

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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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.

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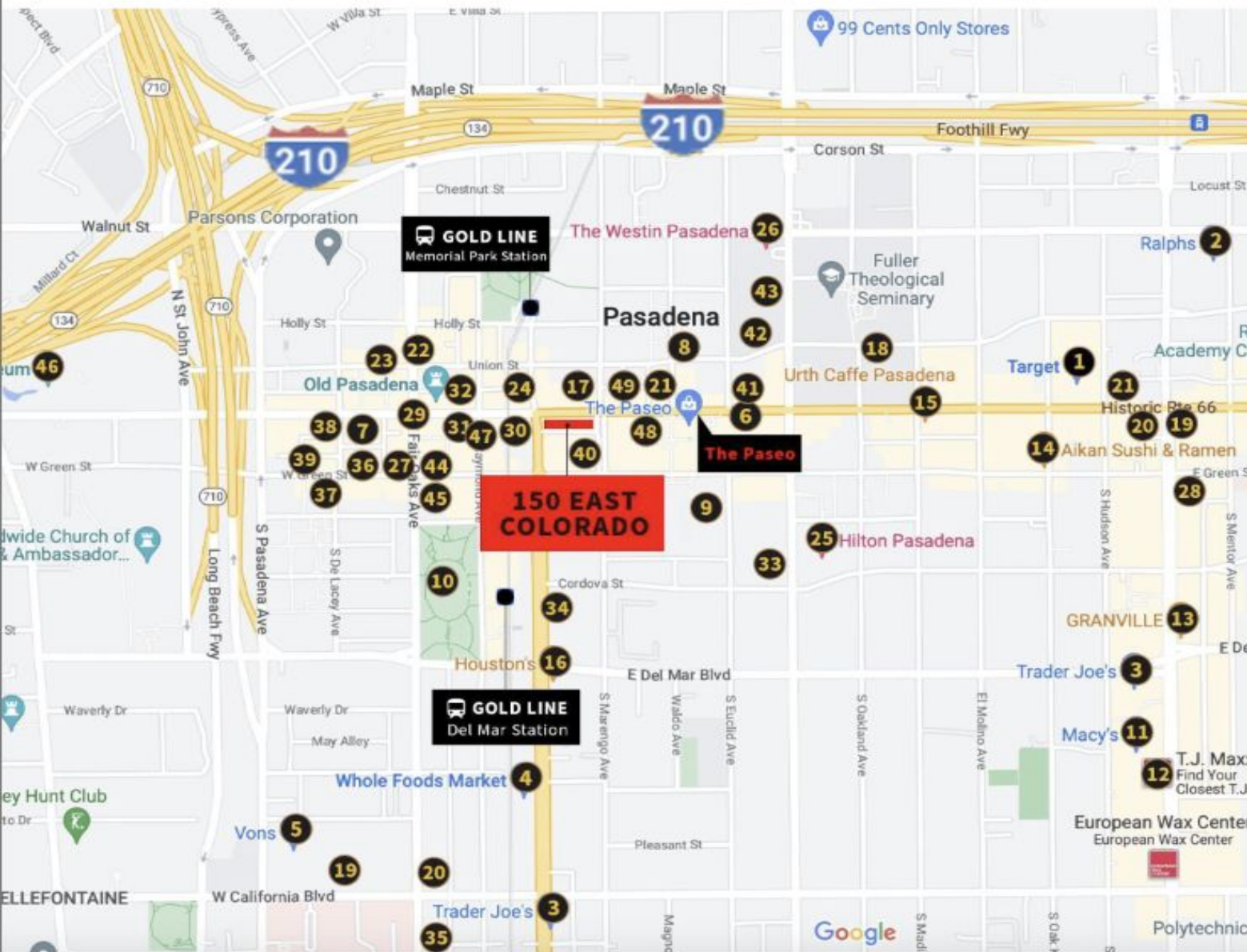
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LOCAL AMENITIES

