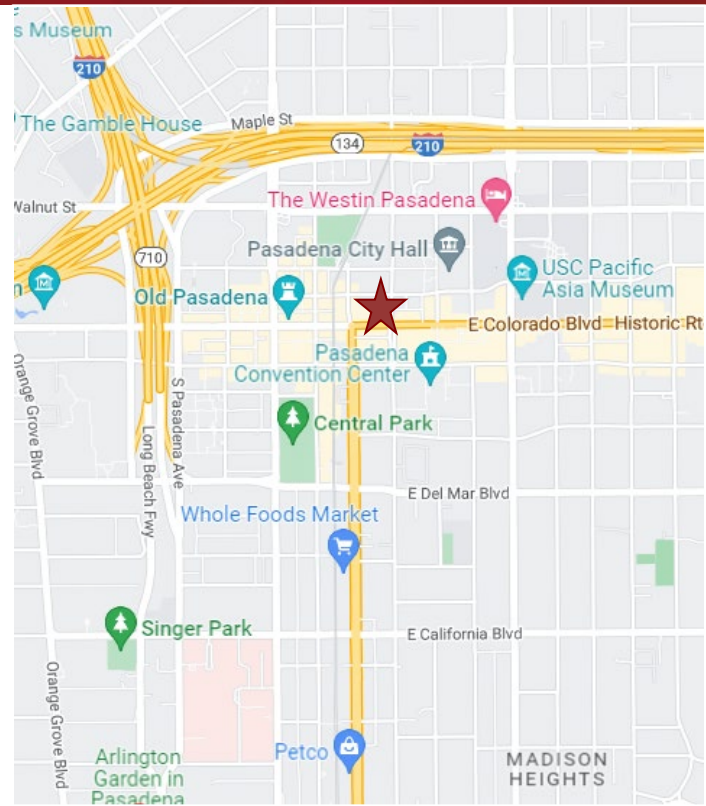


PRIME OFFICE SPACE FOR LEASE



301 E. COLORADO BOULEVARD, PASADENA

- AVAILABLE SPACE:**
- Suite 510 – Approximately 2,793 sq. ft.
 - Suite 522 – Approximately 512 sq. ft.
 - Suite 708 – Approximately 1,353 sq. ft.
- LEASE RATE:**
- Suite 510 - \$3.00 per sq. ft., FSG.
 - Suite 522 - \$2.85 per sq. ft., FSG.
 - Suite 708 - \$2.85 per sq. ft., FSG.
- PARKING STRUCTURE:** Prevailing monthly rate is currently \$120.00 unreserved and \$125.00 reserved.
- AMENITIES:**
- * Beautiful lobby.
 - * Twenty-four-hour guard station with security cameras.
 - * Close proximity to Old Pasadena and the Playhouse District.
 - * Walking distance to The Paseo, Convention Center, City Hall, Post Office, restaurants and retail.
 - * High speed fiber optics access.
 - * Close proximity to Westin Hotel, Europe Café, Alexander's Steakhouse and California Pizza Kitchen.
 - * Ground floor meeting room.



For more Information, Contact:

