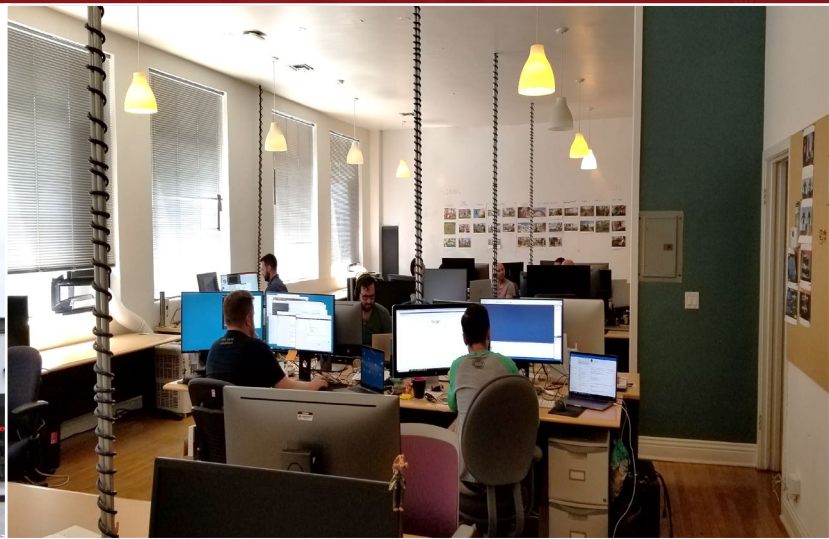


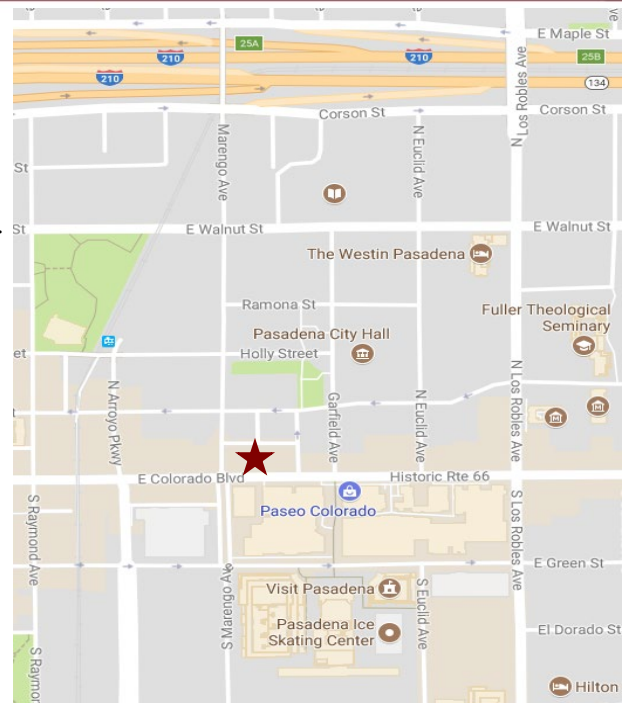
CREATIVE OFFICE SPACE FOR LEASE



233 1/2 - 241 E. COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** 233 1/2 - Approx. 2,548 rentable sq. ft.
241 – Suite 200 Approx. 574 rentable sq. ft.
Suite 203 Approx. 1,785 rentable sq. ft.
- LEASE RATE:** \$2.55 per rentable sq. ft. per month, MG. Tenant shall pay for its own utilities and interior janitorial.
- AVAILABLE:** Immediately.
- TOTAL BUILDING:** 5,580 sq. ft.
- PARKING:** Off-site parking available in parking structure at prevailing rate.
- AMENITIES:**
- * Private entrance off Colorado Boulevard.
 - * Across the street from Paseo Mall.
 - * Walking distance to "Old Pasadena" restaurants and retail.
 - * Close proximity to Metro Gold Line station at Holly Street.
 - * Close proximity to the 110, 134 & 210 freeways.



