

595 EAST COLORADO BOULEVARD



HISTORIC LANDMARK BUILDING ON ROSE PARADE ROUTE DOWNTOWN PASADENA AT COLORADO AND MADISON

AVAILABLE SPACE:

Mezzanine - 4,150 RSF (Available 06/01/21)

Suite 201 - 7,847 RSF

Suite 303 - 864 RSF

Suite 311 - 689 RSF (Available 05/15/21)

Suite 328 - 428 RSF

Suite 411 - 569 RSF

Suite 412 - 402 RSF

Suite 423 - 306 RSF

Suite 431 - 487 RSF

Suite 433 - 521 RSF

Suite 511 - 388 RSF

Suite 522 - 576 RSF

Suite 523 - 306 RSF

Suite 608 - 417 RSF

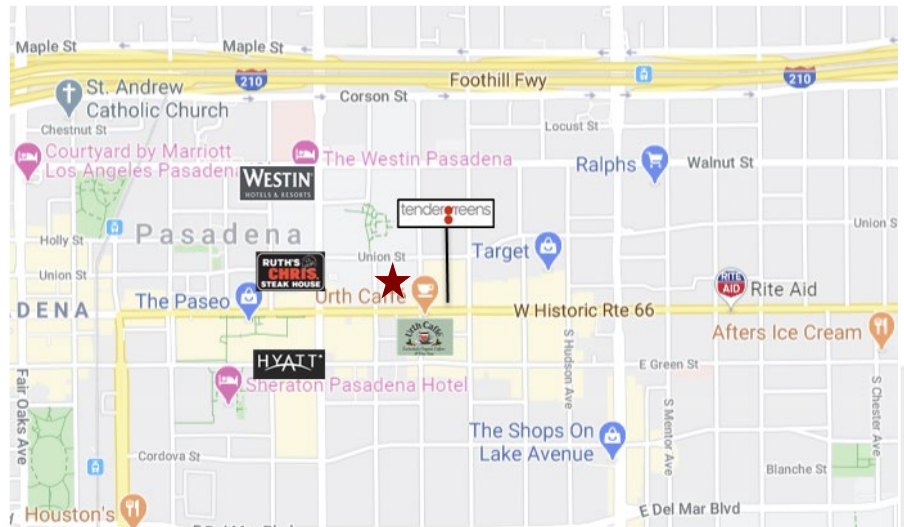
Suite 629 - 1,026 RSF

Suite 635 - 511 RSF (Available 05/31/21)

RENTAL RATE: \$3.30 per sq. ft., FSG.

AMENITIES:

- Ample covered parking available (3/1,000) at \$80.00 per unreserved parking space.
- Flexible suite layouts and high-quality tenant improvements.
- High speed fiber optics internet available.
- Retail Services.
 - Bank of the West with ATM.
- Tender Greens, Urth Café and Ruth's Chris Steak House.
- Breathtaking views of San Gabriel Mountains and Rose Parade.
- Professional, stable ownership and on-site management team.
- Walking distance to Old Town Pasadena, Plaza Paseo retail/restaurants.
- Close proximity to the 134 & 210 freeways.
- Westin and Hyatt Place Pasadena is within close proximity to project.



For more Information, Contact:

