

OFFICE SPACE
FOR LEASE

150

East Colorado Blvd
Pasadena, California



Scott Unger

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 **Kidder
Mathews**

150 East Colorado Boulevard

Pasadena, California

Highlights

3 story, ±62,286 SF, Class A office building

\$3.30 per RSF per month fully serviced

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 Paseo Colorado



STE	RSF	RATE	DESCRIPTION
206	809	\$3.30/RSF per month FSG	2 offices, open work area and reception.
300	6,022	\$3.30/RSF per month FSG	15 private offices, conference room, break area, reception and open work area.

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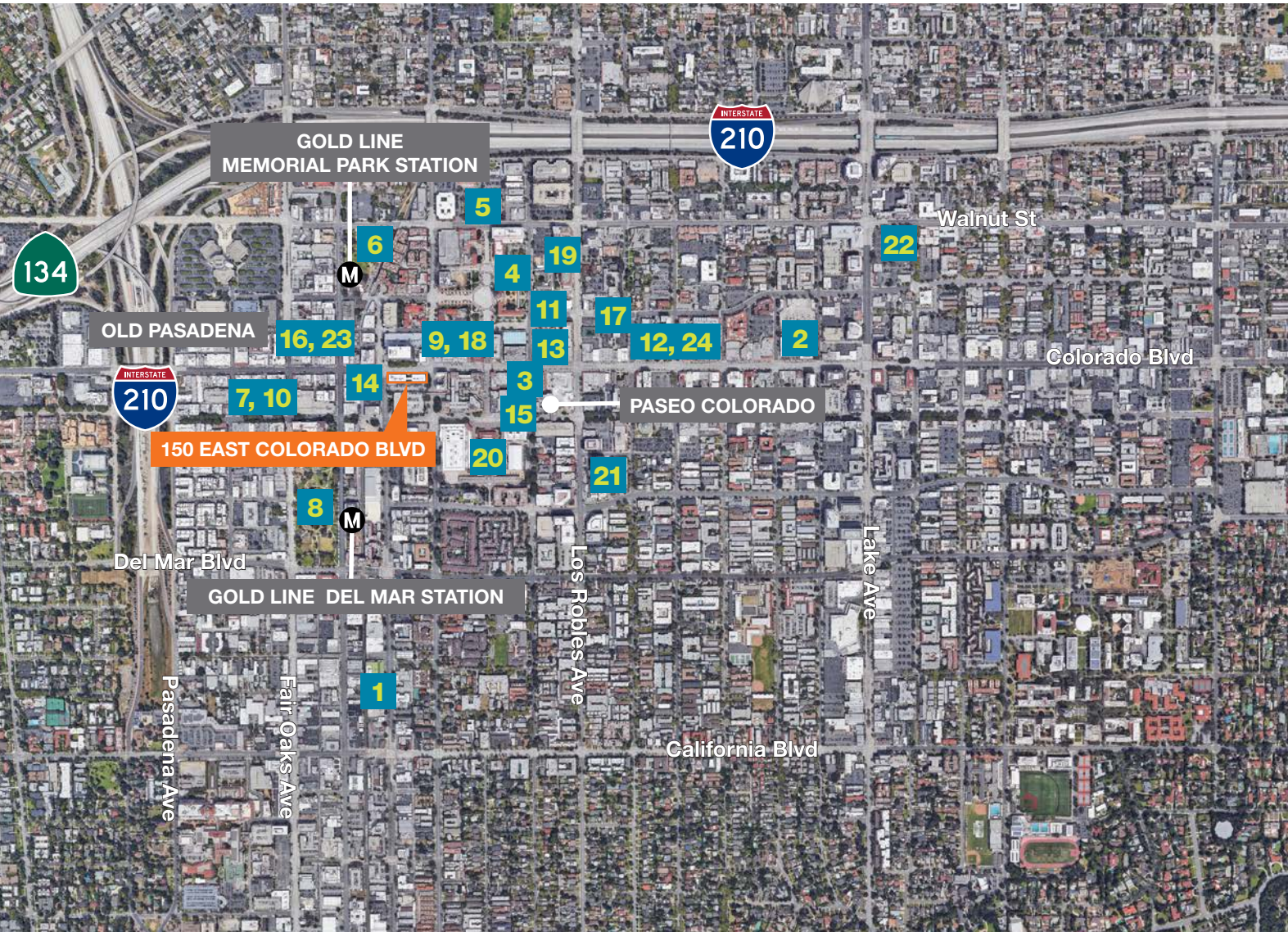
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AMENITIES

