

OFFICE SPACE FOR LEASE

150 East Colorado Boulevard

PASADENA, CALIFORNIA

Elaine Han

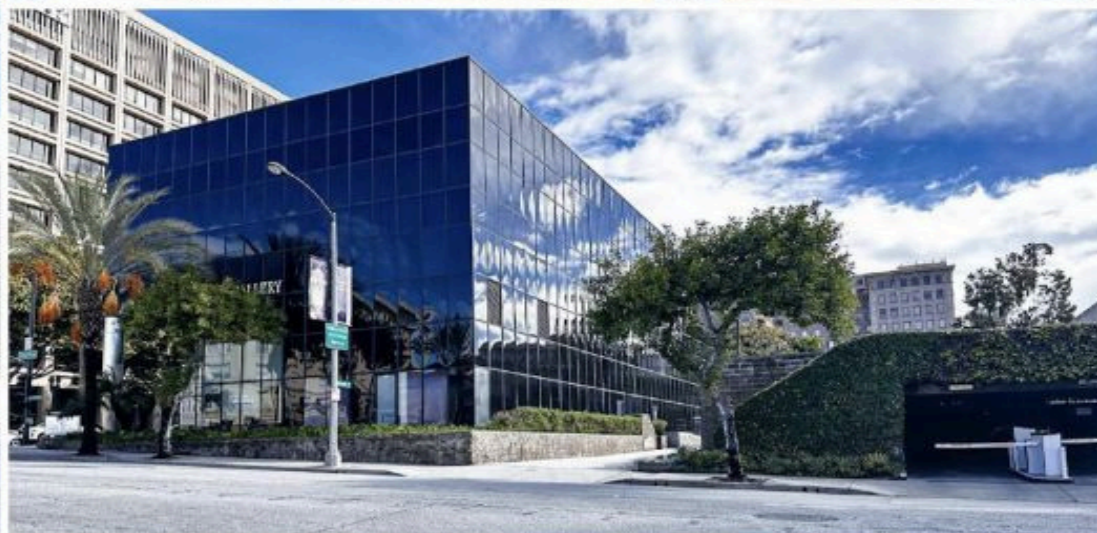
909.319.0037

elaineyehan@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

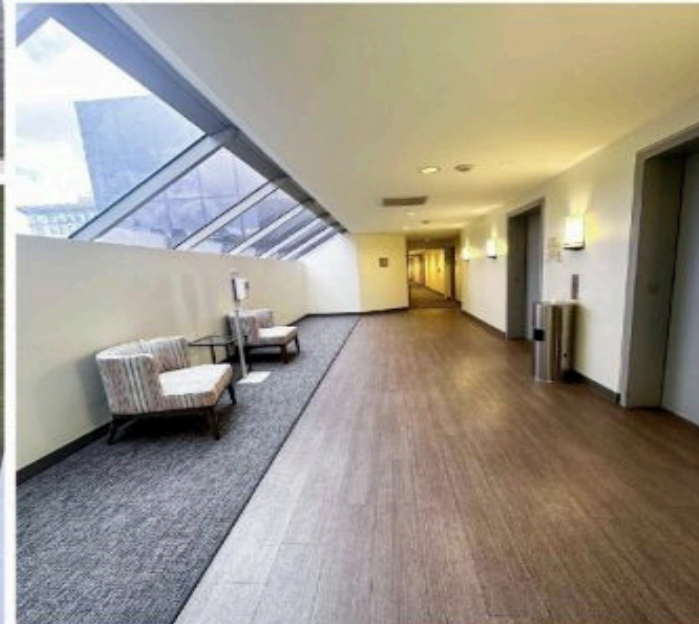
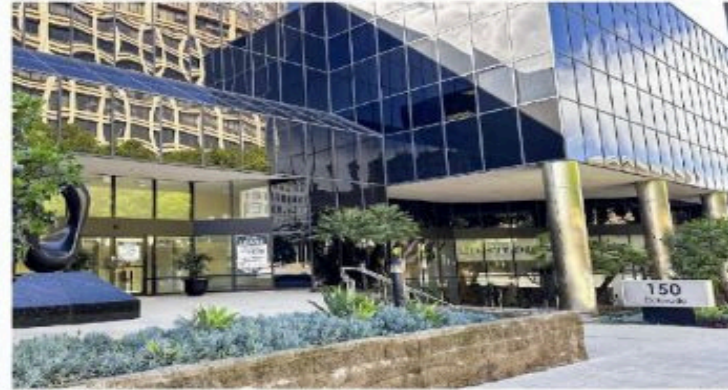
FIBER OPTIC ready