For Further Information, Contact:

Carole Walker
cwalker@redstonecre.com
License No. 01525534

Dan Alle
dalle@redstonecre.com
License No. 01017941

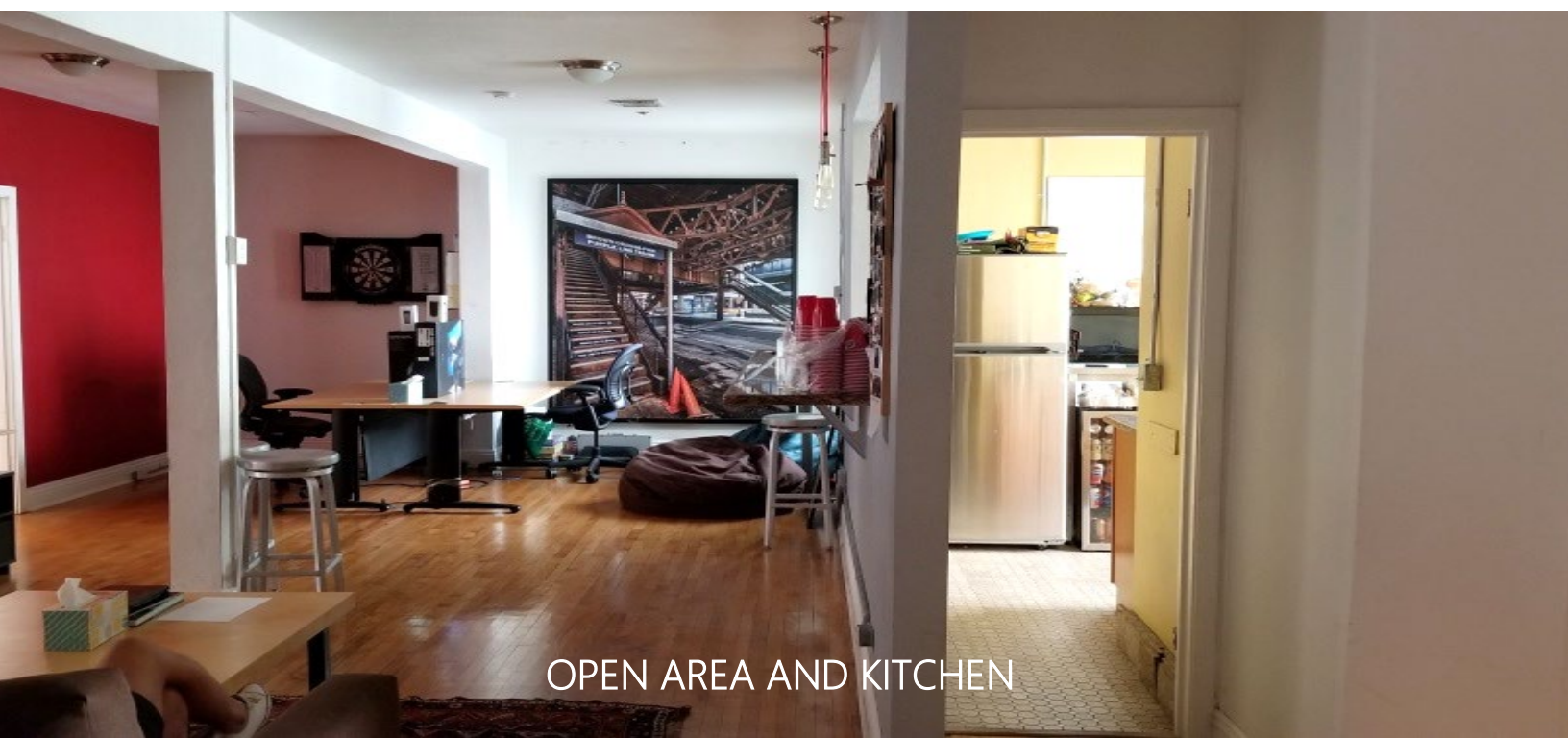
(626) 795-2255

PLEASE CONTACT THE BROKER FOR AN APPOINTMENT.

