

766 E COLORADO BLVD

PASADENA, CA 91101

OFFICES FOR LEASE



AVAILABLE UNITS

200

3,840 SQFT @ \$3.00/SF Gross

- Three private offices
- Kitchenette
- Mezzanine with additional office & storage
- Open space
- Brick accent walls



202

550 SQFT @ \$3.00/SF Gross

- Open space with sink

206

1,664 SQFT @ \$3.00/SF Gross

- Two private offices
- Conference room
- Open space



207

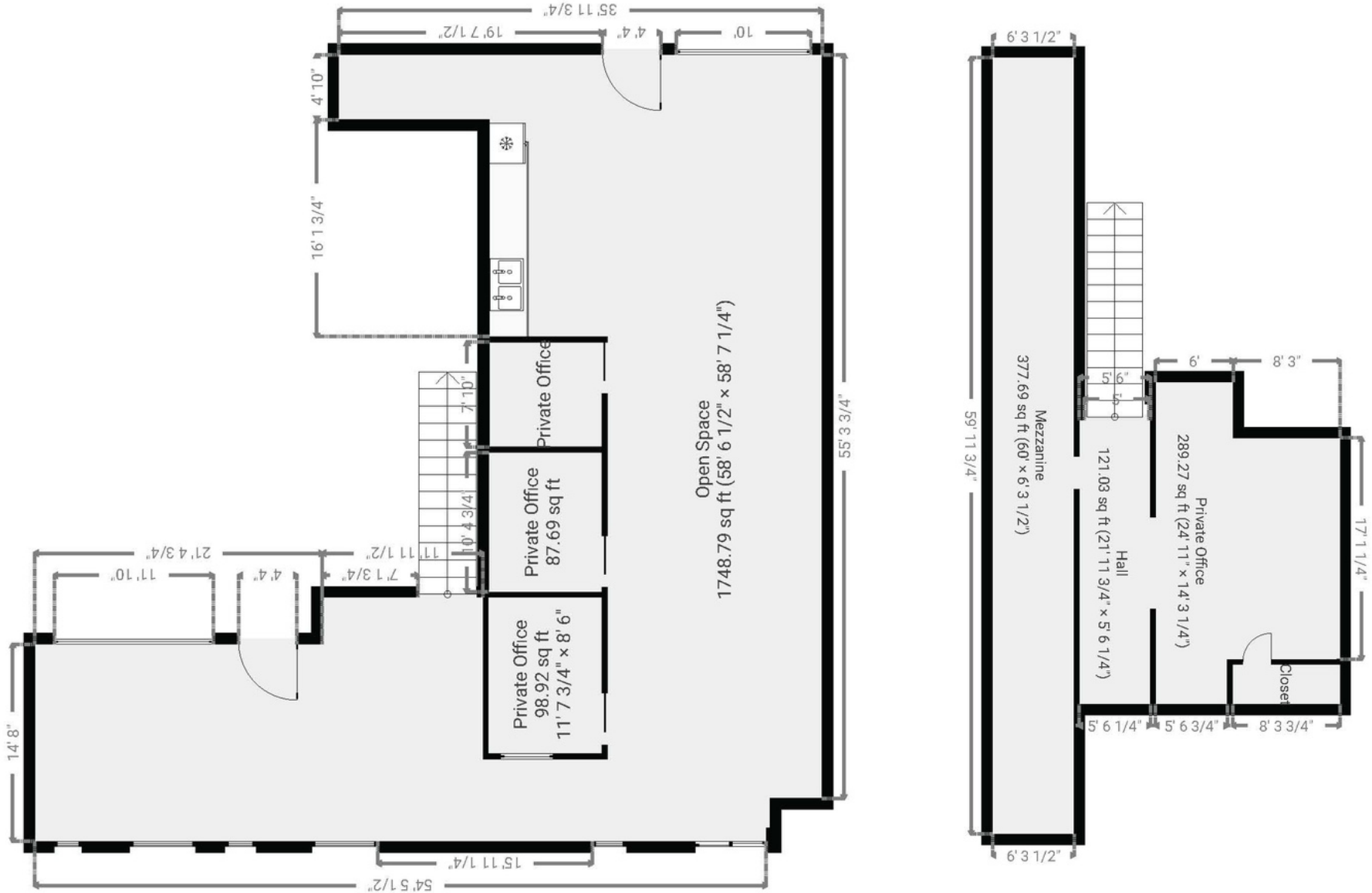
3,210 SQFT @ \$3.00/SF Gross

- Five private offices
- Conference room
- Kitchenette
- Two balconies overlooking Colorado Blvd