- 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



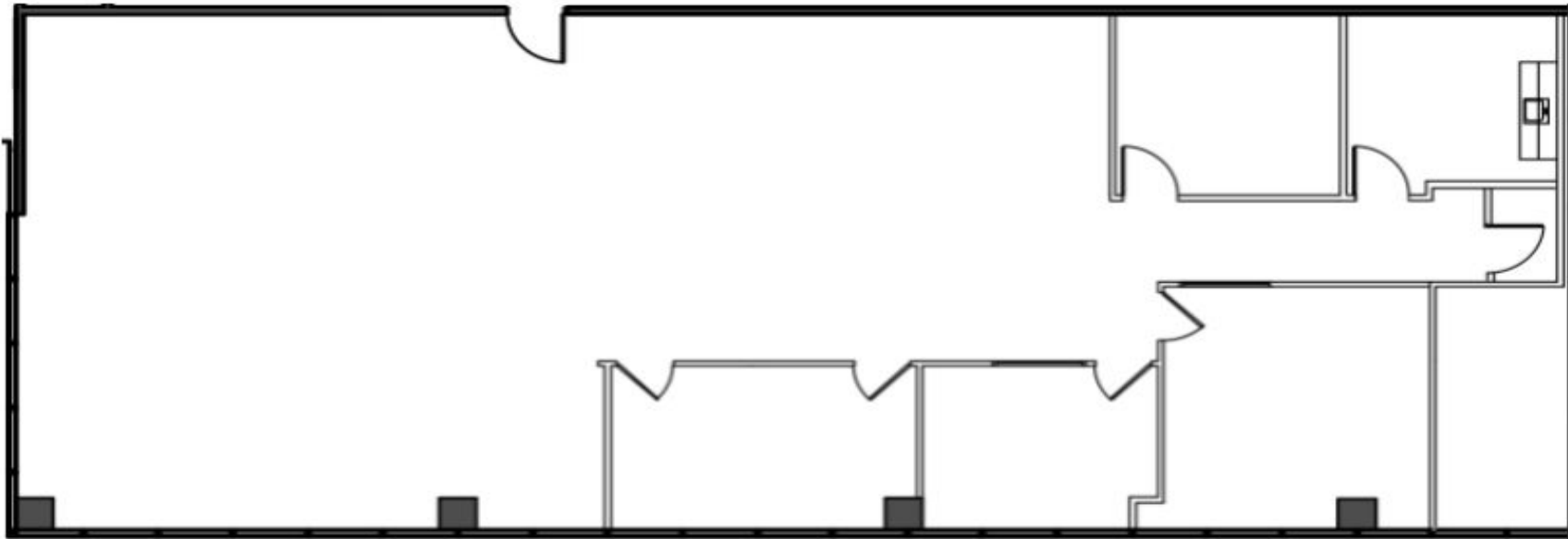
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FOR LEASE

Suite 201



AVAILABLE
SUITE

Suite	201
RSF	3,007
Rate	\$2.95/RSF per month FSG
Available	5 private rooms with 4 window offices, a conference room, and a break/storage room.

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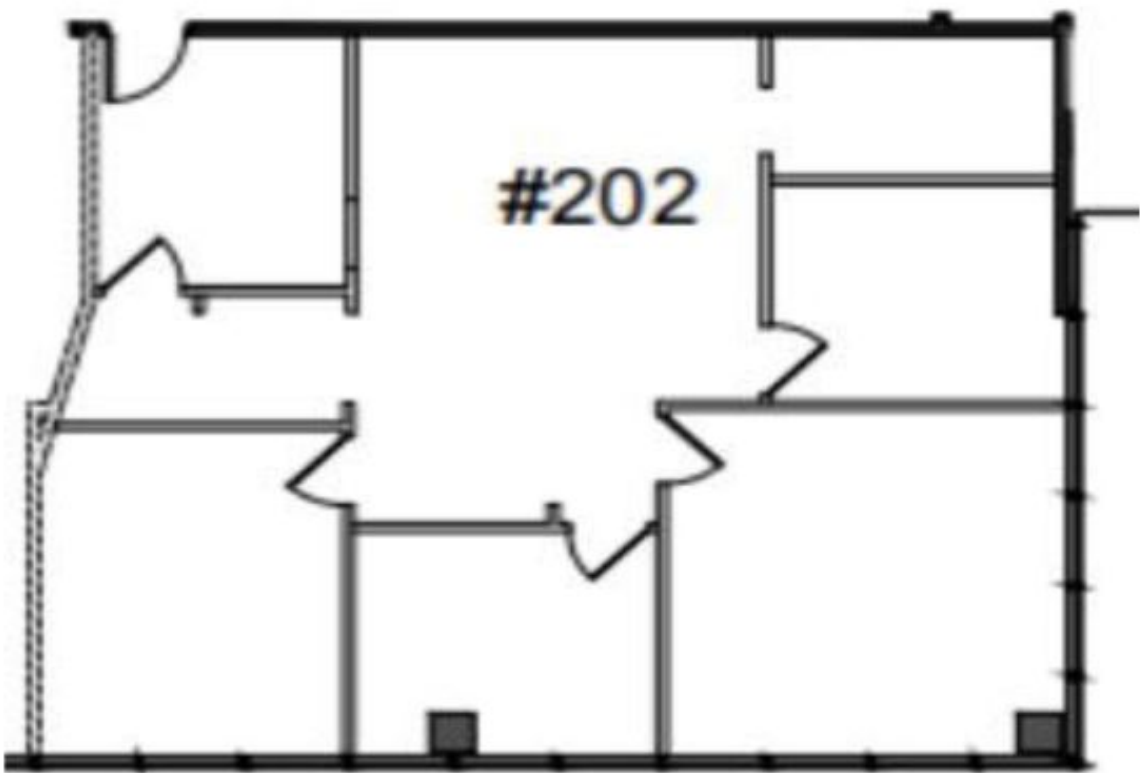


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Suite 202



AVAILABLE
SUITE

Suite	202
RSF	1,493
Rate	\$3.30/RSF per month FSG
Available	4 window offices, conference room, and reception area. 1 server room/ storage room.

