



**930 Colorado Boulevard, Suite 1, Los Angeles, CA 90041**



**OFFICE  
CONDO  
FOR LEASE**



Exclusive Listing by  
Tolj Commercial Real Estate

# PROPERTY HIGHLIGHTS

- *Prime Eagle Rock Location*
- *Tranquil Surroundings in a Shared Office Space*
- *On-site & Ample Curb Street Parking*
- *Conveniently near 134, 210 & 2 Freeways*
- *Proximity to Old Town Pasadena*

930

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# LEASE TERMS

Nestled in the vibrant Eagle Rock neighborhood, just northeast of Los Angeles near Pasadena, sits a distinctive two-story office building. This unique property boasts a collaborative office space with three executive offices and open workstations. Featuring lofty 10-foot-high ceilings, an atrium, and abundant natural light, this shared workspace includes common areas such as a kitchenette and bathroom. Identified as Suite 1, this serene office surrounded by trees offers an affordable solution with amenities like a conference room. Conveniently located minutes away from Old Town Pasadena, it caters to professionals seeking 24/7 access within a secure, gated building. Ample street parking is readily available.

## LEASE SUMMARY

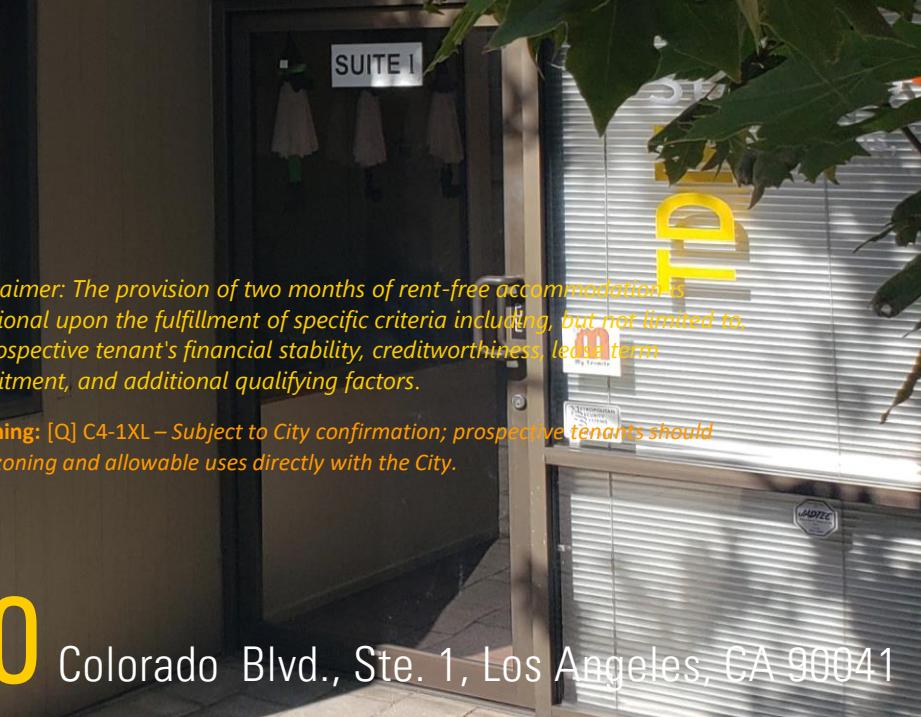
<b>Space Sizes:</b>	Approx. ± 440 RSF, ± 1,030 RSF & ± 1,470 RSF (combined)
<b>Availability:</b>	1–4 Offices, Bullpen & Back Office Variants
<b>Lease Type:</b>	Full-Service Gross (FSG)
<b>Rental Rates:</b>	\$3.35 per sf per month (smaller individual offices) \$3.15 per sf per month (larger office area)
<b>Free Rent:</b>	Up to 2 Months for Eligible Tenants * (read disclaimer)
<b>Lengthen Term:</b>	3 Years or possibly longer
<b>Parking Ratio:</b>	2.29/1000
	City Curb Street Parking – Colorado Blvd.
<b>Zoning:</b>	[Q] C4-1XL**

