

# EXCEPTIONAL OFFICE FOR LEASE



1276 EAST COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

**AVAILABLE SPACE:** Suite 200 – Approx. 580 RSF  
Suite 202 – Approx. 430 RSF  
Suite 204 – Approx. 370 RSF.  
(Suites 200 & 202 – Approx. 1,010 RSF)

**RENTAL RATE:** \$2.25 per sq. ft., Full Service Gross. Landlord pays for utilities and five (5) day interior janitorial.

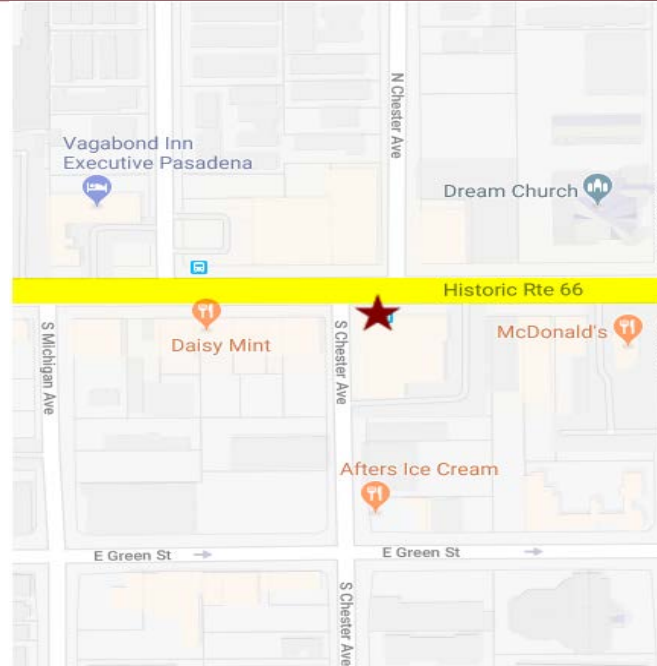
**AVAILABLE:** November 1, 2018.

**PARKING:** Convenient surface parking in parking lot next to the building, free of charge, and easy street parking.

- AMMENITIES**
- Open space with several private offices.
  - Close to Pasadena City College and California Institute of Technology.
  - Easy access to 210 Foothill Freeway.
  - Impeccable property management.

DO NOT DISTURB TENANT.

PLEASE MAKE APPOINTMENT WITH AGENT.



**For Further Information, Contact:**

**CAROLE WALKER**  
[cwalker9@aol.com](mailto:cwalker9@aol.com)  
License No. 01525534

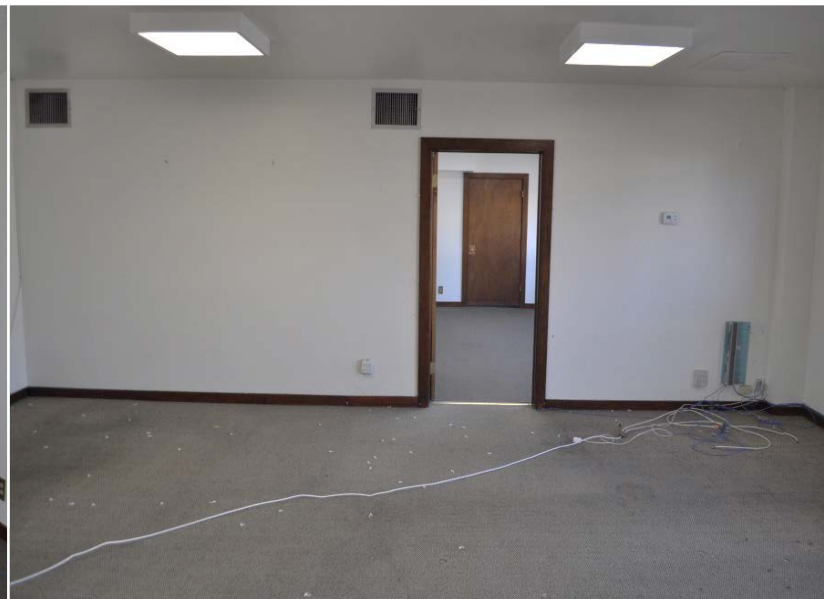
**DAN ALLE**  
[dalle@redstonecre.com](mailto:dalle@redstonecre.com)  
License No. 01017941

**(626) 795-2255**



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.