Dan Alle

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Lic. # No. 01017941

Carole Walker

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Lic. # No. 01525534

(626) 795-2255

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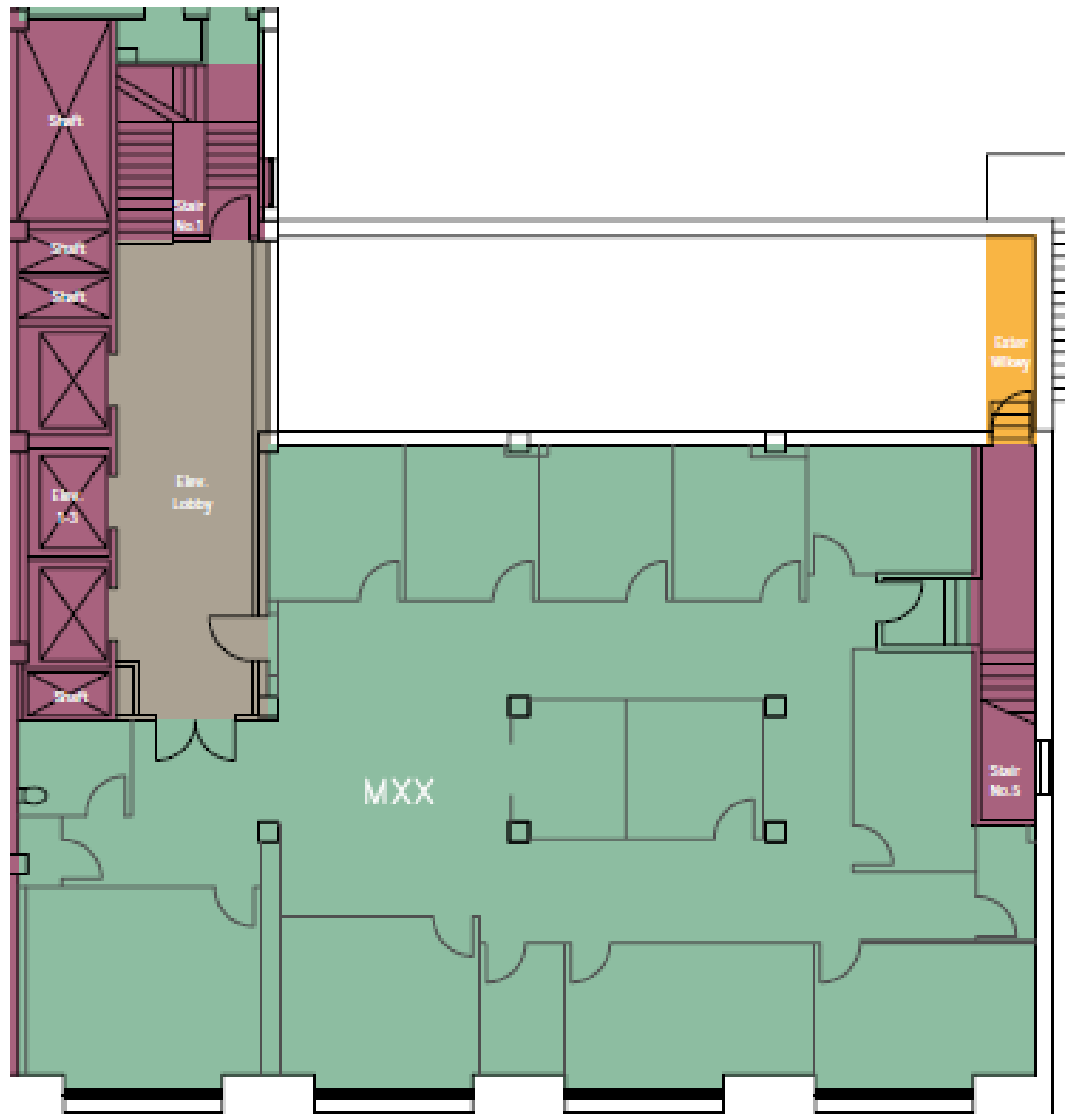
AVAILABLE
June 1, 2021

595 E. COLORADO BOULEVARD

PASADENA, CA 91101

MEZZANINE

4,150 RSF



FOR FURTHER
INFORMATION PLEASE
CONTACT

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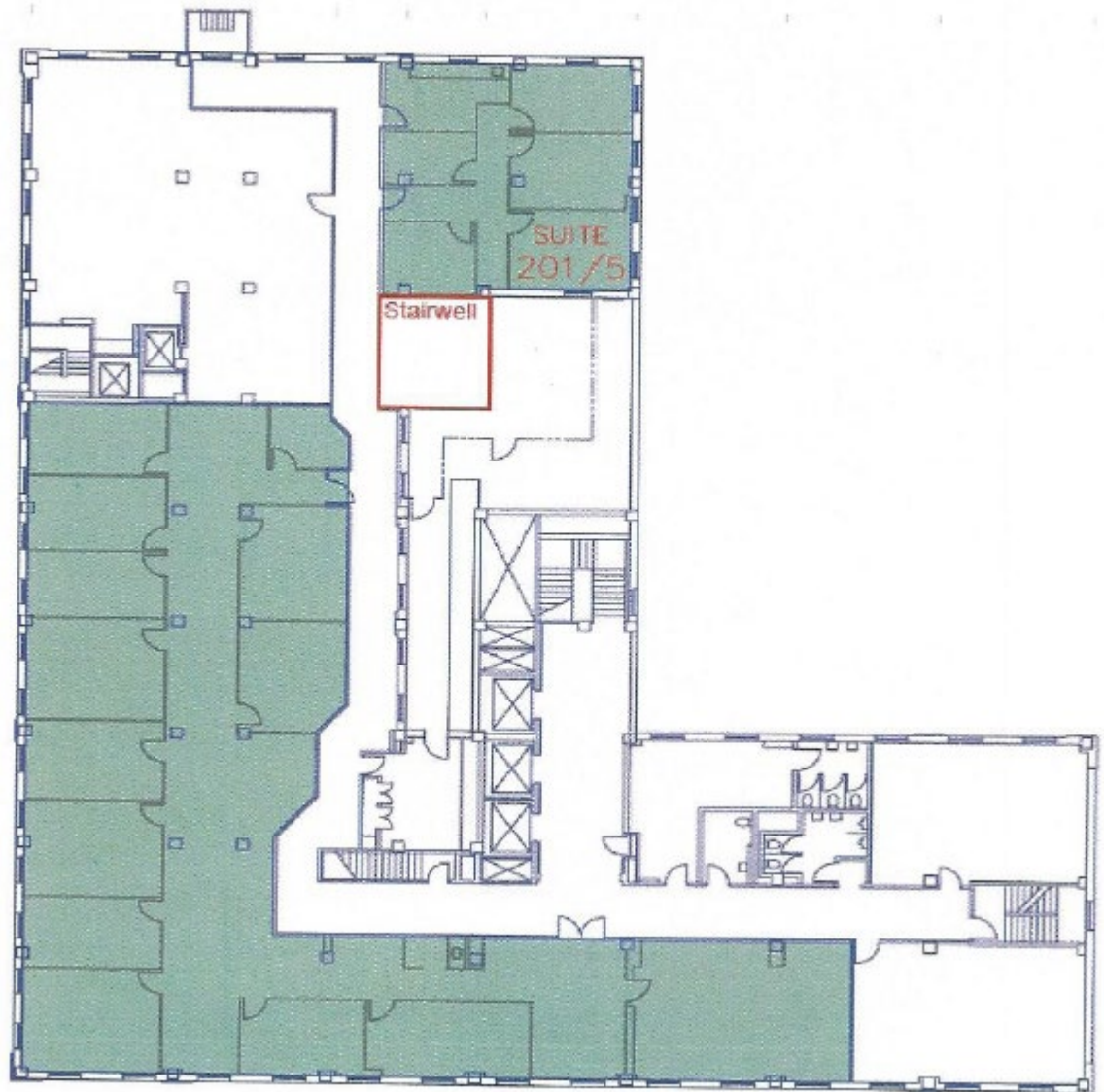
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595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE:201

