

150 EAST COLORADO BOULEVARD

OFFICE SPACE FOR LEASE



PASADENA, CALIFORNIA

km Kidder
Mathews

FOR LEASE

150 East Colorado Boulevard

PASADENA, CALIFORNIA



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Highlights

3 STORY ±62,286 SF Class-A office building

CONVENIENT access to the 110, 210, and 134 freeways

WALKING DISTANCE to Metro Gold Line stations

FIBER OPTIC ready

PARKING RATIO of 3 spaces per 1,000 RSF leased at \$90.00 unreserved parking stall per month and \$140.00 reserved parking stall per month

WALK SCORE of 94 with nearby restaurants and retail amenities including Old Pasadena and The Paseo

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LOCAL AMENITIES

- | | |
|---------------------------------|-------------------------------|
| 1 Whole Foods Market | 25 Bone Kettle |
| 2 Target | 26 Urth Caffe |
| 3 Starbucks | 27 Arroyo Chop House |
| 4 Pasadena City Hall | 28 Houston's Steakhouse |
| 5 Pasadena Public Library | 29 Shake Shack |
| 6 Pasadena Memorial Park | 30 Mercado Pasadena |
| 7 Apple | 31 Celestino Ristorante & Bar |
| 8 Central Park | 32 Wells Fargo Bank |
| 9 Subway | 33 La Grande Orange Cafe |
| 10 The Cheesecake Factory | 34 Philz Coffee |
| 11 California Pizza Kitchen | 35 Urban Plates |
| 12 24 Hour Fitness | 36 GRANVILLE |
| 13 Bank of America | 37 Nick's Pasadena |
| 14 Chase Bank | 38 UrgentMED Pasadena |
| 15 Fleming's Prime Steakhouse | 39 85°C Bakery Cafe |
| 16 Russell's | 40 Buca di Beppo |
| 17 Pasadena Museum of CA | 41 Boiling Point Concept |
| 18 United States Postal Service | 42 Blue Bottle Coffee |
| 19 FedEx Office Ship Center | 43 Zara |
| 20 Copa Vida | 44 Starbucks |
| 21 Hilton Pasadena | 45 Salt & Straw |
| 22 Ralphs | 46 Sephora |
| 23 Slater's 50/50 | 47 Intelligentsia Coffee |
| 24 Tender Greens | 48 True Food Kitchen |
| | 49 Tartine |

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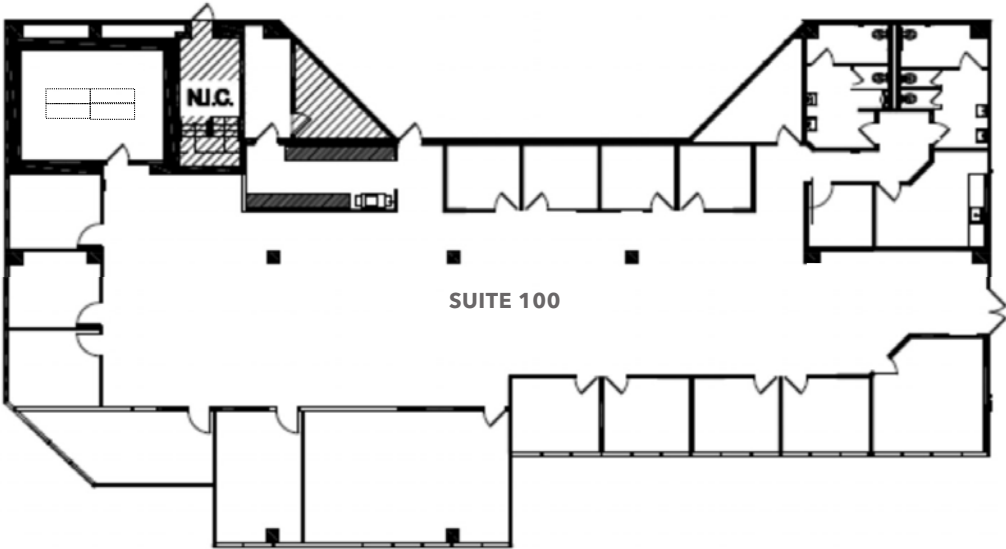


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PASADENA, CALIFORNIA

Suite 100



AVAILABLE SUITE

Suite	RSF	Rate	Available
100	7,378	\$2.75/RSF per month FSG	Prime ground floor office space with double door identity, high ceilings, 14 offices, conference room, break room, file/storage, reception, open work area and private restrooms. Eyebrow signage and monument signage potentially available.