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

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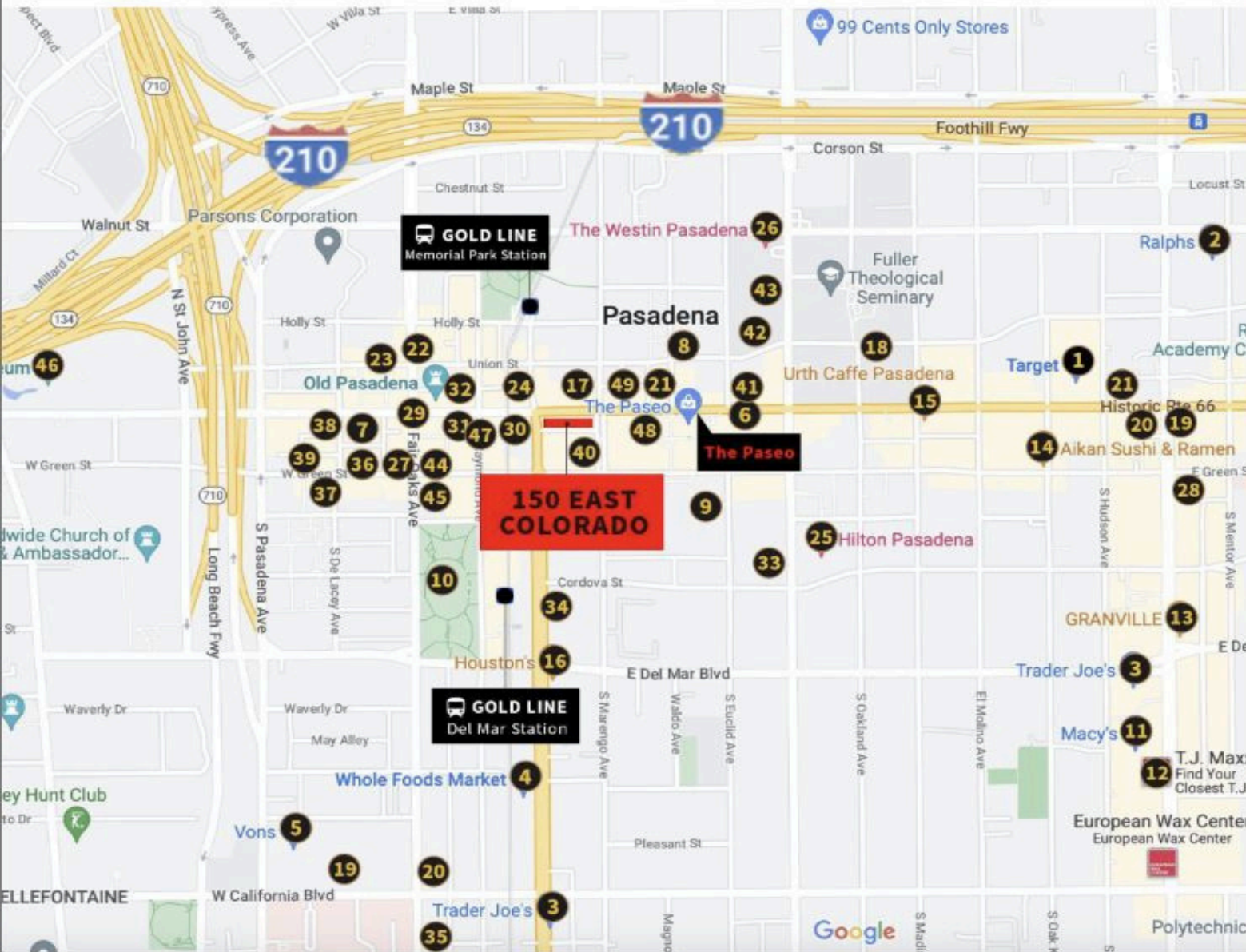
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LOCAL AMENITIES

