

766 E COLORADO BLVD
PASADENA, CA 91101

OFFICE FOR LEASE



MacVAUGH & Co.
Commercial Real Estate Services



SUITE 200 HIGHLIGHTS

SIZE

8,843 SQFT

PRICE

\$2.15/SF MG

LAYOUT

Open plan with 44 built-in desks

AMENITIES

Conference room, kitchenette, mezzanine and two balconies overlooking Colorado Blvd

DESIGN

Hardwood flooring, bow truss ceilings and exposed brick

LOCATION

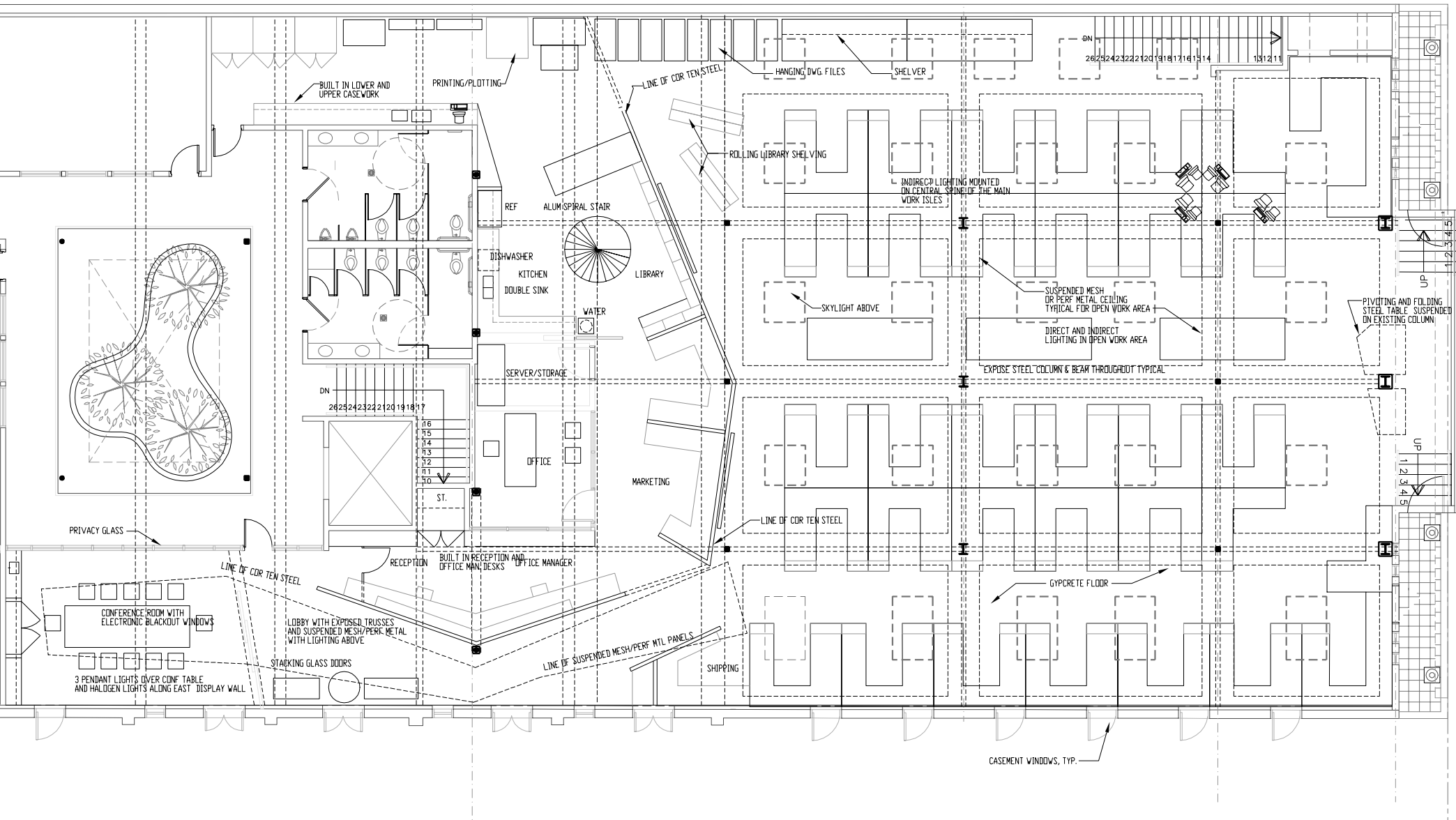
Located in the Playhouse District. Blocks away from Lake Ave and Old Pasadena

BUILDING

Remodeled 1924 theatre. Common area restrooms, elevator/stair served, beautiful center atrium



FLOOR PLAN



PASADENA, CA CITY INFORMATION

- 200k population, 110k employees, 127k average household income all within a 3-mile radius

- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

- National icons such as Art Center College of Design, JPL and Cal Tech

- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings

- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare





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