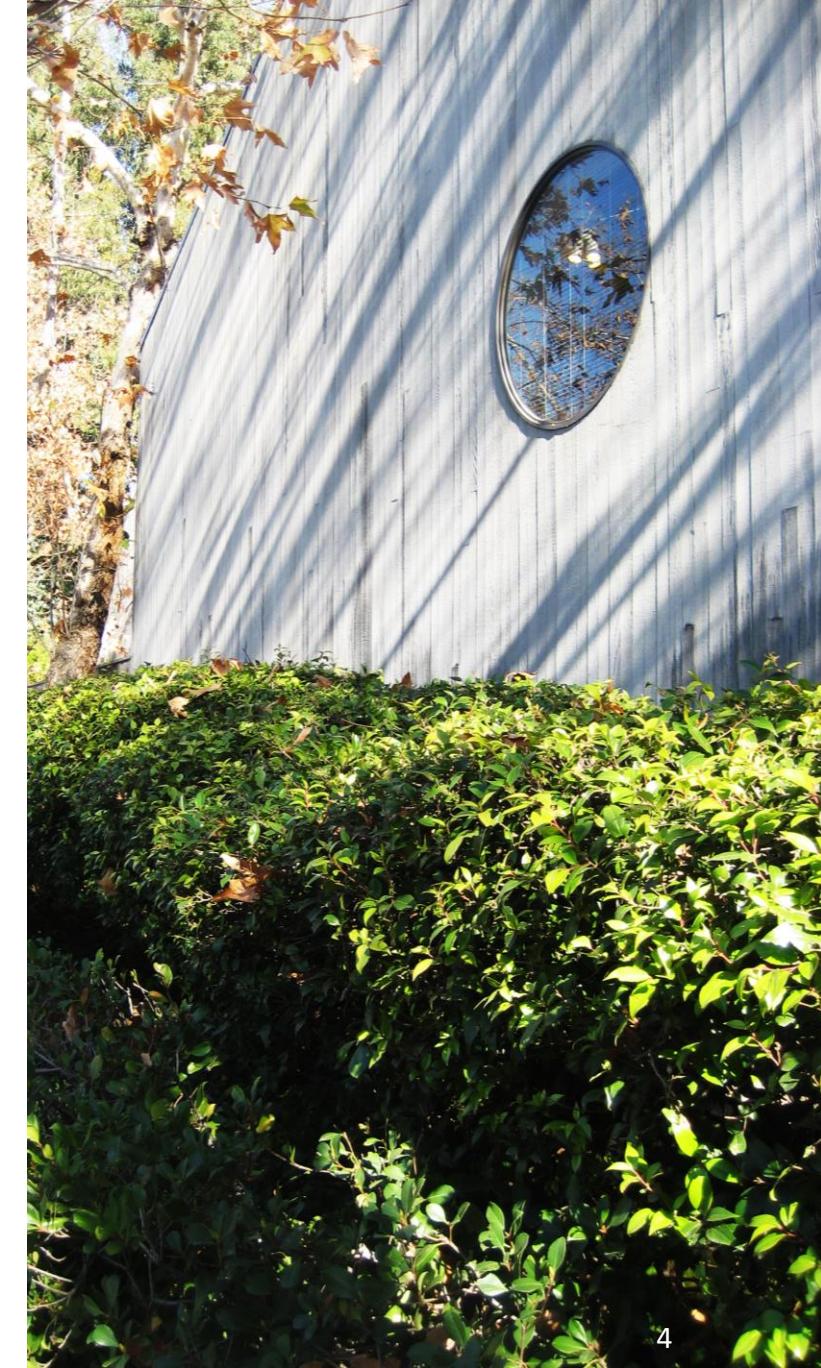
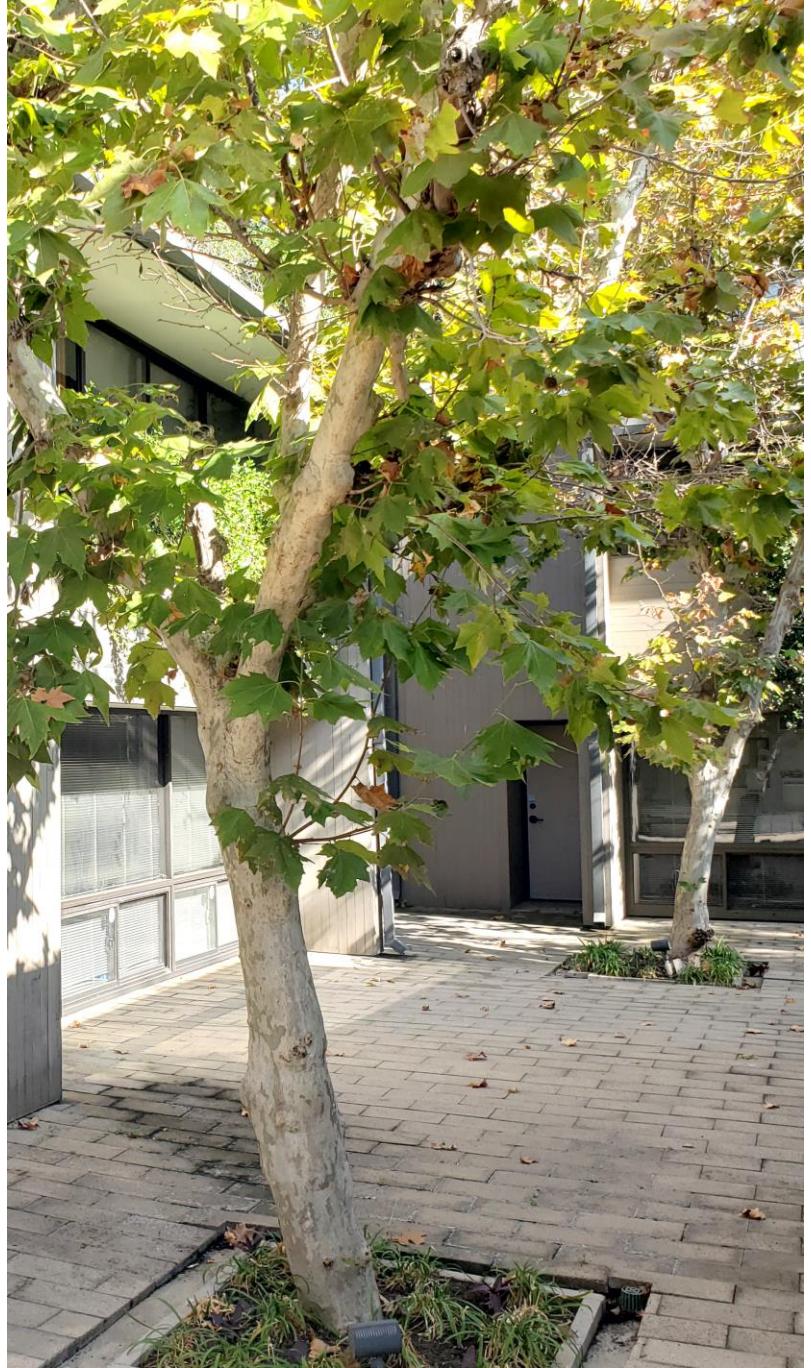
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\* Disclaimer: The provision of two months of rent-free accommodation is conditional upon the fulfillment of specific criteria including, but not limited to, the prospective tenant's financial stability, creditworthiness, lease term commitment, and additional qualifying factors.

