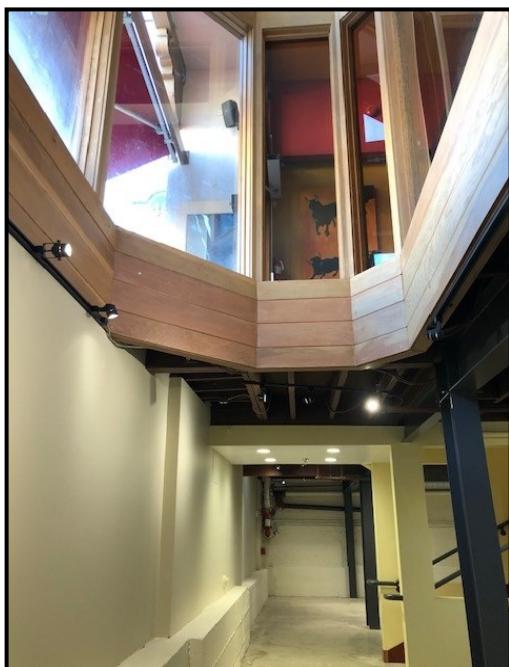


# Office or Retail Space Available in Old Pasadena

42 East Colorado Boulevard

**Sauvé & Associates**  
Commercial Real Estate



- *Atrium, lower level, formerly a book store.*
- *Newly improved with added kitchenette & track lighting.*
- *Approximately 4,200 RSF ~ Can be devisable.*
- *Sealed concrete floor, restrooms & wooden staircase to lower level from Colorado Boulevard.*
- *Great window display area offering outside light from sidewalk on Colorado Boulevard.*
- *Back entry off Mercantile Alley with additional windows.*
- *Signage: Front awning, blade (east/west visibility), entry display area, plus available graphics my be used in back area.*
- *Parking in city structure out the back door of premises, across Mercantile Alley.*
- *Suggested uses: Office, retail, personal trainer*

**626.585.4321**

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