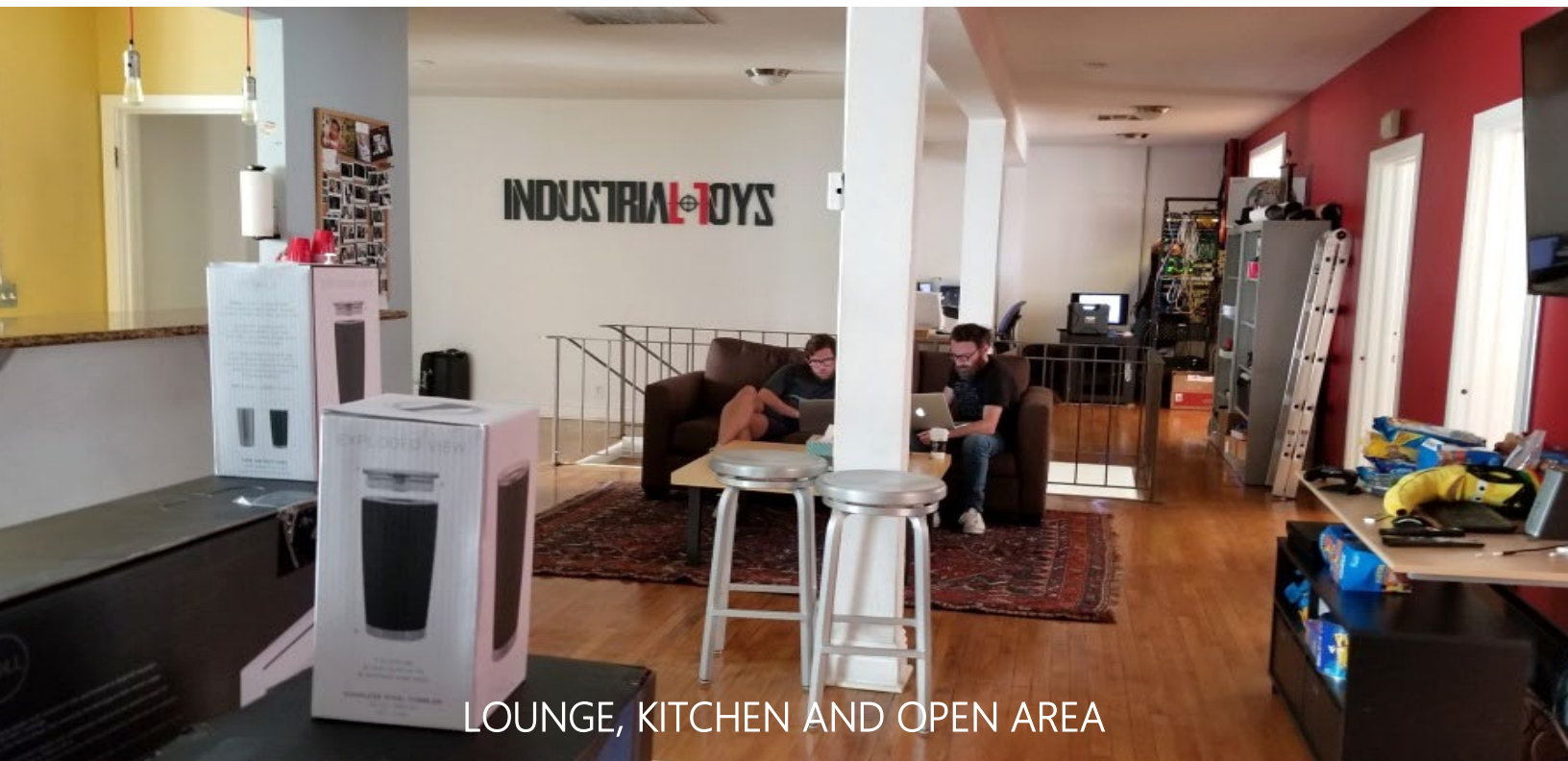


All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

233 1/2 E. COLORADO BOULEVARD PASADENA



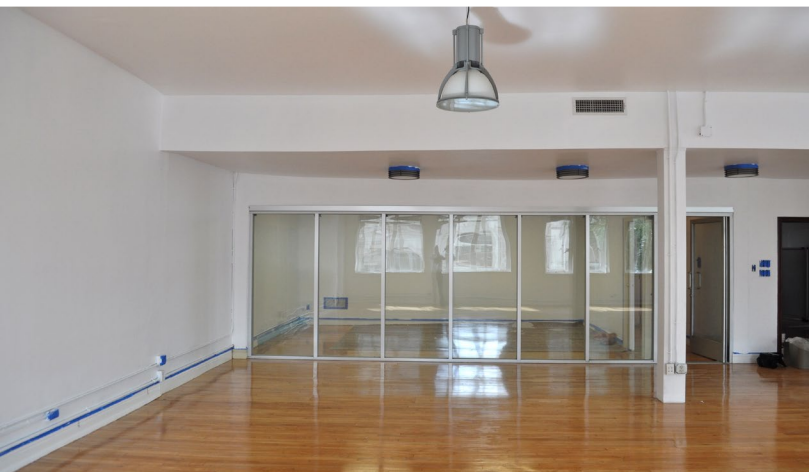