\*\* Zoning: [Q] C4-1XL – Subject to City confirmation; prospective tenants should verify zoning and allowable uses directly with the City.





EXTERIOR PHOTOS

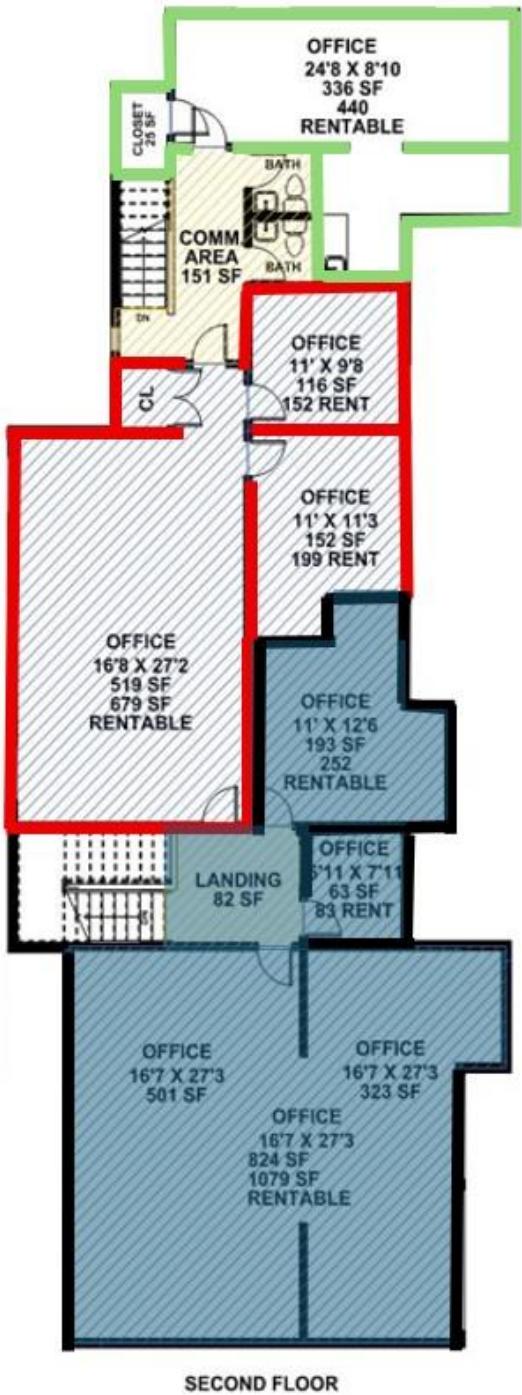


INTERIOR PHOTOS

# INTERIOR PHOTOS



# 2<sup>ND</sup> FLOOR FLOOR PLAN



Back Offices

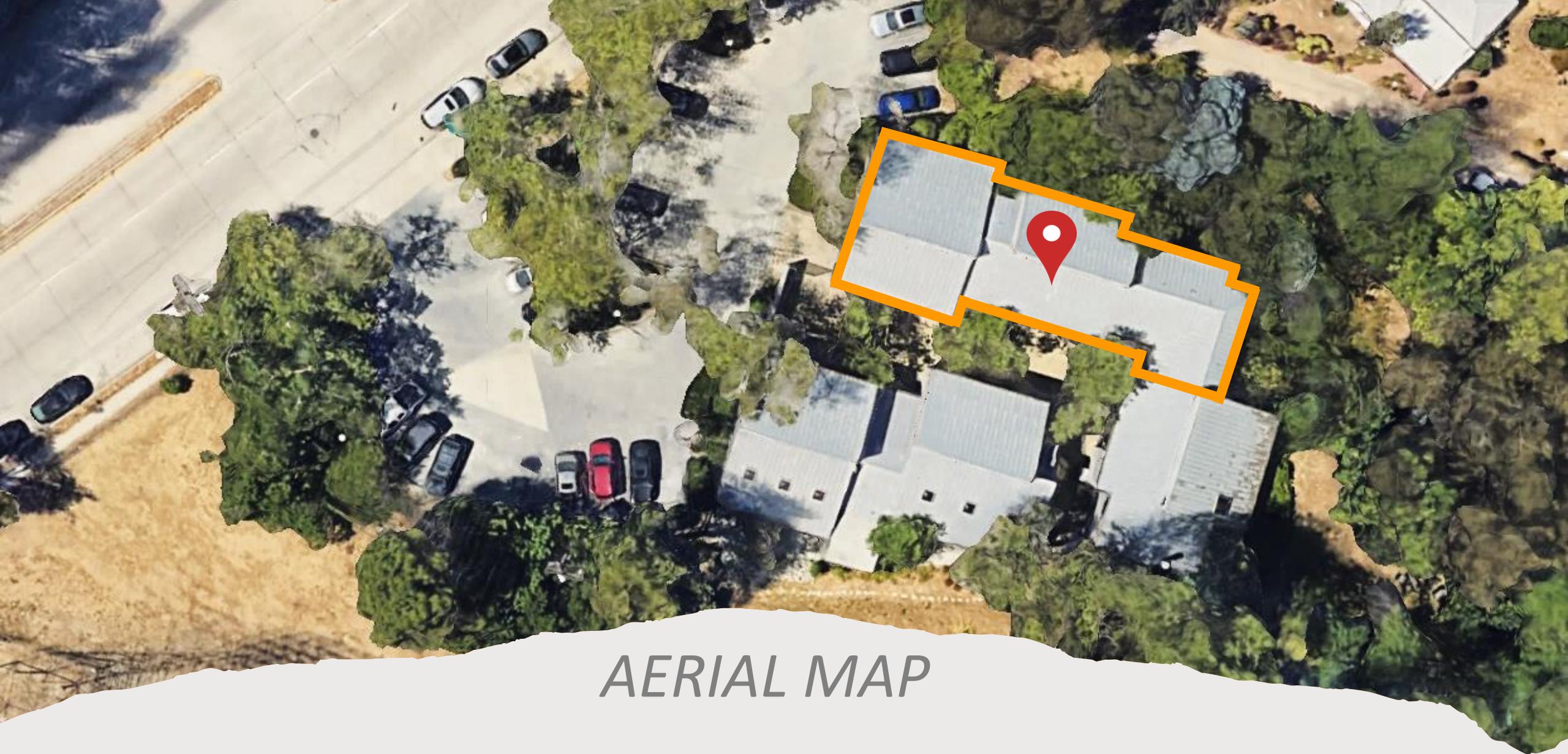


Executive Offices  
+ Bullpen



Leased

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AERIAL MAP

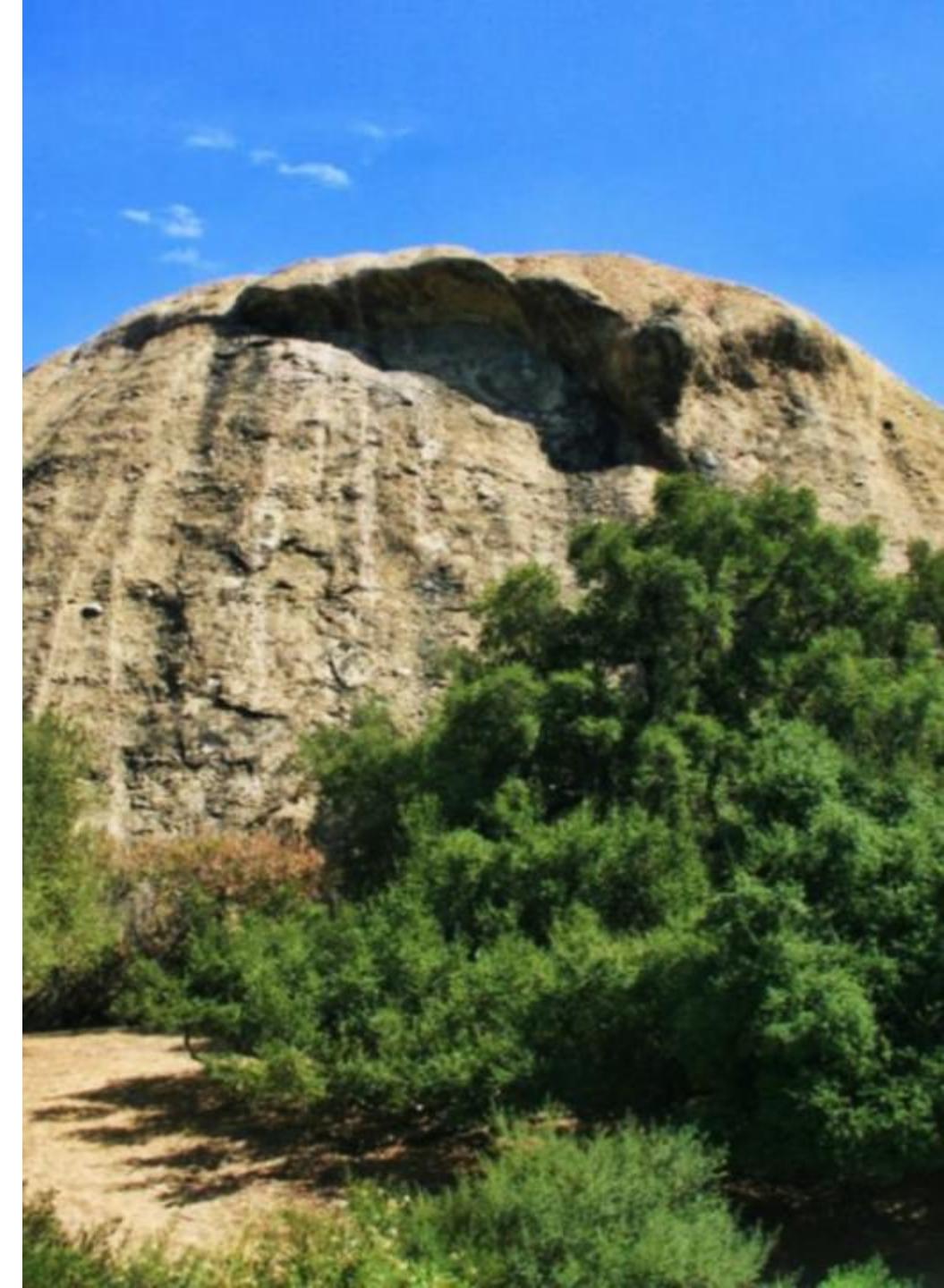
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Eagle Rock stands out as a vibrant community, teeming with young and creative individuals—artists, musicians, actors, film producers, professionals, families, and seasoned Angelenos alike. Positioned just moments away from downtown Los Angeles and neighboring areas like Glendale, Pasadena, and Highland Park, this culturally rich enclave is a top-notch living destination.

Dotted with rolling hills and surrounded by valleys, Eagle Rock boasts an array of Victorian homes, duplexes, and vintage apartments. According to Realtors Property Resource (RPR) data from 2021, the city witnessed a 1.39% population increase, reaching a current count of 27,951 residents, with a median age of 40 years.

Adding to its allure, the neighborhood features trendy restaurants, unique retail shops, and a lively club and entertainment scene. For those seeking recreation, the Eagle Rock Recreation Center is a hub of community events, including the much-anticipated Annual Concerts in the Park from July to September. Alternatively, some residents opt for the tranquility of daily hikes along The Eagle Rock Canyon Trail.