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



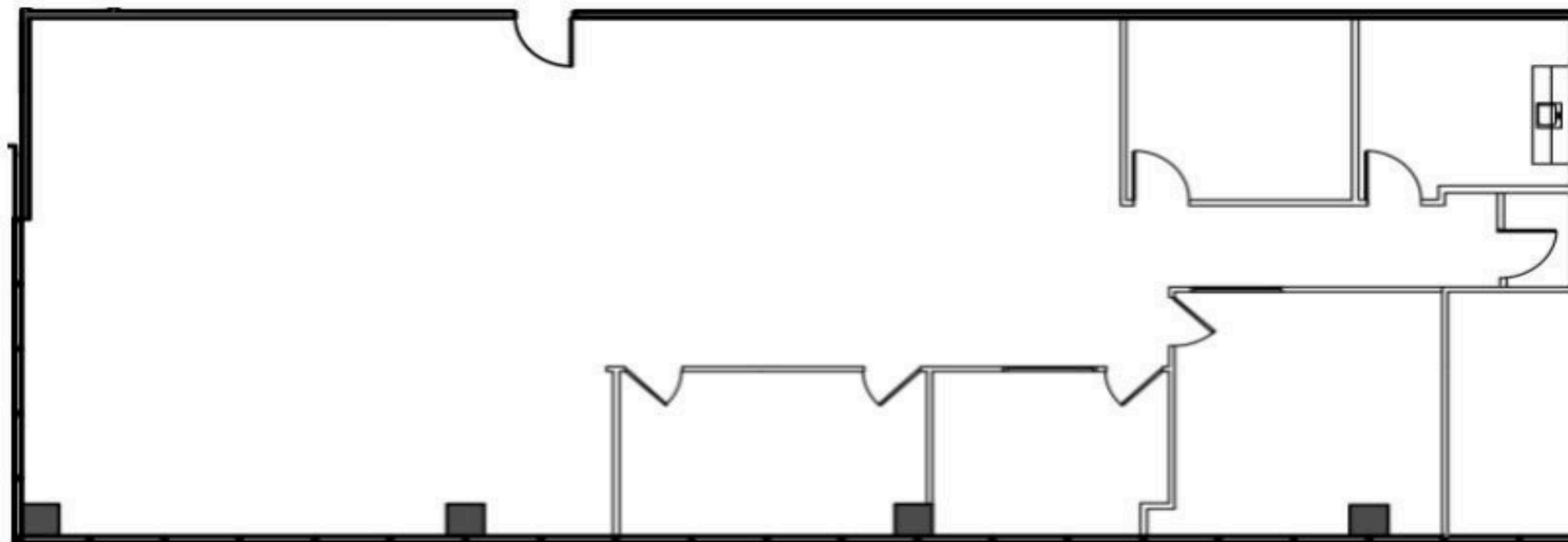
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FOR LEASE

Suite 201



AVAILABLE
SUITE

Suite	201
RSF	3,007
Rate	\$3.00/RSF per month FSG
Available	5 private rooms with 4 window offices, a conference room, and a break/storage room.