OPEN AREA AND KITCHEN



LOUNGE, KITCHEN AND OPEN AREA

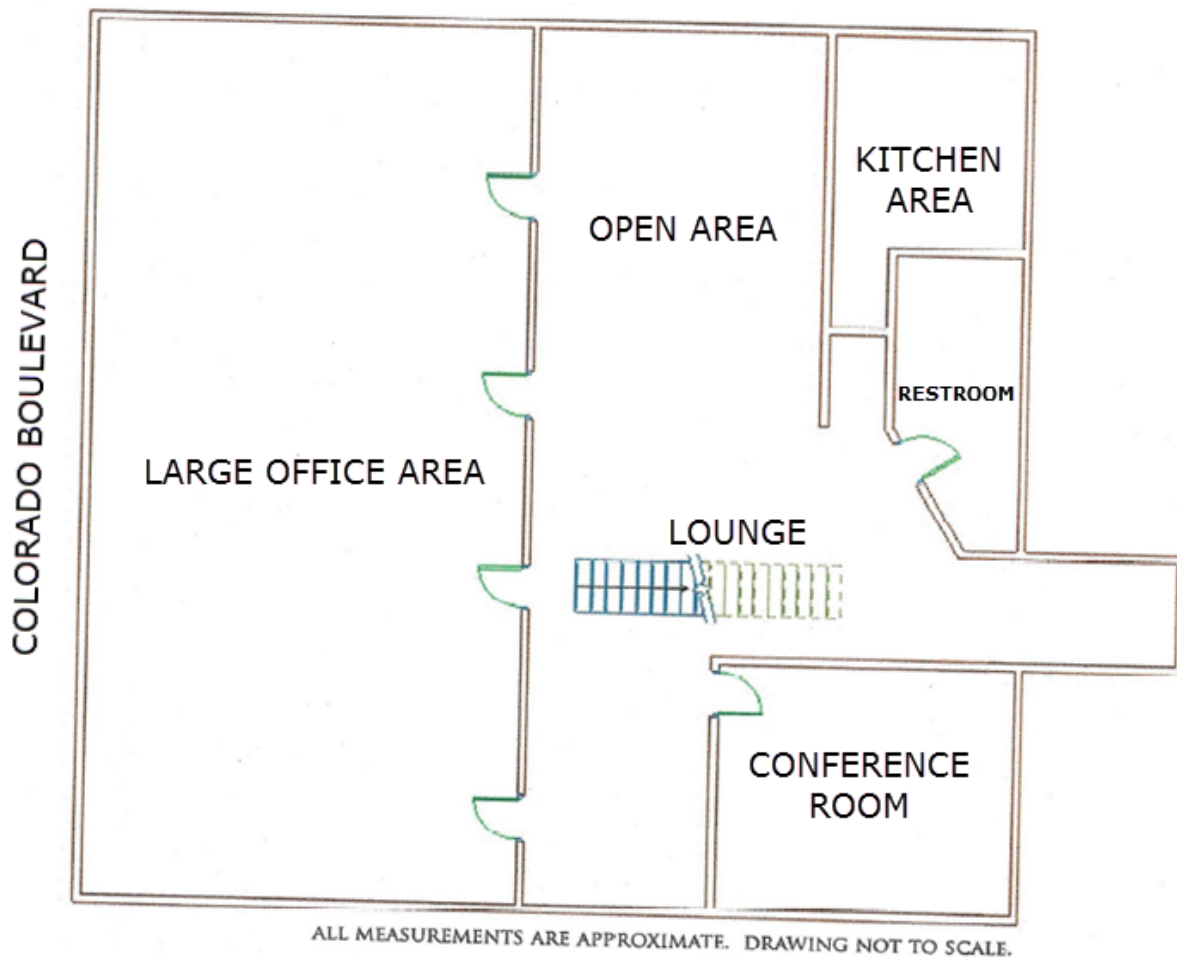
All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