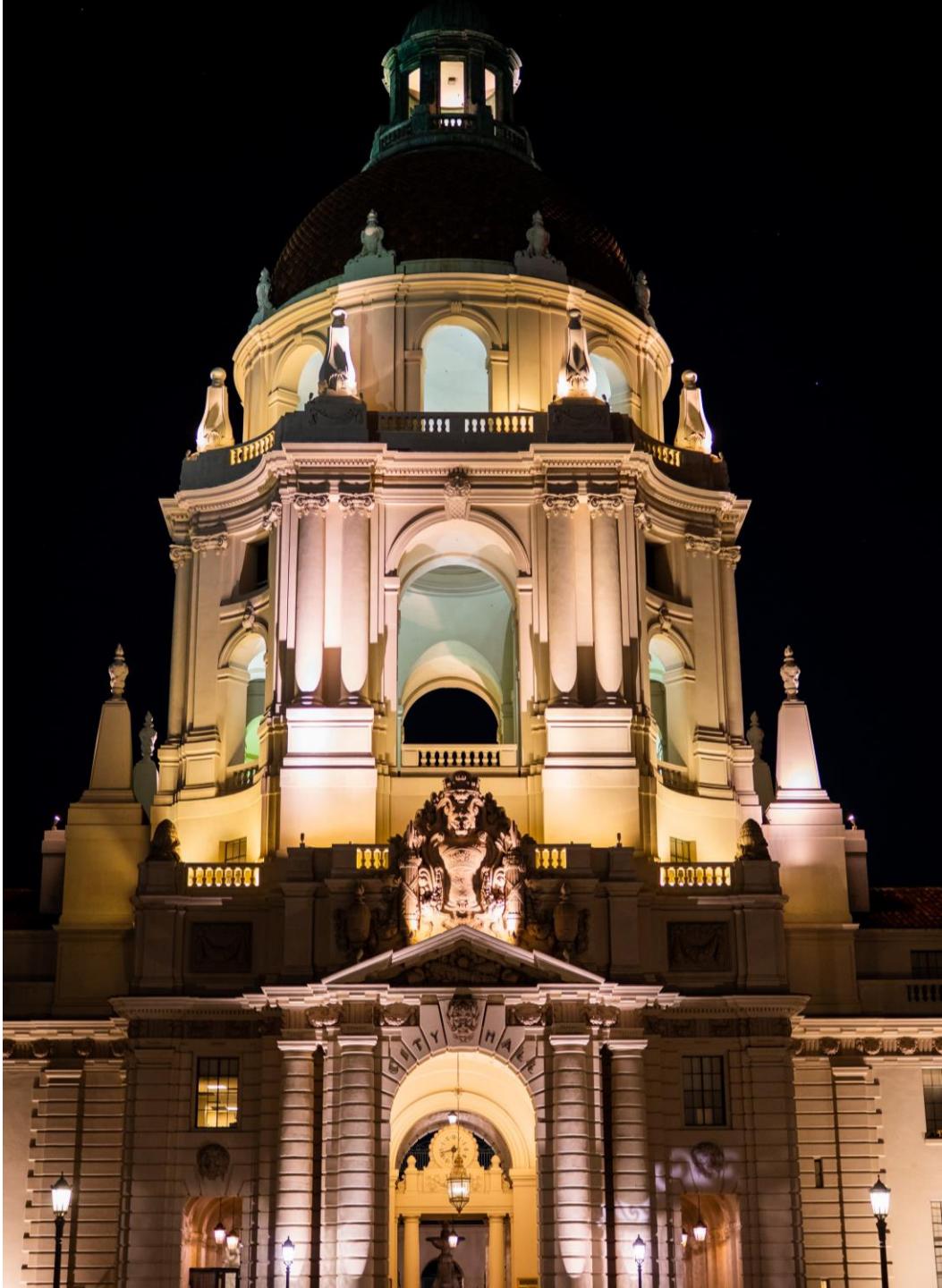
## PASADENA

Pasadena, a dynamic city situated near Eagle Rock, is a thriving hub brimming with diverse residents, from creative minds and professionals to families and long-time locals. Nestled in close proximity to downtown Los Angeles and neighboring communities, including Eagle Rock, Glendale, and Highland Park, Pasadena stands as a coveted locale with a distinct cultural richness.

This picturesque city, adorned with historic charm, offers a variety of housing options, from classic homes to modern apartments. According to Realtors Property Resource (RPR) data from 2021, Pasadena experienced a 1.25% population increase, reaching a current count of 135,732 with a median age of 39 years.

Beyond its residential appeal, Pasadena boasts an array of attractions, including renowned dining establishments, eclectic shops, and a vibrant arts and entertainment scene. The city is known for its annual events, such as the iconic Rose Parade, drawing visitors from far and wide.

For recreation, residents often find solace in the beautiful parks and gardens, such as the popular Huntington Library, Art Museum, and Botanical Gardens. The city also offers cultural events and outdoor activities, making Pasadena a dynamic and engaging community for all.





THE HUNTINGTON



**STONEY POINT**  
*Grill*

HOUSTON'S



*Rose Bowl*

LOCAL  
AMENITIES



# PASADENA

Dog Park

Figueroa St.

Med Spa

# PROXIMITY

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## BROKER CONTACT INFORMATION



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