

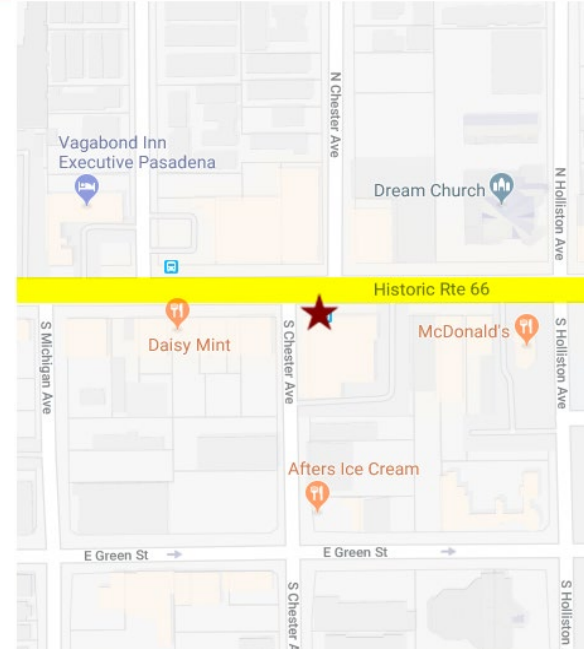
# EXCEPTIONAL OFFICE FOR LEASE



1276 EAST COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Suite 206 – Approx. 475 RSF
- MONTHLY RENT:** \$2.50 per sq. ft. per month, Full Service Gross.  
Landlord pays for utilities and five (5) day interior janitorial.
- AVAILABLE:** Immediately.
- PARKING:** Convenient surface parking in parking lot next to the building, and easy street parking.
- AMENITIES**
- 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 front door with intercom system and stairway to second floor offices.



For more information, Contact:

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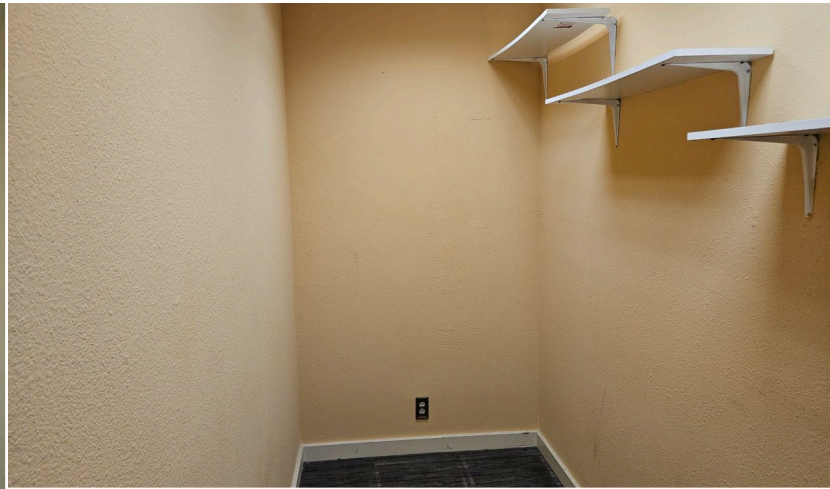
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# SUITE 206



# Suite 206

A.C.C. SUITE # 206