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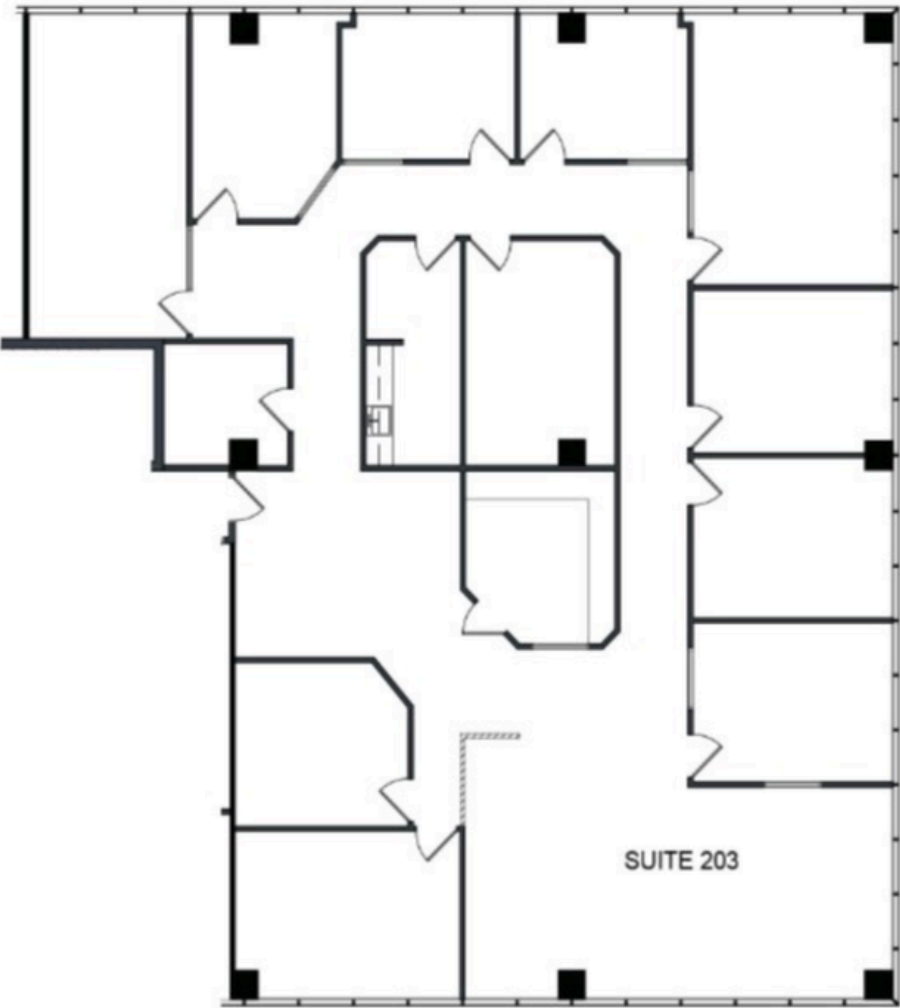
PASADENA, CALIFORNIA

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Suite 203

AVAILABLE
SUITE

Suite	203
RSF	4,429
Rate	\$3.00/RSF per month FSG
Available	9 window offices including one large conference room. 1 interior office, break room, storage, open work area and reception



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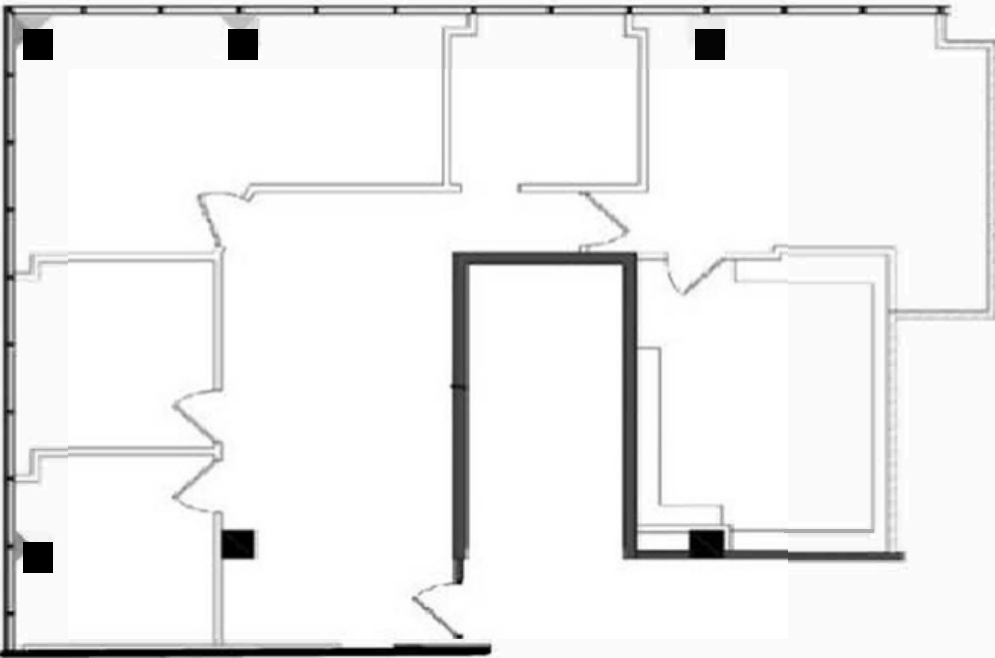
PASADENA, CALIFORNIA