RENTABLE: 7,847



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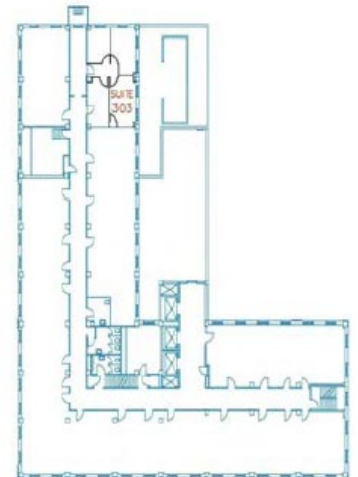
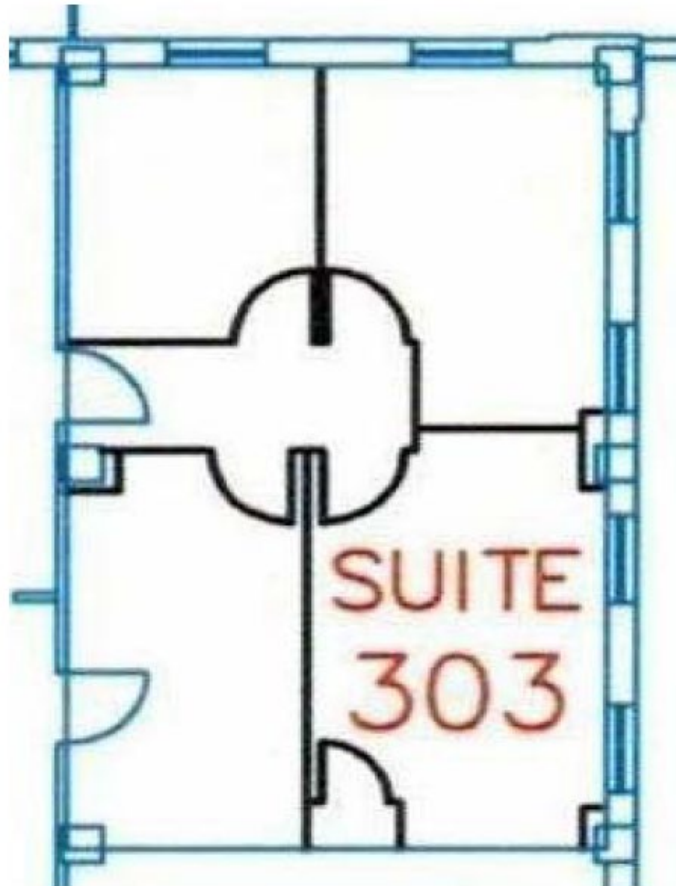
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595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE:303

