

# *For Lease ~ Office Space in Old Pasadena*

*36 W. Colorado Boulevard, Suites 205, 300 & 302*



*Suite 205 - approx. 421 rsf*

*Suite 300 - approx. 1,102 rsf*

*Suite 302 - approx. 500 rsf*

*Suite 300 & 302 combined - 1,602 rsf*

*Rental Rate: \$2.25/sf/modified gross*

*3-5 year lease*

**Near-by Shops & Restaurants:**

**Tiffany&Co., H&M, The Apple Store, Abercrombie&Fitch,  
Kenneth Cole, NY, Cheesecake Factory & Crème De La Crêpe**

*This desirable office location is situated in a charming, European-style alley in the heart of Old Pasadena. Surrounded by successful retail shops as well as restaurants enhanced with plants and outdoor seating, this is an exceptional location for any business. Within easy access of the Metro Gold Line as well as the 210 & 134 Freeways, there is street parking in addition to 90 minutes free in a nearby public parking garage.*

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