# SUITES 200 & 202



# A.C.C. SUITE # 200

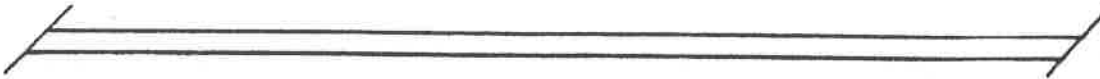


WINDOW

IRTY WALL AND DOOR

ENTRY

COMMON HALL



# A.C.C. SUITE # 202



WINDOW

PARTY WALL AND DOOR

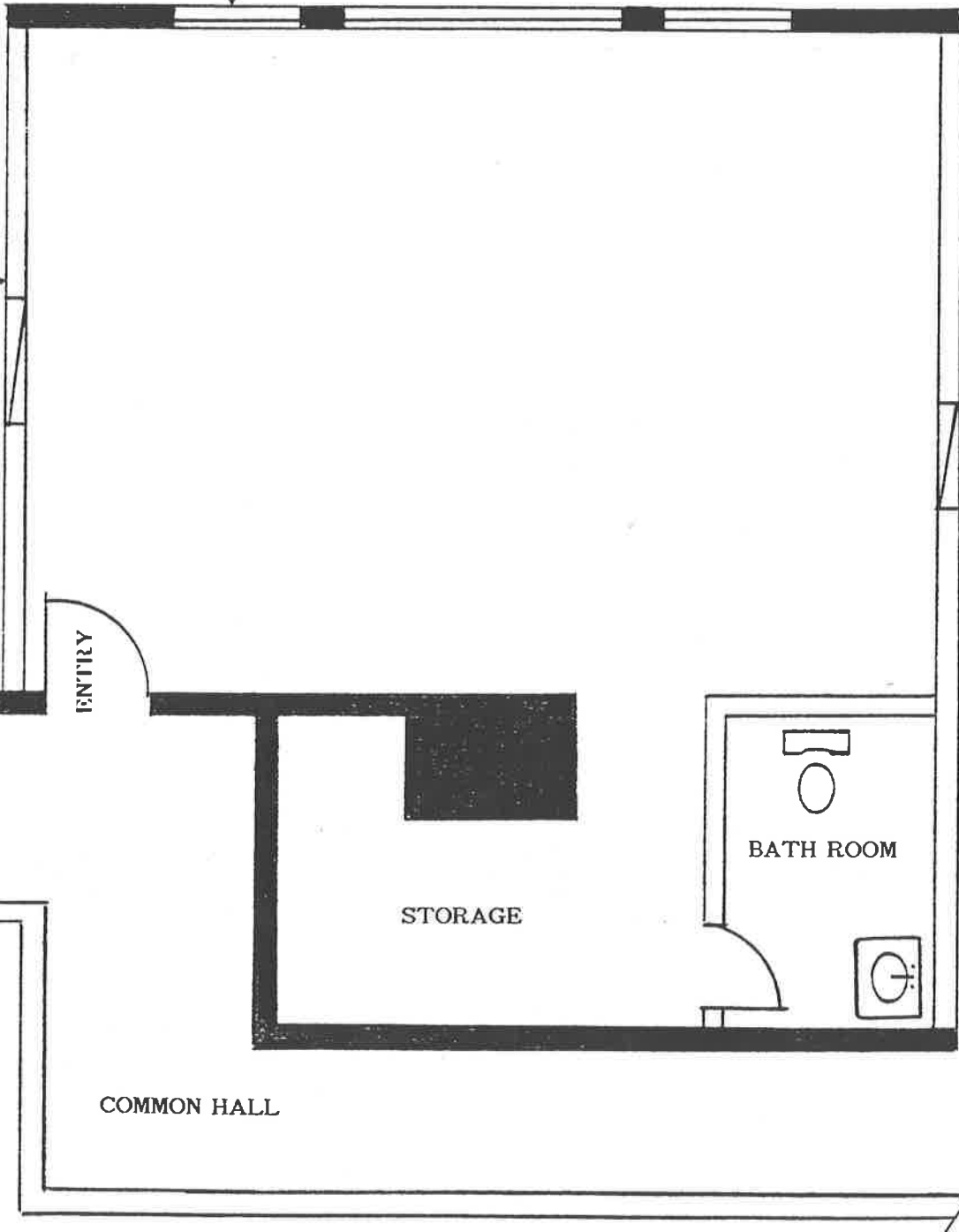
PARTY WALL AND DOOR

ENTRY

BATH ROOM

STORAGE

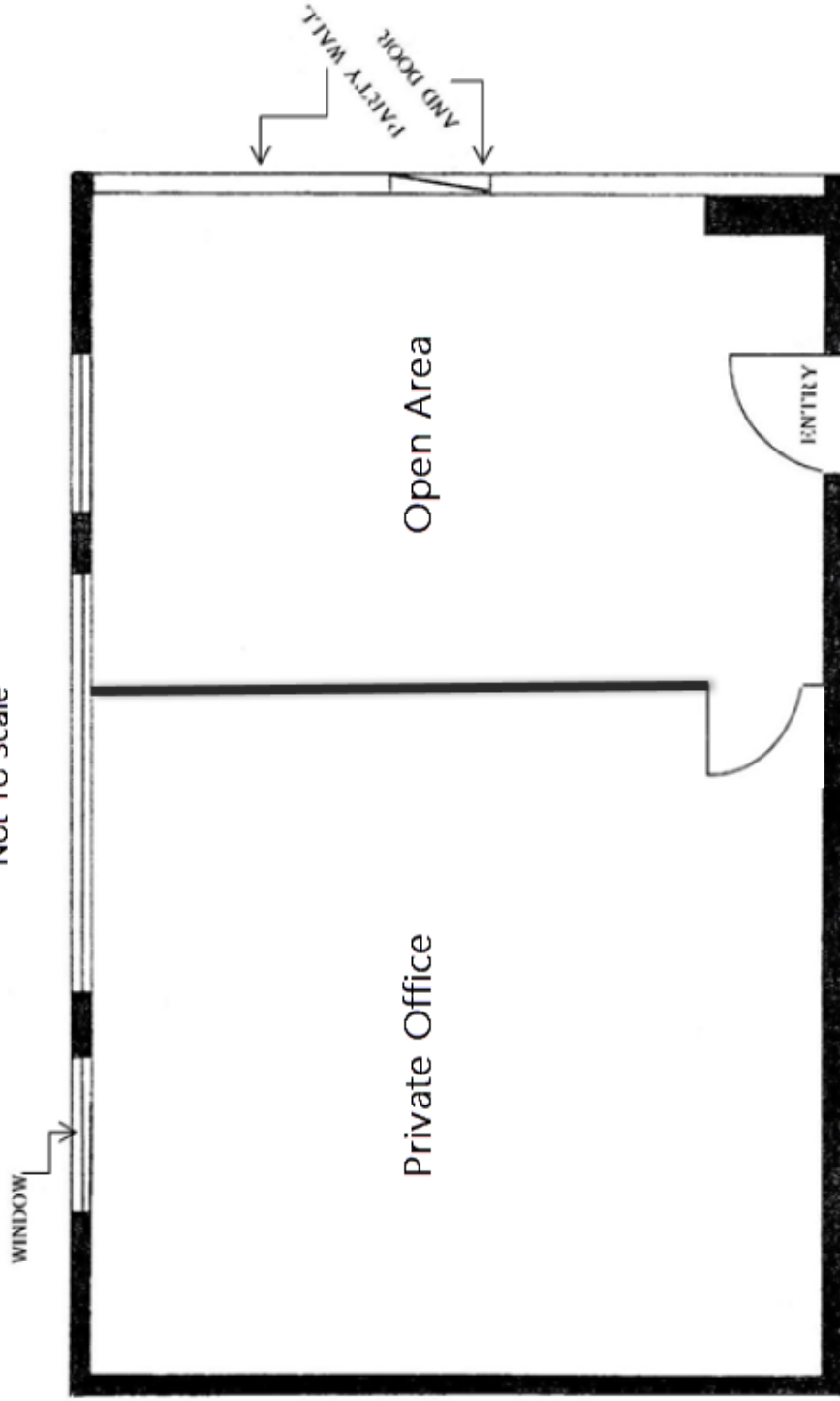
COMMON HALL





# A.C.C. SUITE # 204

Not To Scale



COMMON HALL