RENTABLE: 864



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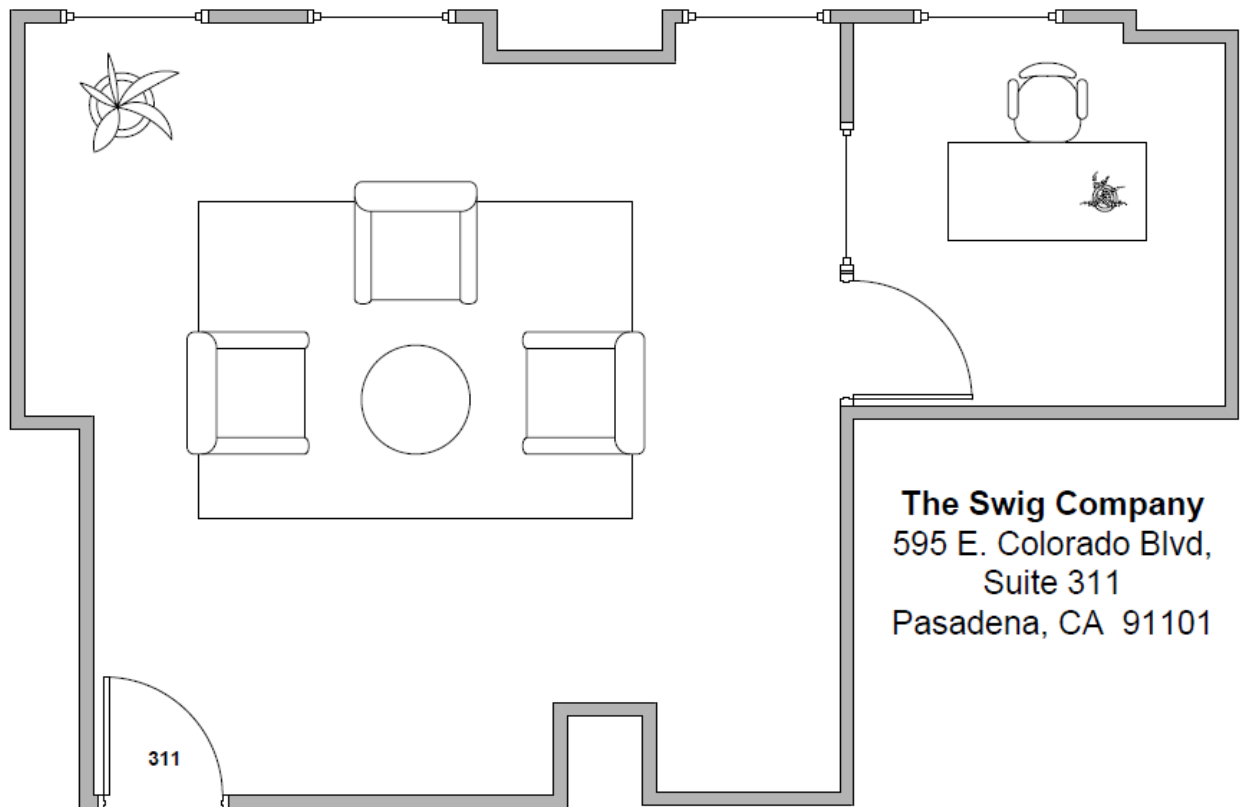
AVAILABLE
May 1, 2021

595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 311

RENTABLE: 689



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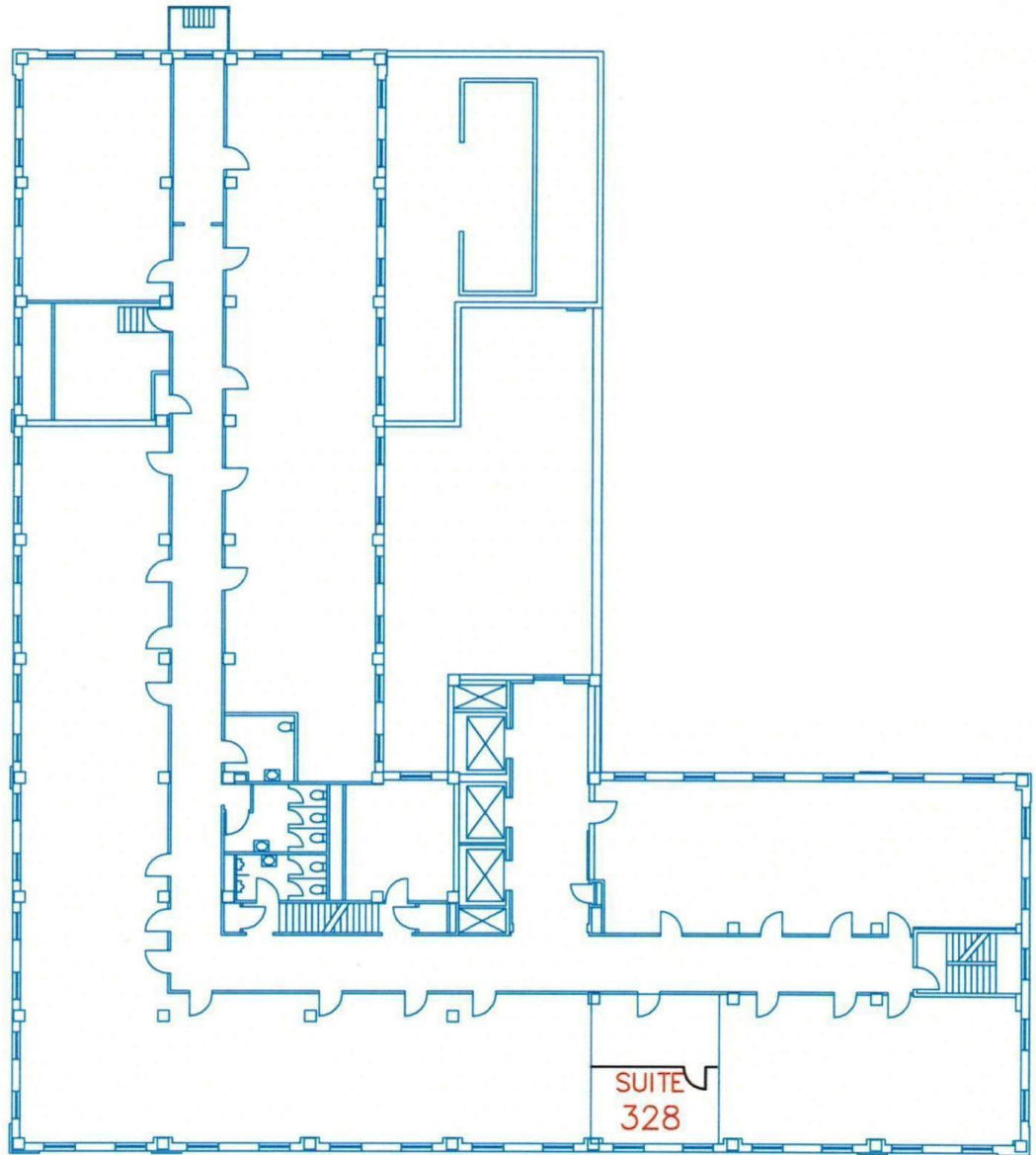
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595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE:328