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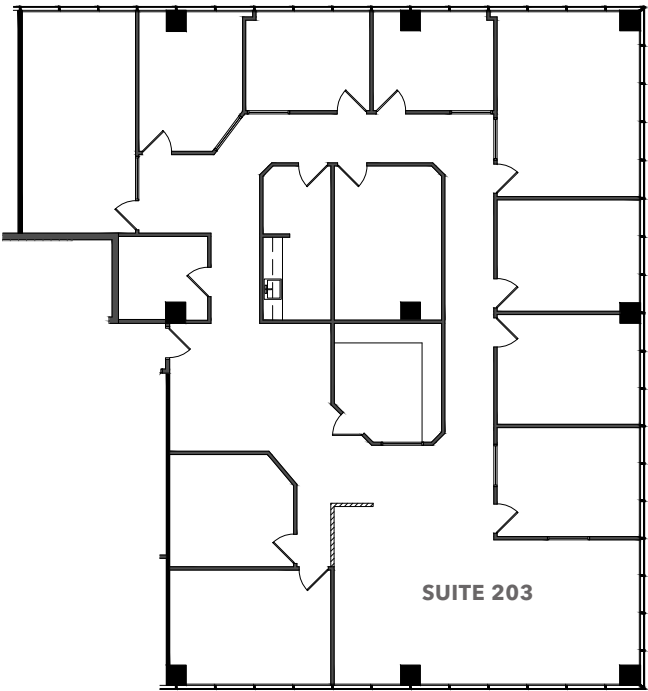


FOR LEASE

150 East Colorado Boulevard

PASADENA, CALIFORNIA

Suite 203



AVAILABLE SUITE

Suite	RSF	Rate	Available
203	4,429	\$2.75/RSF per month FSG	8 window offices, 1 interior office, conference room, break room, storage, open work area and reception.

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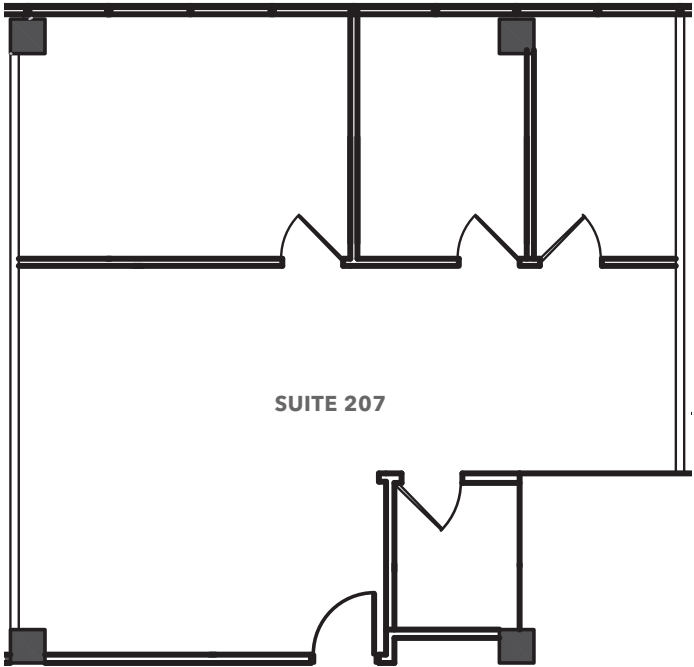


FOR LEASE

150 East Colorado Boulevard

PASADENA, CALIFORNIA

Suite 207



AVAILABLE SUITE

Suite	RSF	Rate	Available
207	1,141	\$2.75/RSF per month FSG	2 window offices, conference room, open work area and reception.