*All units are in the process of being remodeled
Expected completion is March 1, 2024

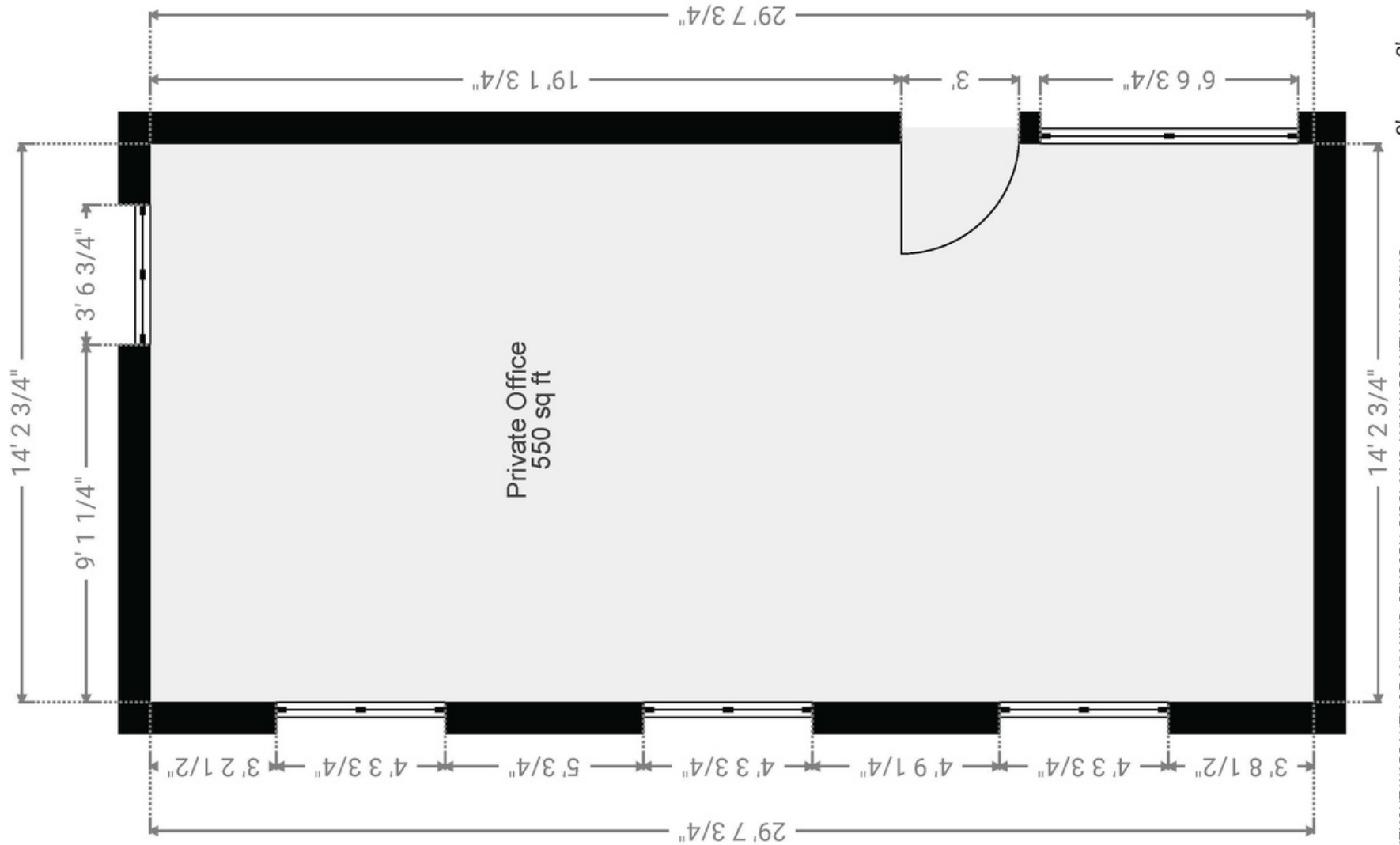
SUITE 200

3,840 SQFT



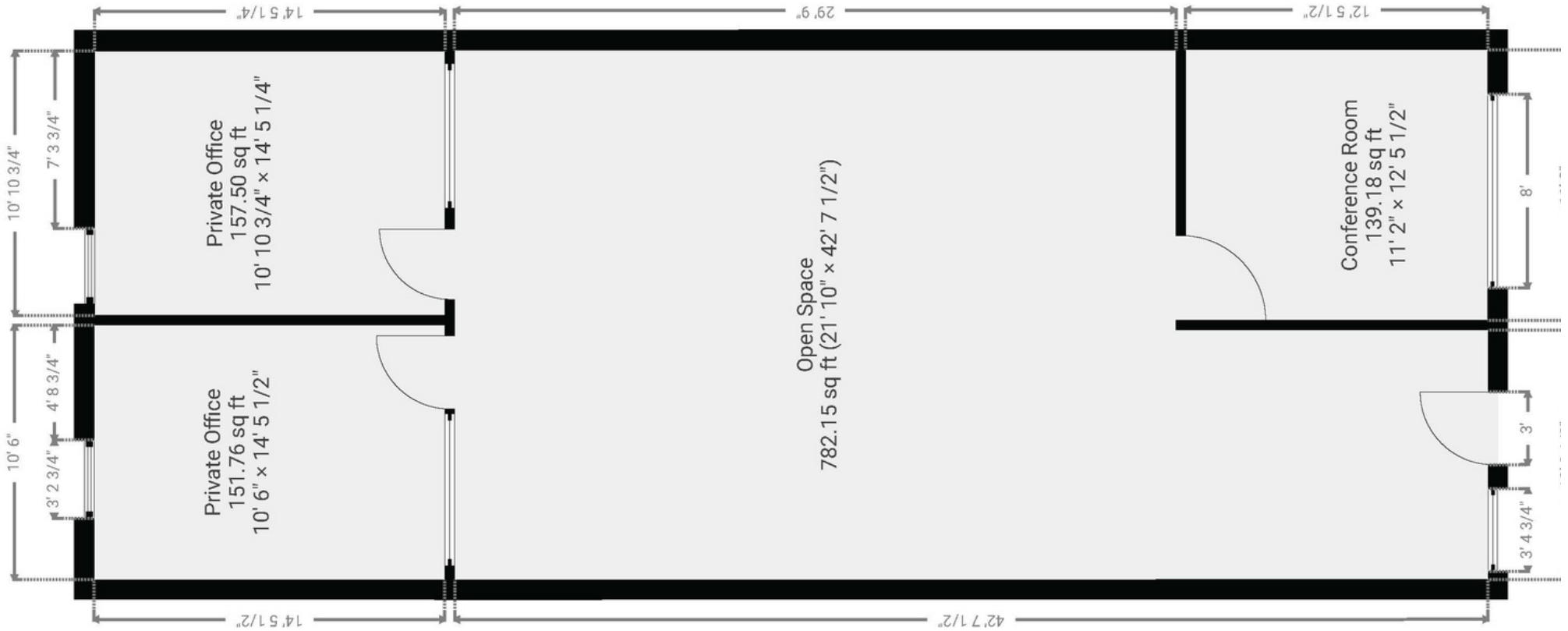