RENTABLE: 428



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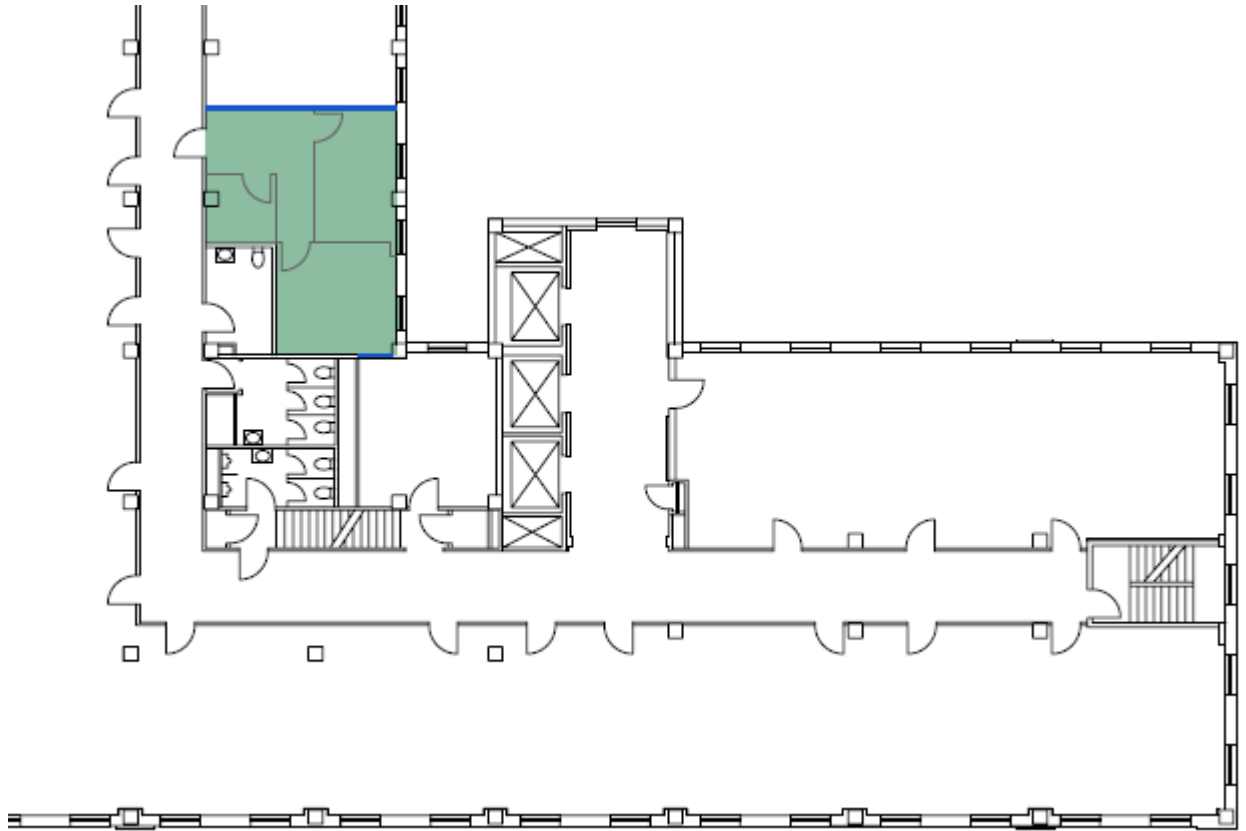
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AVAILABLE