FOR LEASE

Suite 208 B

**AVAILABLE
SUITE**

Suite	208 B
RSF	1,792
Rate	\$3.00/RSF per month FSG
Available	Northeast corner suite with 5 window offices, and a storage/break room



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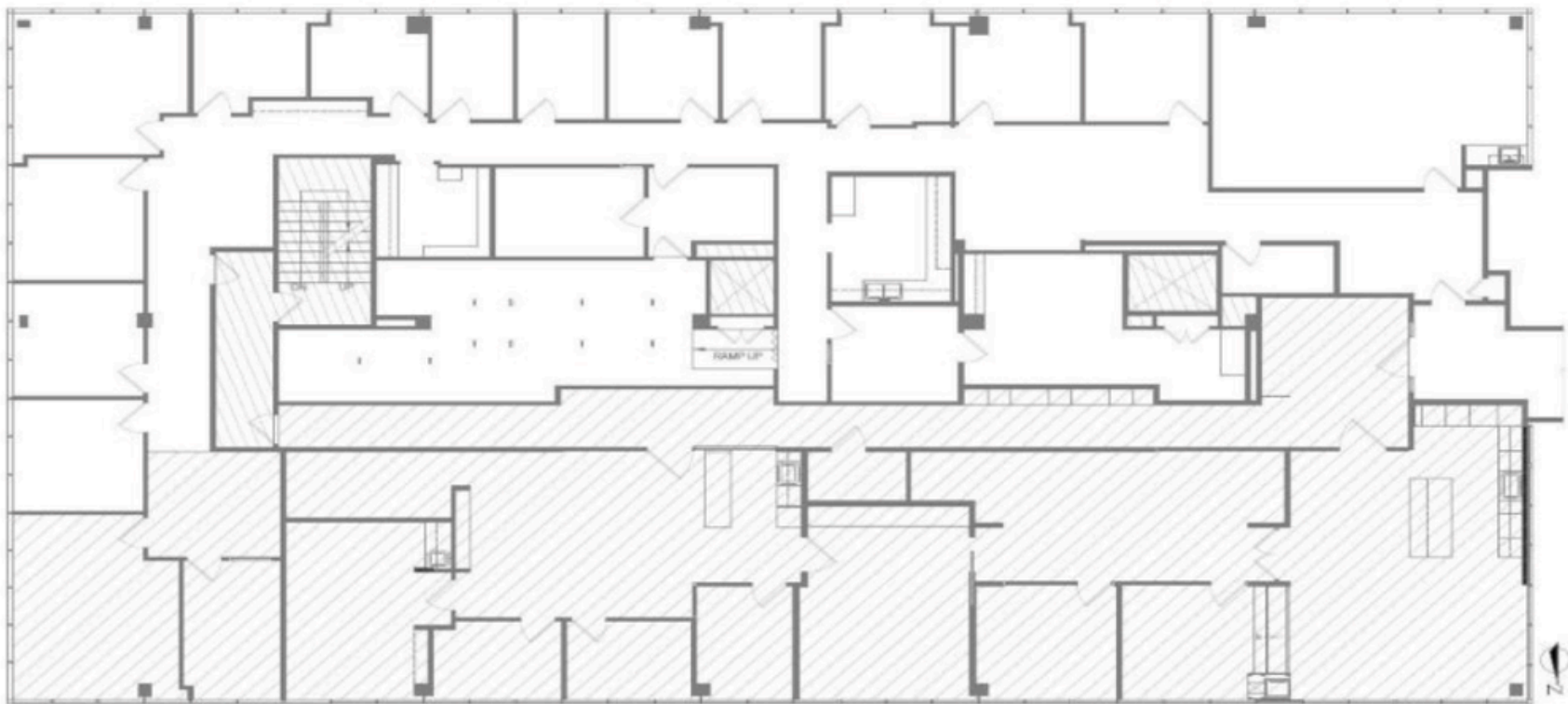