Dan Alle

dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

jalle@redstonecre.com

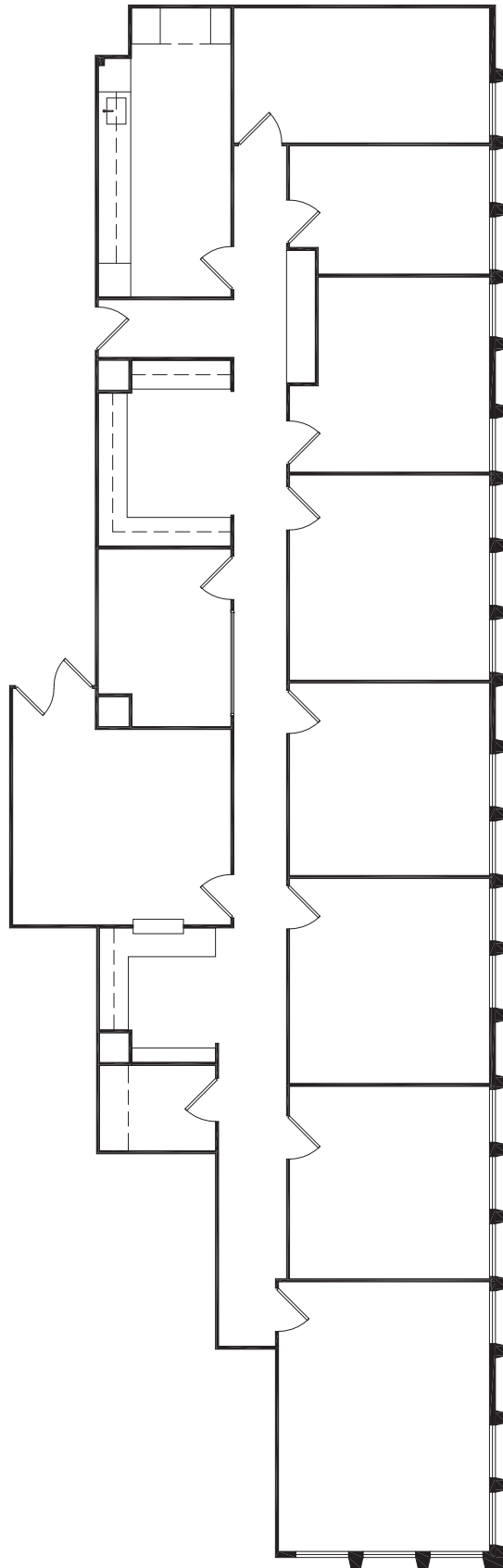
Lic. # No. 01889085

(626) 864-3927



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PLEASE MAKE APPOINTMENT WITH BROKER.**

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1/8" = 1'-0"



Danette Munir
architecture + interiors
227 South Madison Avenue, Suite 103
Pasadena, California 91101
dmmunir@gmail.com | p: 626.201.3082

SUITE 510

301 EAST COLORADO BOULEVARD
PASADENA, CA 91101

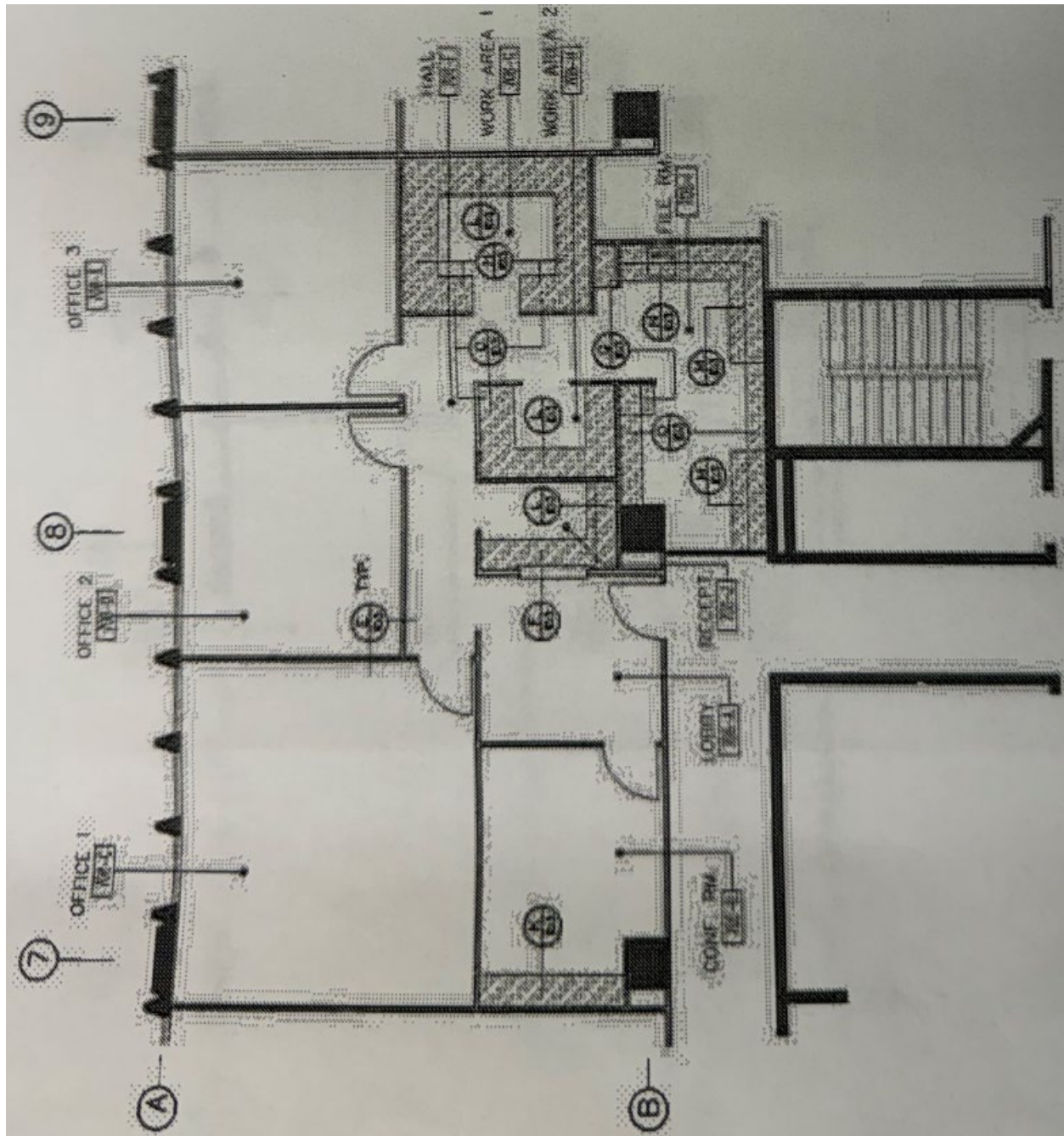
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AS-BUILT