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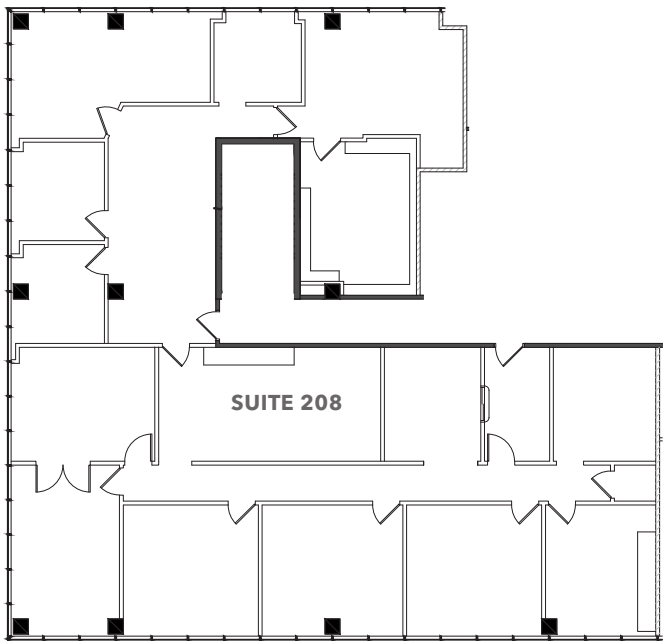


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150 East Colorado Boulevard

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Suite 208



AVAILABLE SUITE

Suite	RSF	Rate	Available
208	4,558	\$2.75/RSF per month FSG	Northeast corner suite with 9 window offices, conference room, break room, storage and reception

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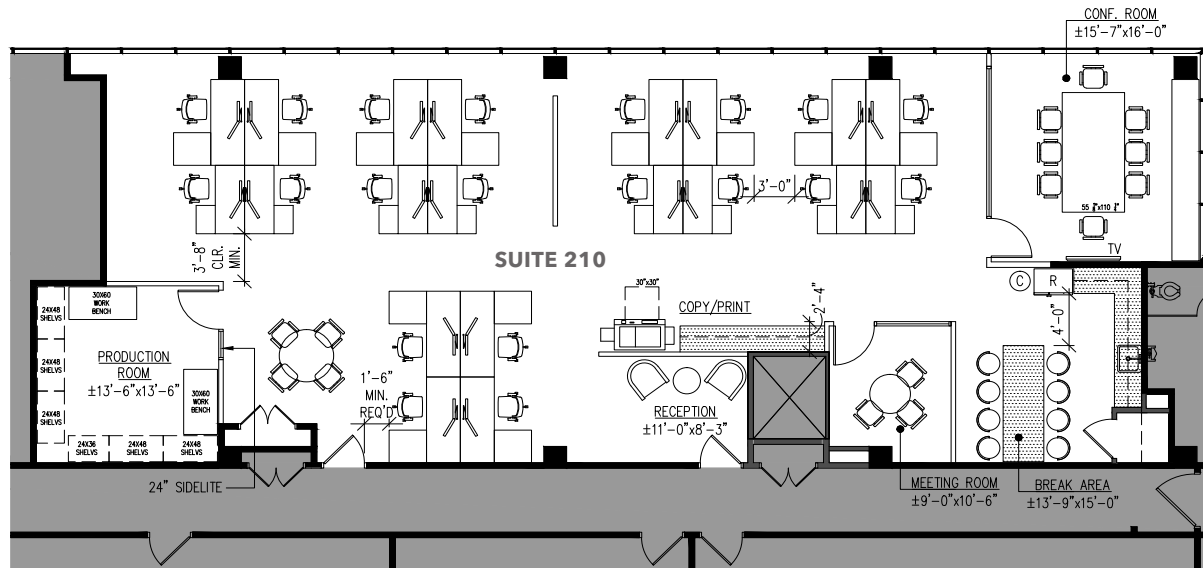


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150 East Colorado Boulevard

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Suite 210



AVAILABLE SUITE

Suite	RSF	Rate	Available
210	3,042	\$2.75/RSF per month FSG	Creative finishes with conference room, meeting room, collaboration space, open work space, break room, storage room and reception.

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