1. Whole Foods Market
2. Target
3. Starbucks
4. Pasadena City Hall
5. Pasadena Public Library
6. Pasadena Memorial Park
7. 85°C Bakery Cafe
8. Central Park
9. Subway Restaurants
10. The Cheesecake Factory
11. California Pizza Kitchen
12. 24 Hour Fitness
13. Bank of America Financial Center
14. Chase Bank
15. ArcLight Cinemas
16. Russell's
17. Pasadena Museum of California
18. United States Postal Service
19. Fedex Office Ship Center
20. Sheraton Pasadena Hotel
21. Hilton Pasadena
22. Ralphs
23. Slater's 50/50
24. Tender Greens

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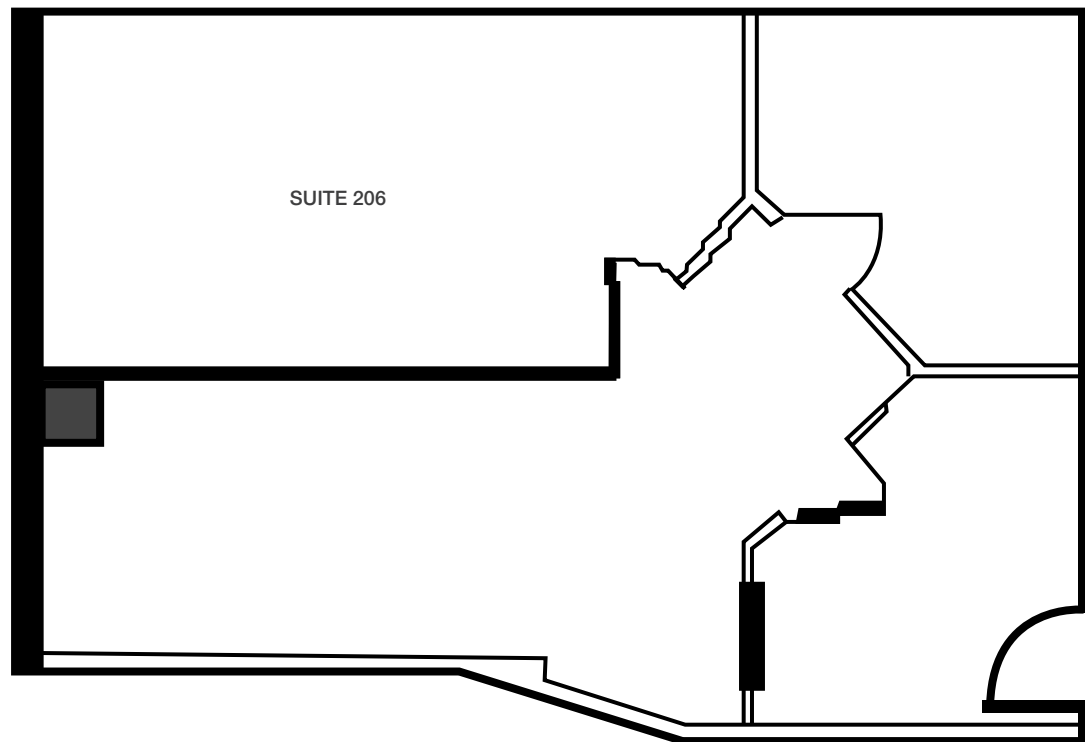


150 East Colorado Boulevard

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Floor Plan - Suite 206

STE	RSF	RATE	DESCRIPTION
206	809	\$3.30/RSF per month FSG	2 offices, open work area and reception.