595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 411

RENTABLE: 569



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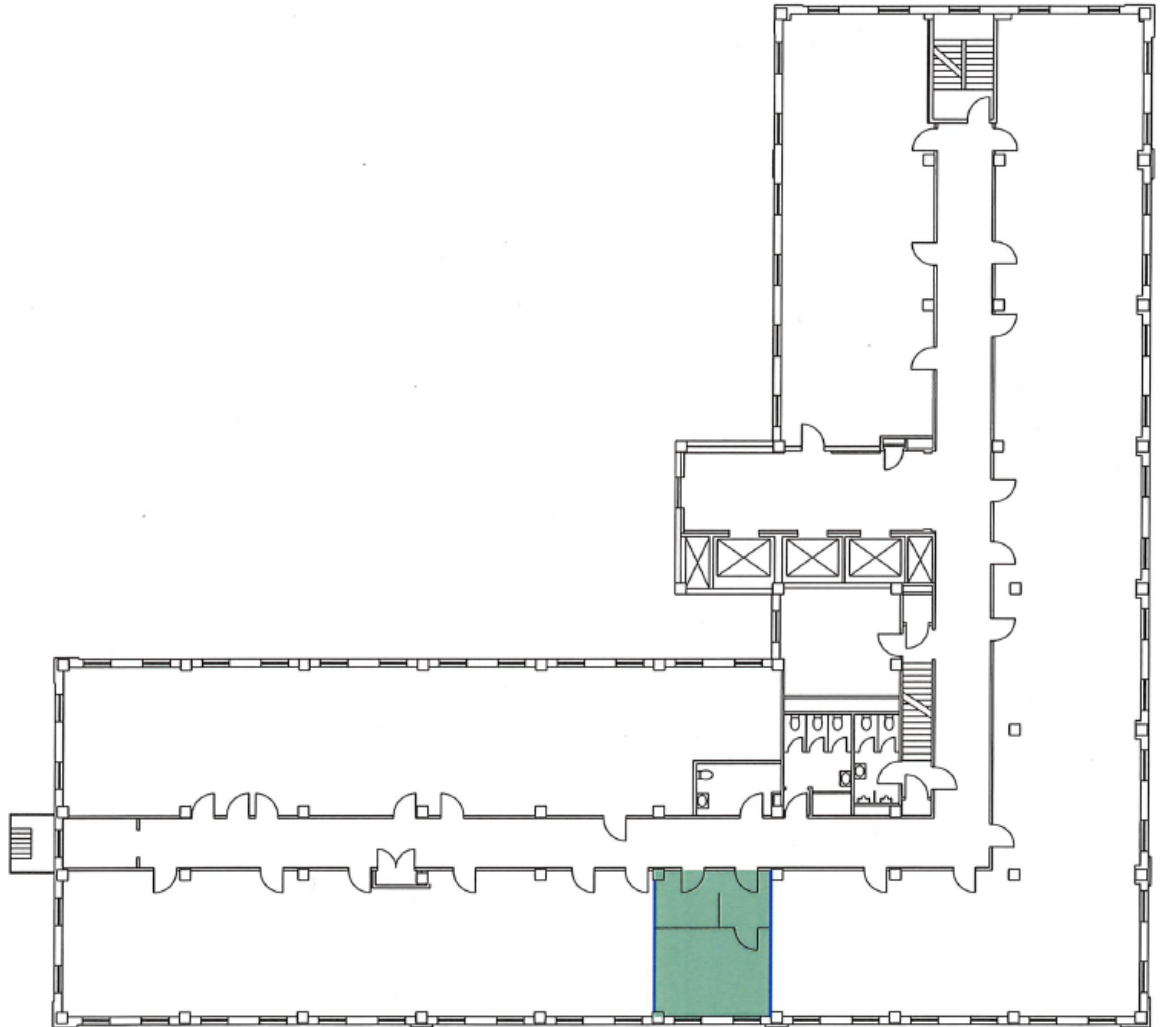
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595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 412

RENTABLE: 402



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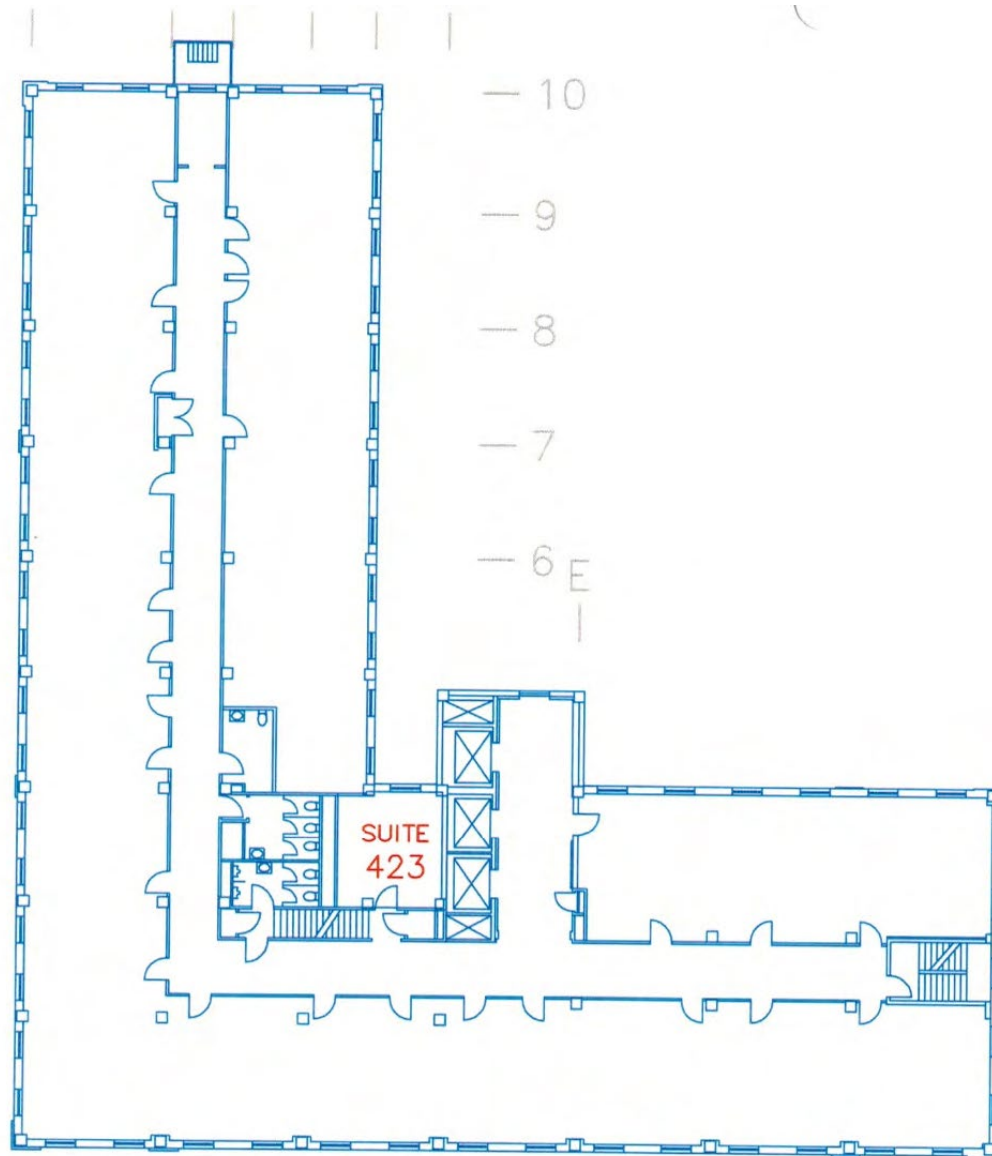
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AVAILABLE