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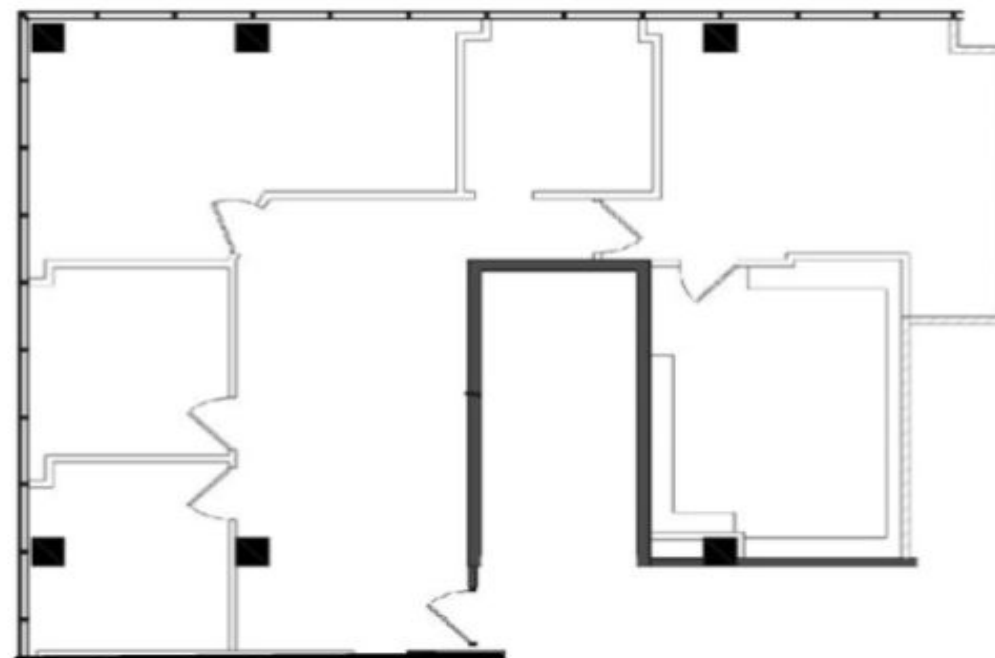
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FOR LEASE

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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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.

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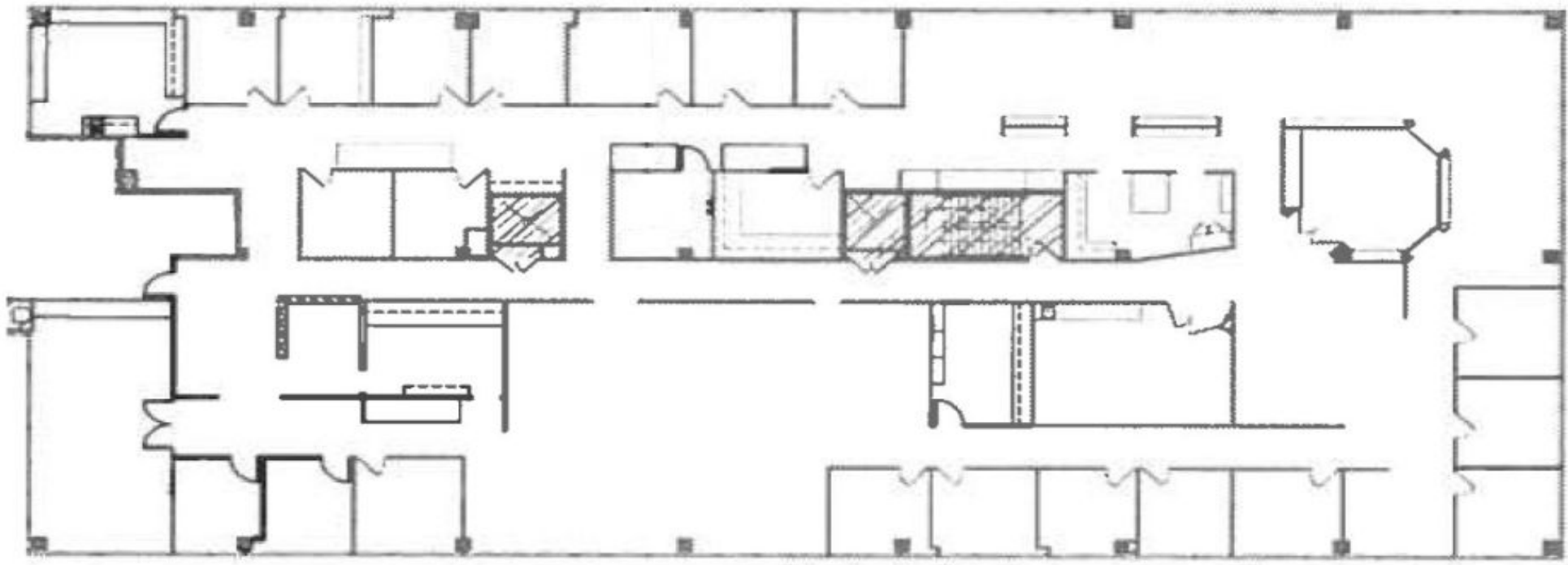


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Suite 360



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

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