241 E. COLORADO BOULEVARD SUITE 203

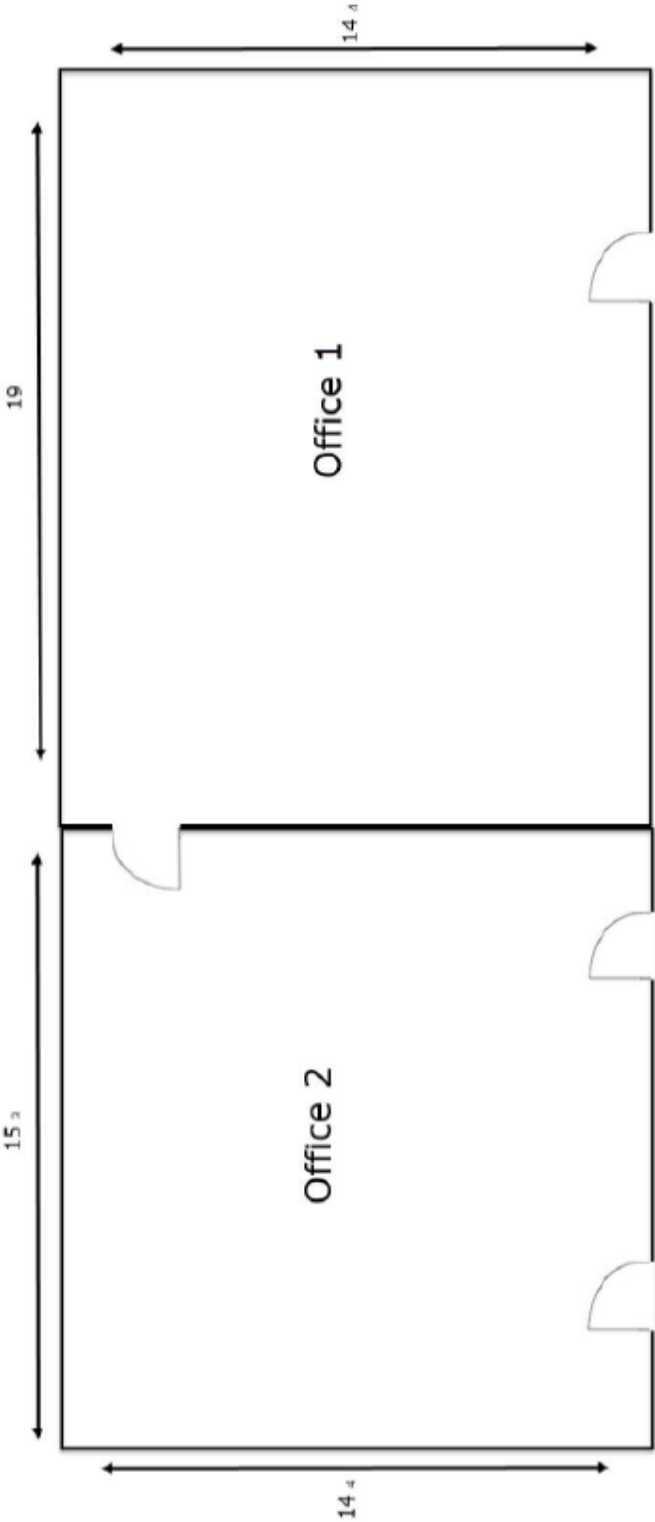


233 ½ E. Colorado Boulevard Pasadena

(Approximately 2,548 sq. ft.)



**SUITE 200
FLOOR PLAN**



NOT TO SCALE

SUITE 203
(1,785 SF)

