

# FULL FLOOR AVAILABLE

OFFICE SPACE FOR LEASE

# 88 W. COLORADO

PASADENA, CA

## BUILDING HIGHLIGHTS



Asking Rate: \$3.00 MG



Creative office space located in the heart of OldTown Pasadena



North facing Colorado Boulevard & mountain views



Walk Score: 97 (Walker's Paradise)



Surrounded by an abundance of restaurants & shops



Easy 210, 110 & 134 freeway accessibility



Strong local ownership



Direct access via elevator & escalator

**CBRE**



▲ **CONVENIENTLY** located escalators providing direct access to the office

▲ **PLENTY** of windows for ample natural lighting throughout

▲ **MOCK-UP** of staged office for a modern industrial look

▼ **SPACIOUS** conference room area

▼ **FLOOR PLAN** - 8,488 RSF

**FOR MORE INFORMATION, PLEASE CONTACT:**

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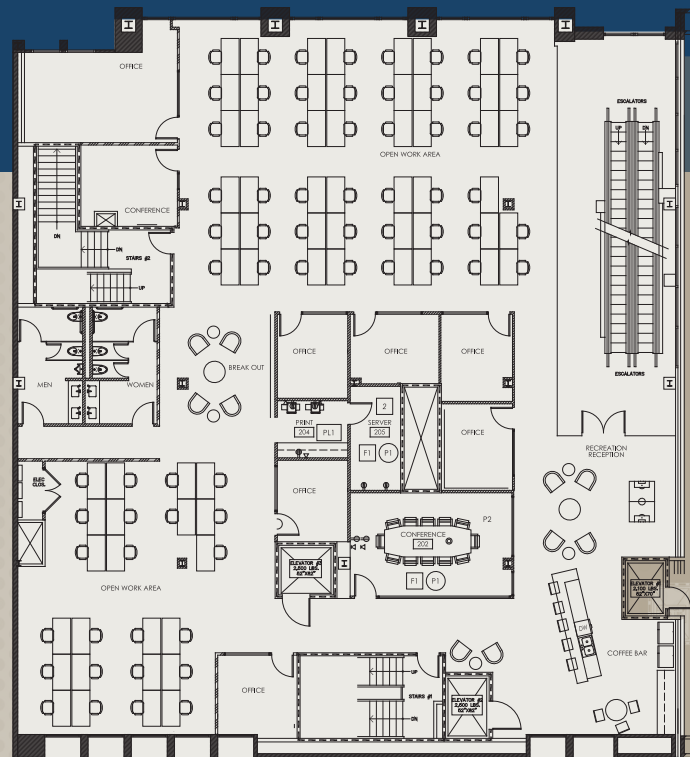
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