595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 423

RENTABLE: 306



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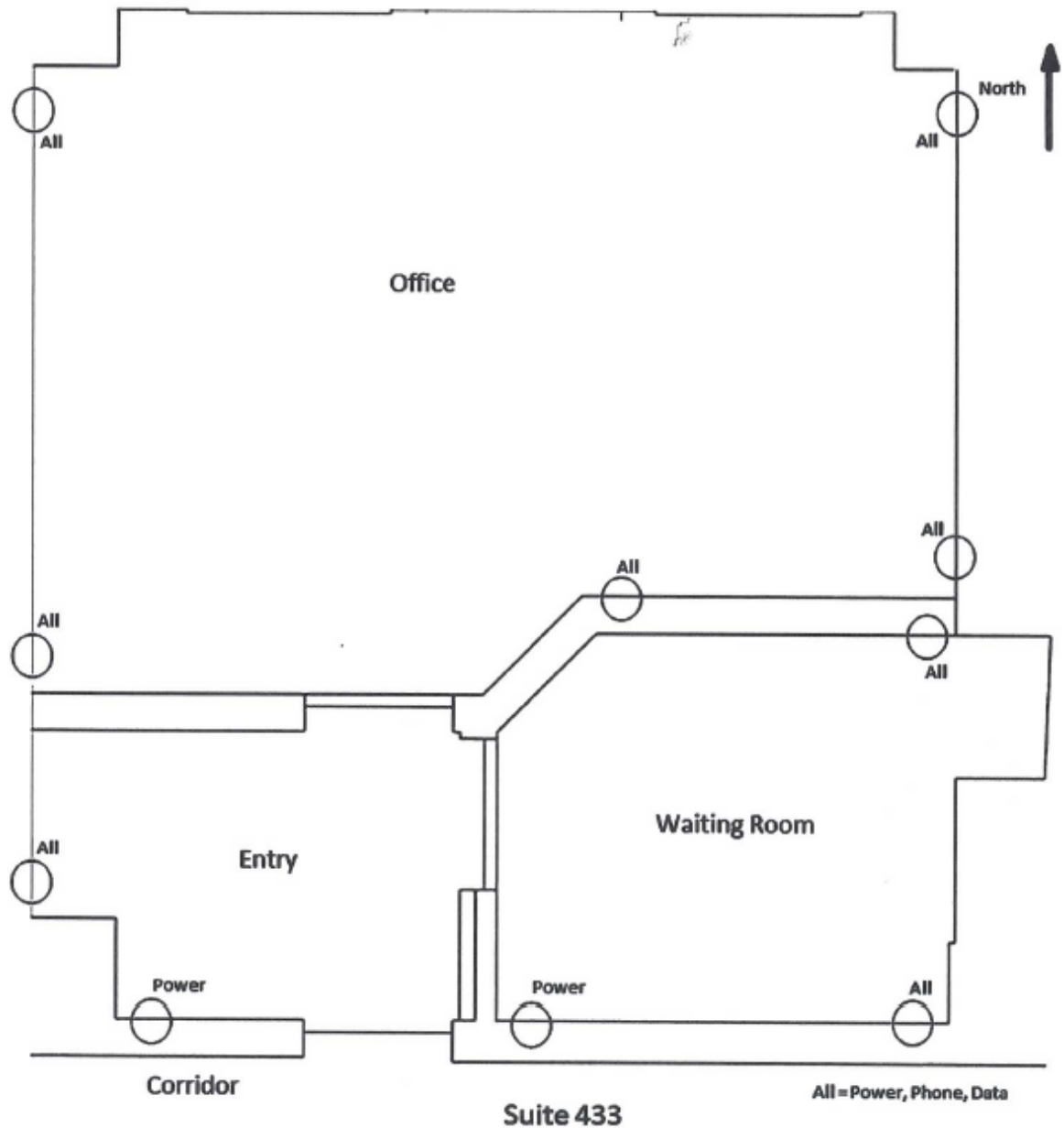
NOW
AVAILABLE