SUITE 202

550 SQFT



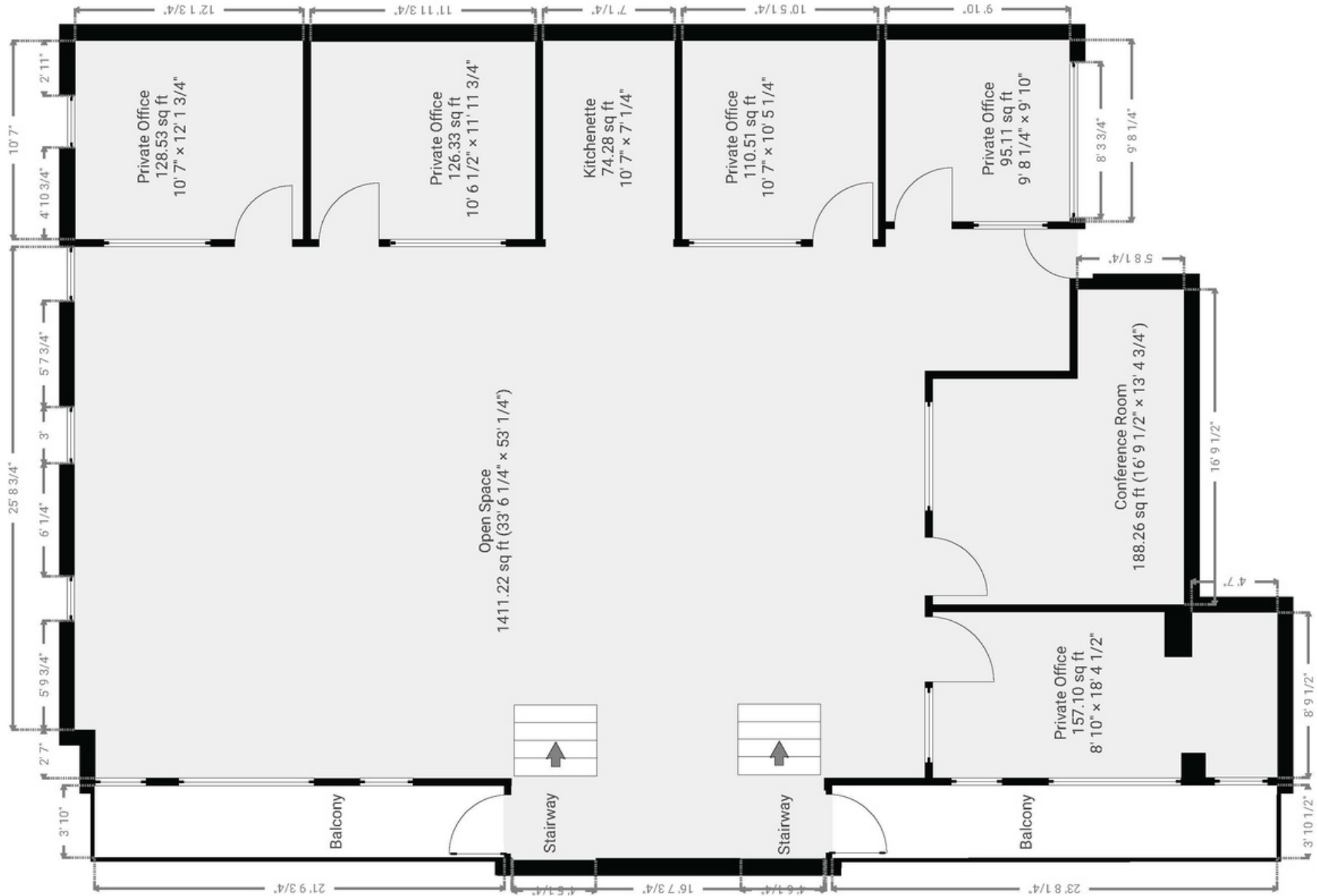
SUITE 206

1,664 SQFT



SUITE 207

3,210 SQFT



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





MACVAUGH & CO
Commercial Real Estate Services

Hoss MacVaugh
626.583.8400 | Hoss@MacVaugh.com
#00971669

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