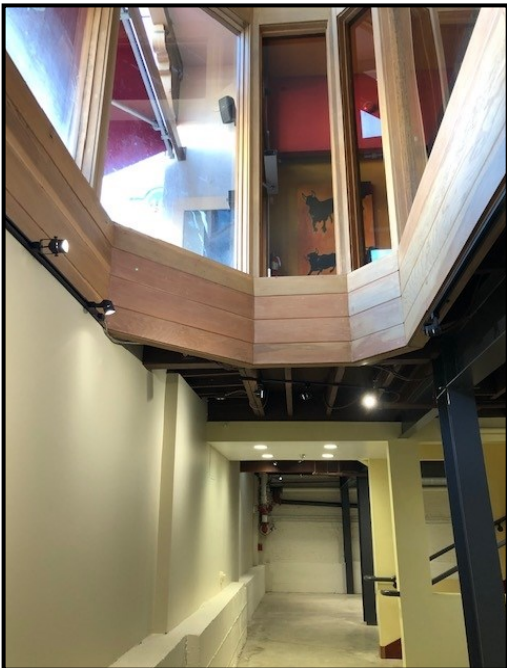


Office or Retail Space Available in Old Pasadena

42 East Colorado Boulevard

Sauvé & Associates
Commercial Real Estate



Property Features

- 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 may be used in back area.
- Parking in city structure out the back door of premises, across Mercantile Alley.
- Suggested uses: Office, retail, personal trainer

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