595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 433

RENTABLE: 521



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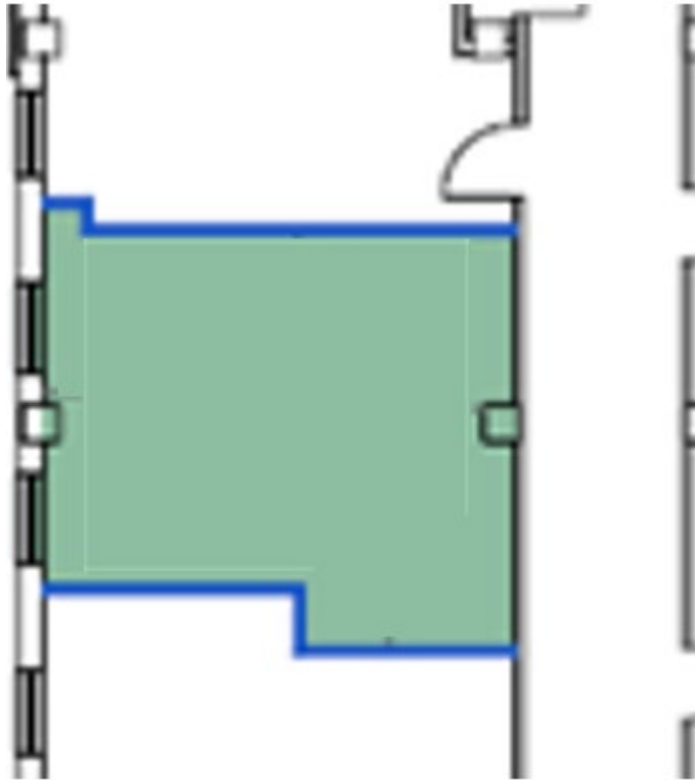
NOW
AVAILABLE

595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 608

RENTABLE: 417



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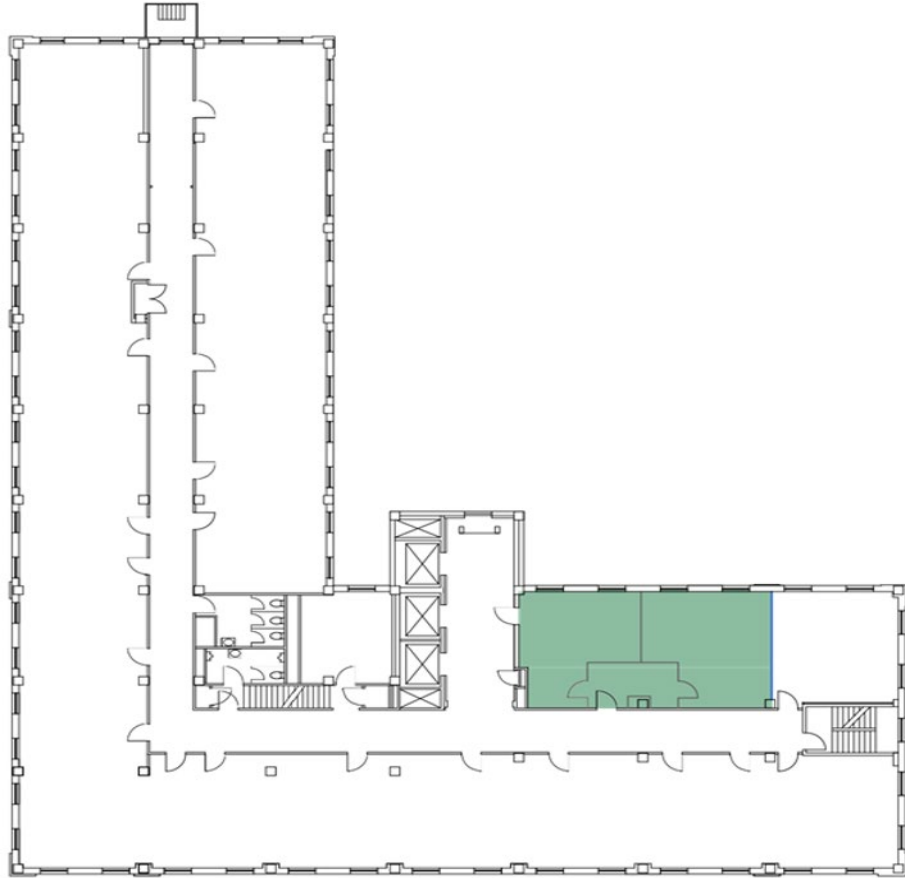
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AVAILABLE

595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 629

RENTABLE: 1,026



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