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Suite 300



AVAILABLE SUITE

Suite	RSF	Rate	Available
300	5,408	Executive Office starting at \$850 Per Month	13 window offices, conference room, break area file/storage, reception and open work area. Executive room, startiing at \$850 Per room/Per month.

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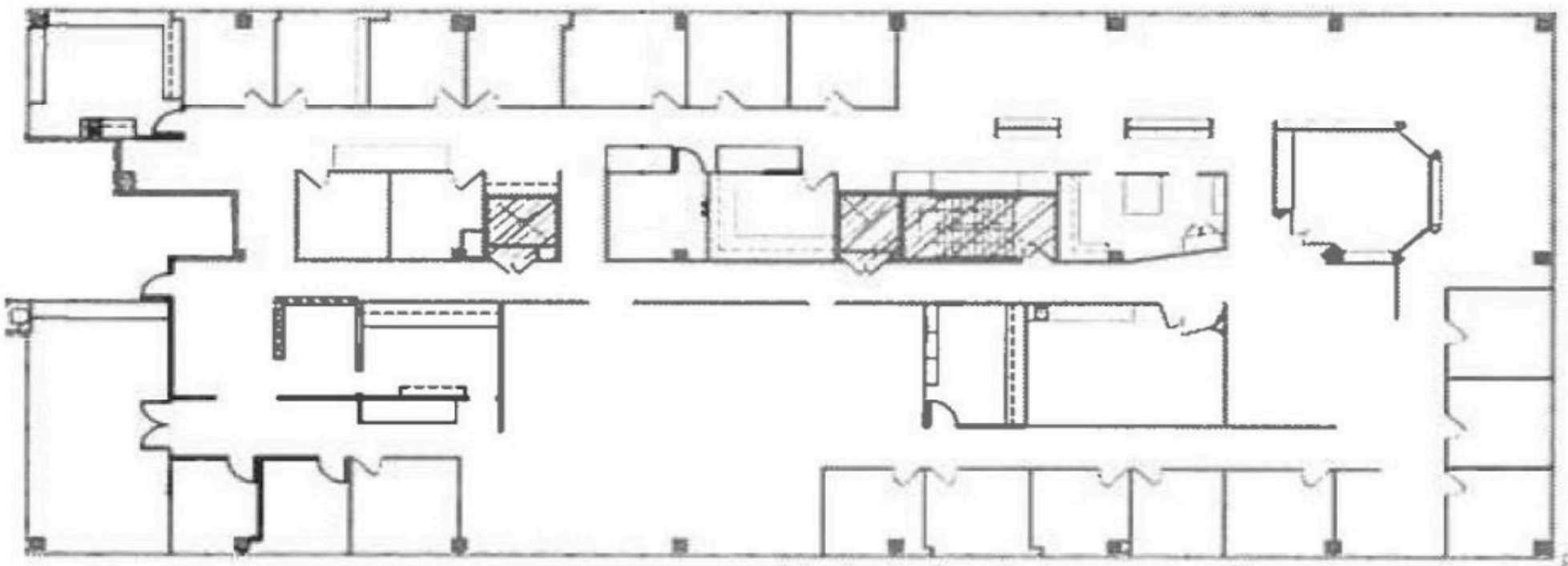


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Suite 360



AVAILABLE SUITE

Suite	RSF	Rate	Available
360	11,968	\$2.95/RSF per month FSG	18 window offices, two conference rooms, one with window. Lunch room with windows

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Suite 100



AVAILABLE SUITE

Suite	RSF	Rate	Available
100	7,378	\$3.00/RSF per month FSG	Prime ground floor office space with double door identity, high ceilings, 14 offices, conference room, break room, file/storage, reception, open work area and private restrooms. Eyebrow signage and monument signage potentially available.

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