

For Lease

350 W. Colorado Boulevard,  
Pasadena



### AVAILABLE SPACE

SUITE	SF	LEASE RATE	AVAILABILITY
201	1,839	Negotiable	VACANT

### BUILDING INFORMATION

#### PROPERTY FEATURES:

- » Located on a high-visibility corner at the beginning of the Tournament of Roses parade route.
- » The Property features high-end common areas and finishes with numerous balconies.
- » Pasadena is one of the most affluent communities in Los Angeles County.
- » Within walking distance to Old Town's shopping and restaurants.
- » Over standard parking ratio of 3.24/1,000.



#### MADISON PARTNERS

310.820.5959  
12121 Wilshire Blvd, Suite 900  
Los Angeles, CA 90025

#### CHRIS DUMONT

310.442.3384  
cdumont@madisonpartners.net  
Broker ID No.: 00999451

#### BRENT BISSELL

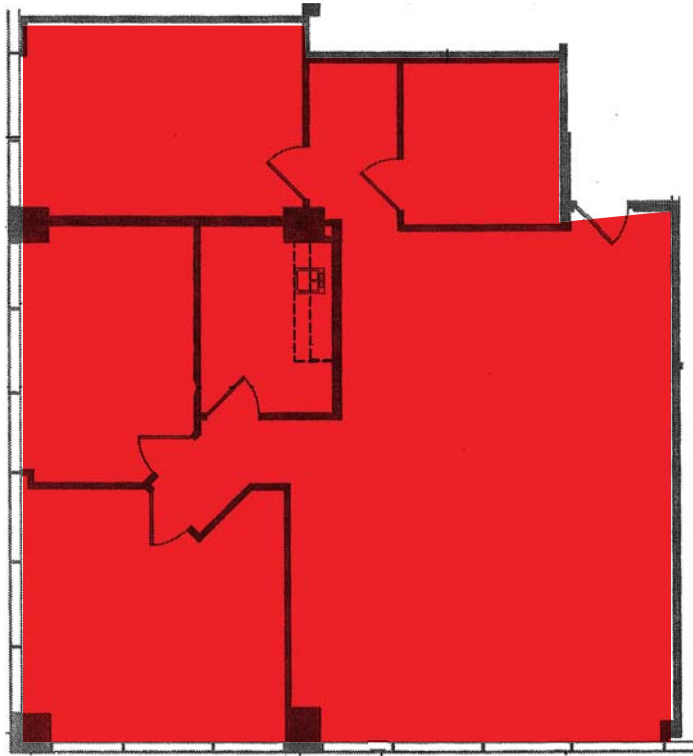
310.442.3387  
bbissell@madisonpartners.net  
License ID No.: 01370289

For Lease

# 350 W. Colorado Boulevard, Pasadena



Suite 201  
1,839 SF



**MADISON PARTNERS**

310.820.5959

12121 Wilshire Blvd, Suite 900  
Los Angeles, CA 90025

**CHRIS DUMONT**

310.442.3384

cdumont@madisonpartners.net  
Broker ID No.: 00999451

**BRENT BISSELL**

310.442.3387

bbissell@madisonpartners.net  
License ID No.: 01370289