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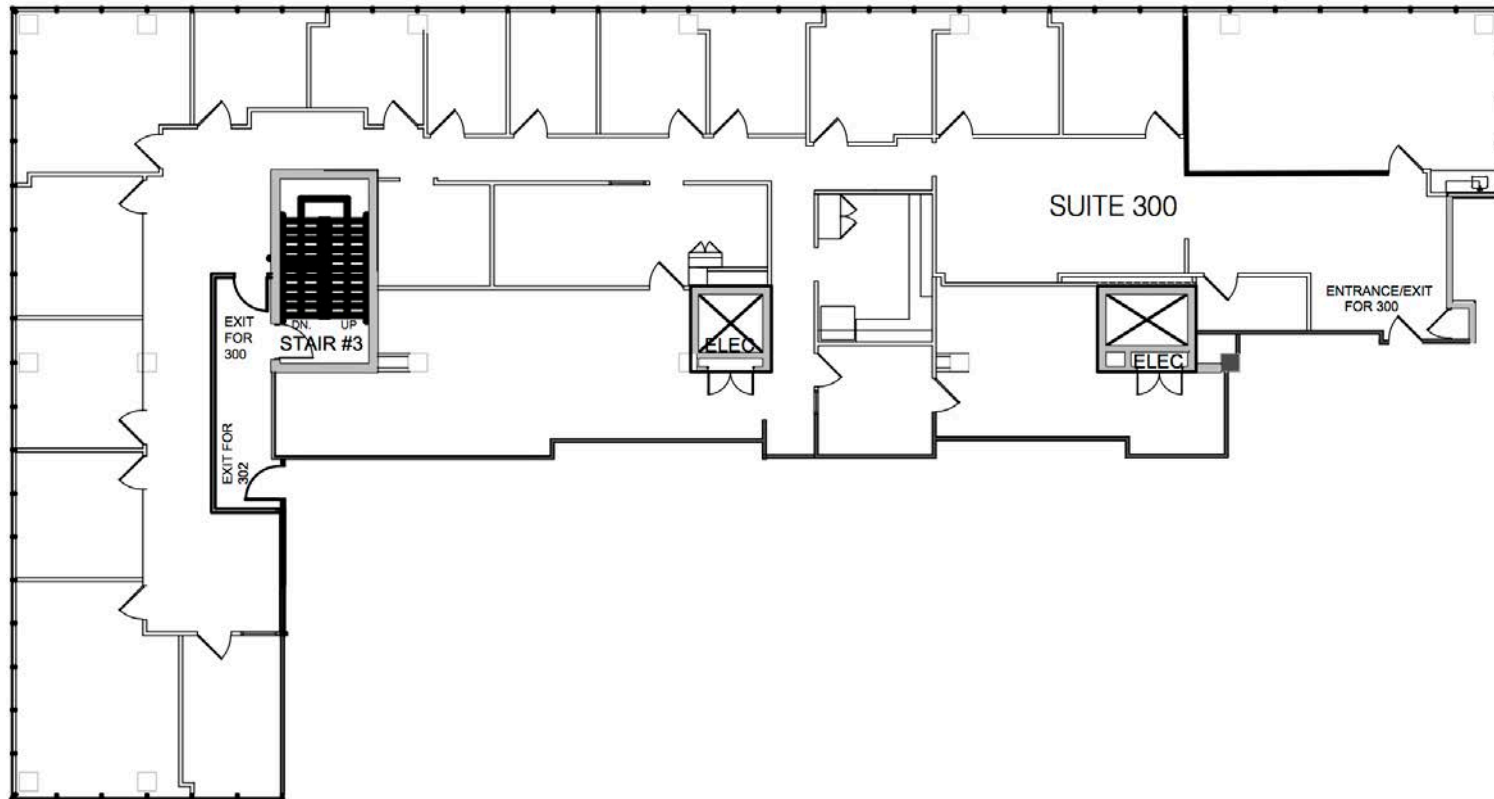


150 East Colorado Boulevard

Pasadena, California

Floor Plan - Suite 300

STE	RSF	RATE	DESCRIPTION
300	6,022	\$3.30/RSF per month FSG	15 private offices, conference room, break area, reception and open work area.



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