

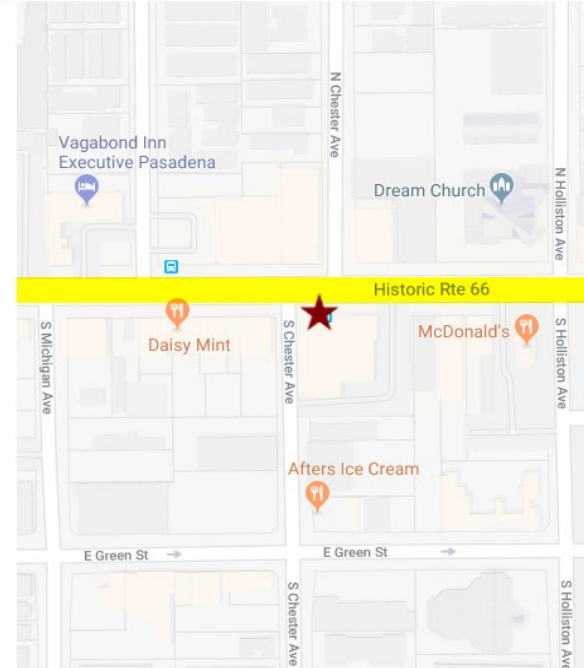
EXCEPTIONAL OFFICE FOR LEASE



1276 EAST COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Suite 203 – Approx. 1,290 RSF
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:** Suite 203 – Immediately.
Suite 206 – November 15, 2024.
- 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:

Dan Alle

dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

jalle@redstonecre.com

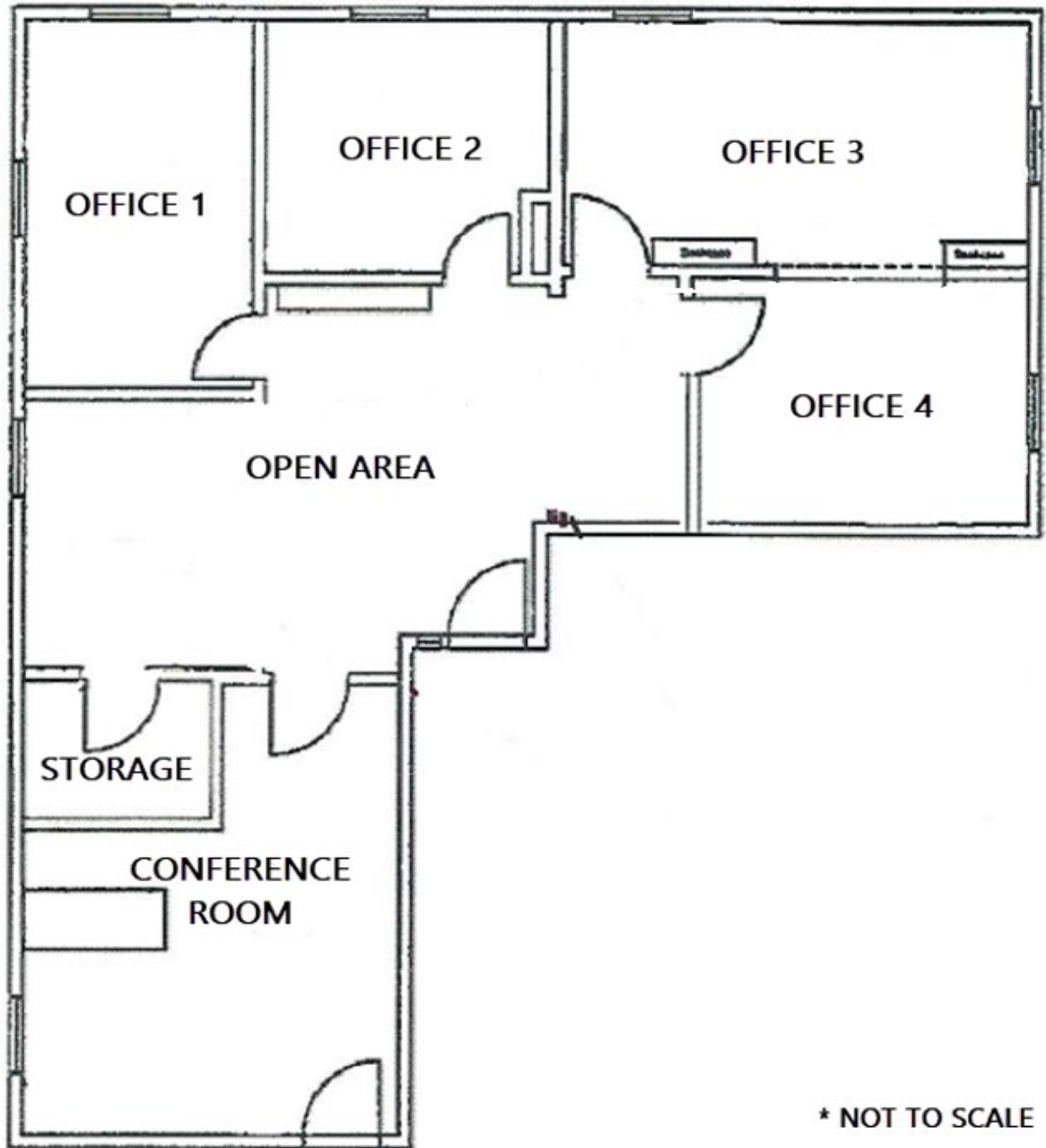
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(626) 864-3927



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Suite 203



* NOT TO SCALE

Suite 206

A.C.C. SUITE # 206

