

CREATIVE OFFICE SPACE COMING SOON



1278 EAST COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

Free Standing Building:

Creative Ground floor space – Approximately 2,655 sq. ft.
Exposed brick, concrete floors and exposed ducting potential.
Open space with three (3) offices, conference room, restroom, kitchen and storage room.

Occupancy:

Thirty (30) – Sixty (60) days

Lease Rate:

\$2.35-\$2.55 per sq. ft., Modified Gross. Rental rate dependent upon the amount of tenant improvements. Tenant to pay its own utilities, janitorial and liability insurance.

Parking:

Access controlled parking with no charge for Tenant employees.

Amenities:

- * Close to Pasadena City College and California Institute of Technology.
- * Prominent street-signage.
- * Easy access to 210 freeway.
- * Walking distance to restaurants and retail.



For Further Information, Contact:

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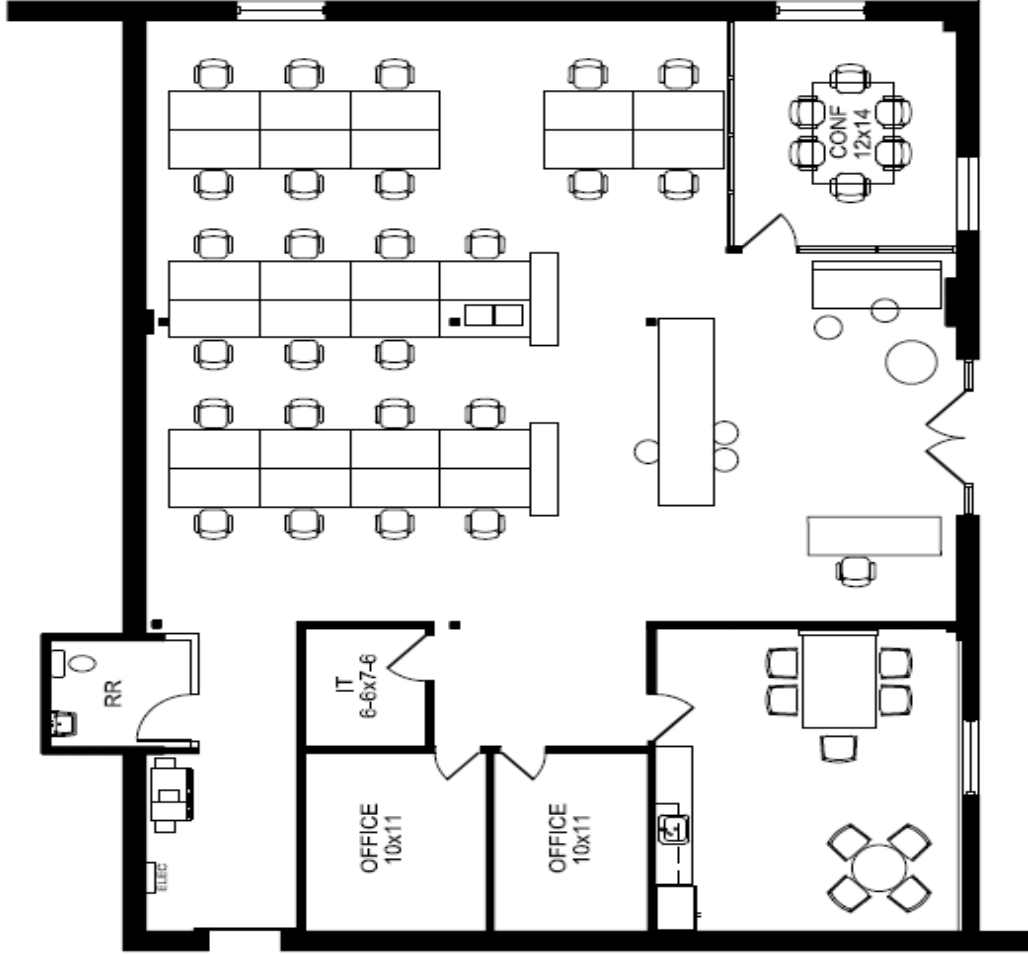
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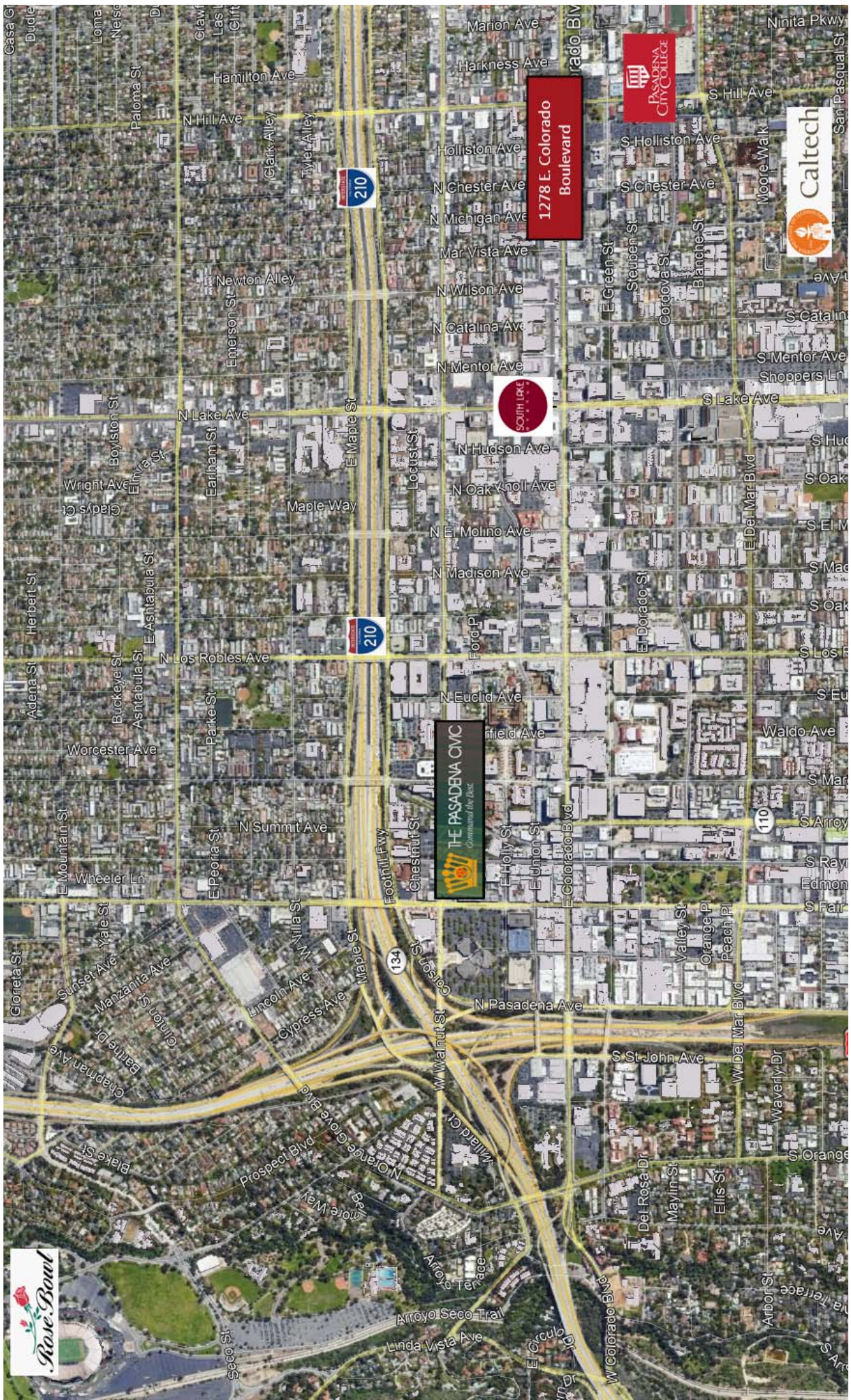
1278 E. COLORADO BLVD





SPACE PLAN
OPTION A

SPEC SUITE
1278 E. COLORADO BLVD
PASADENA, CALIFORNIA 91106



1278 E. Colorado Boulevard