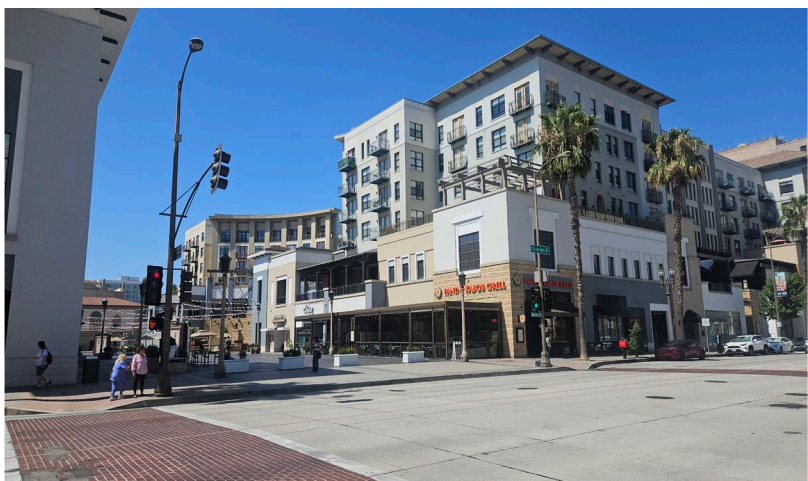
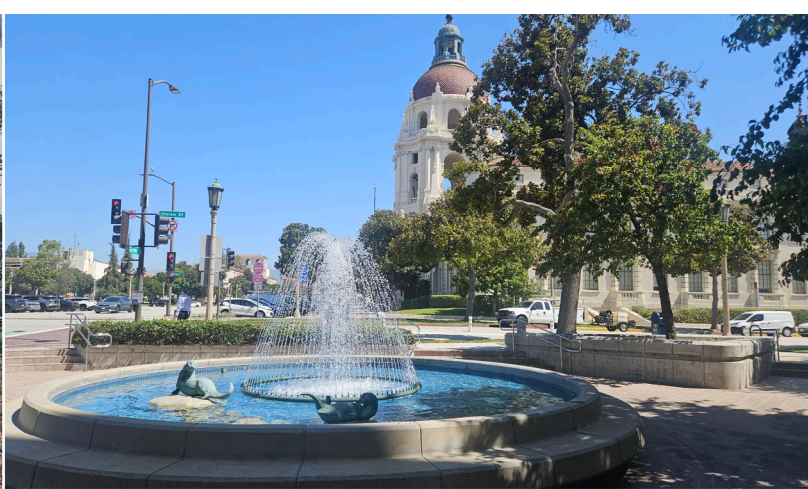
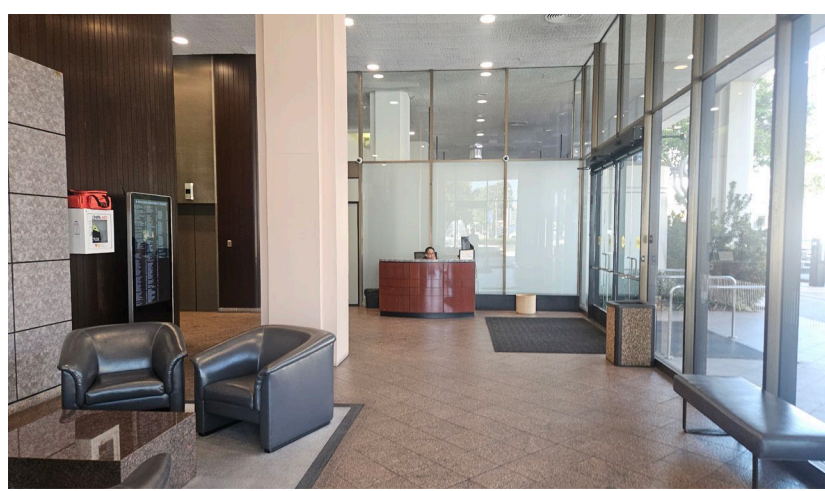
AB.1

Date: 08.20.26 1/8" = 1'-0"

SUITE 708



301 E. COLORADO BOULEVARD



AMENITY MAP



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