

CREATIVE OFFICE FOR LEASE

23 E COLORADO BLVD

PASADENA, CA 91105



Hoss MacVaugh

626.583.8400 | Hoss@MacVaugh.com

#00971669

MACVAUGH & CO
Commercial Real Estate Services

LEASE HIGHLIGHTS

Second-floor sublease located in the historic Exchange Block building. Neighboring tenants include the One Colorado complex, offering notable tenants such as Javiers, Rag and Bone, and Nike, in addition to Tiffany & Co, Pottery Barn, Mi Piacce and other dining and shopping experiences.

SIZE

3,217 SQFT

PRICE

\$2.50/SF Modified Gross

FINISHES & LAYOUT

Predominantly open space with two private offices, conference room, kitchenette, shower facility and almost 1,800 SQFT patio

TENANT MIX

Ground-floor restaurant and retail, with second-floor creative industries.





Unit 203

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CITY INFORMATION

200k population, 110k employees, 127k average household income all within a 3-mile radius

The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Design, JPL and Cal Tech

Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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