

825 COLORADO BLVD.

LOS ANGELES, CA

FOR LEASE



CBRE

# PROPERTY INFO

## AVAILABILITY

Suite	Size	Rental Rate	Available
104	1,650 RSF (1,481 USF)	\$2.35 FSG	Immediately
221	2,638 RSF (2,368 USF)	\$2.35 FSG	Immediately
243	2,219 RSF (1,992 USF)	\$2.35 FSG	Immediately

## FEATURES

- 3-story, 54,000 square foot office building
- Lush landscaping with walking paths and garden seating areas
- Access control system, on-site security, fenced in parking area and closed-circuit camera system
- Fiber optics available and multiple vendors provide telecommunication services to the building
- Extensive electrical distribution
- Low load factor - 11.4%
- Ample parking included
- Ground level access to the first and second floors
- Close proximity to Pasadena, Glendale, Burbank and Downtown Los Angeles
- Adjacent to the 134 Freeway with close proximity to the 210, 110 and 2 Freeways

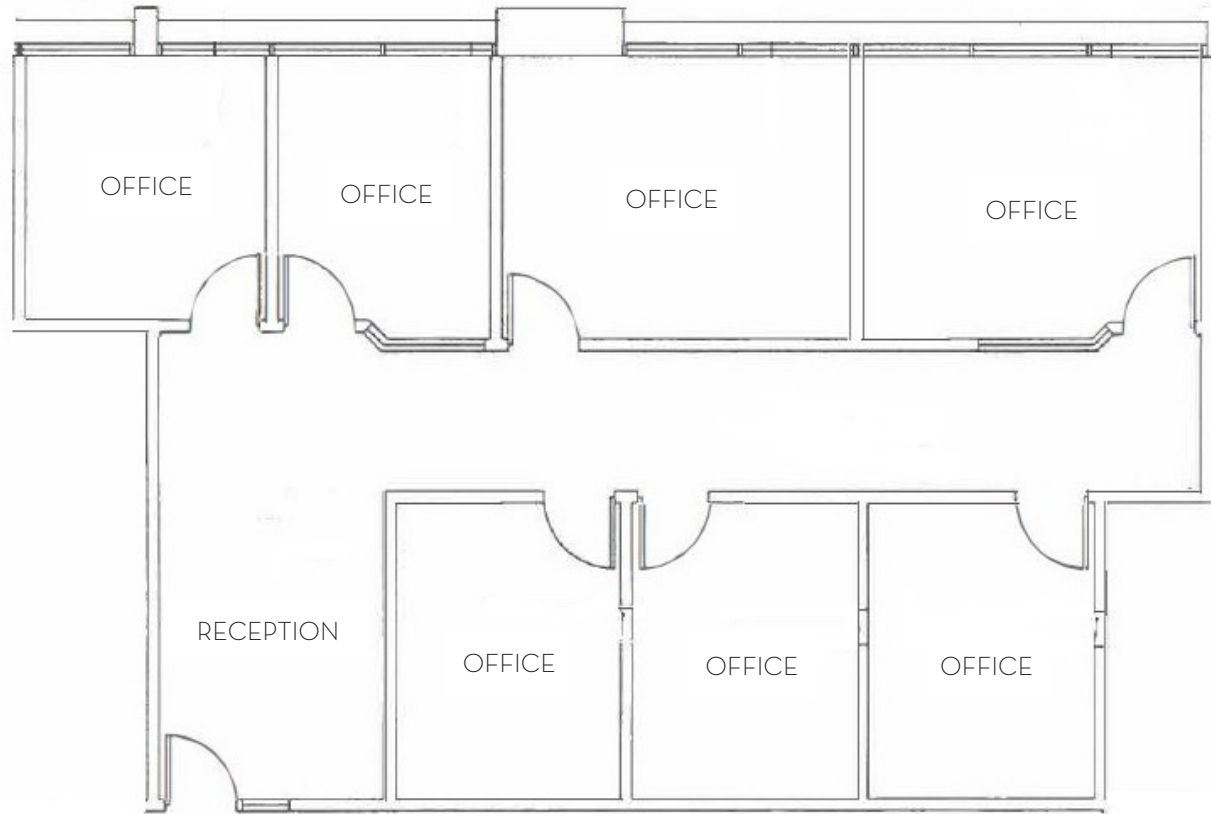
## PARKING

3/1,000 Free of Charge



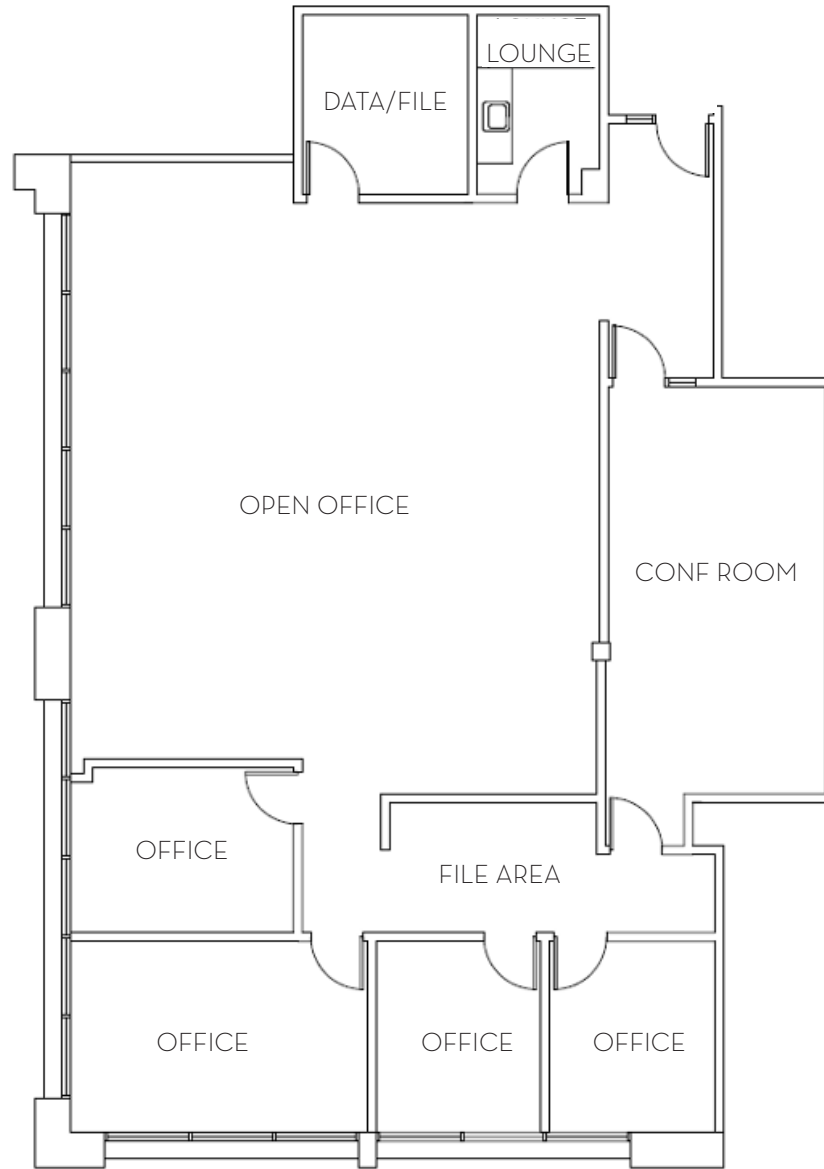
# FLOOR PLAN

SUITE 104 | 1,650 RSF



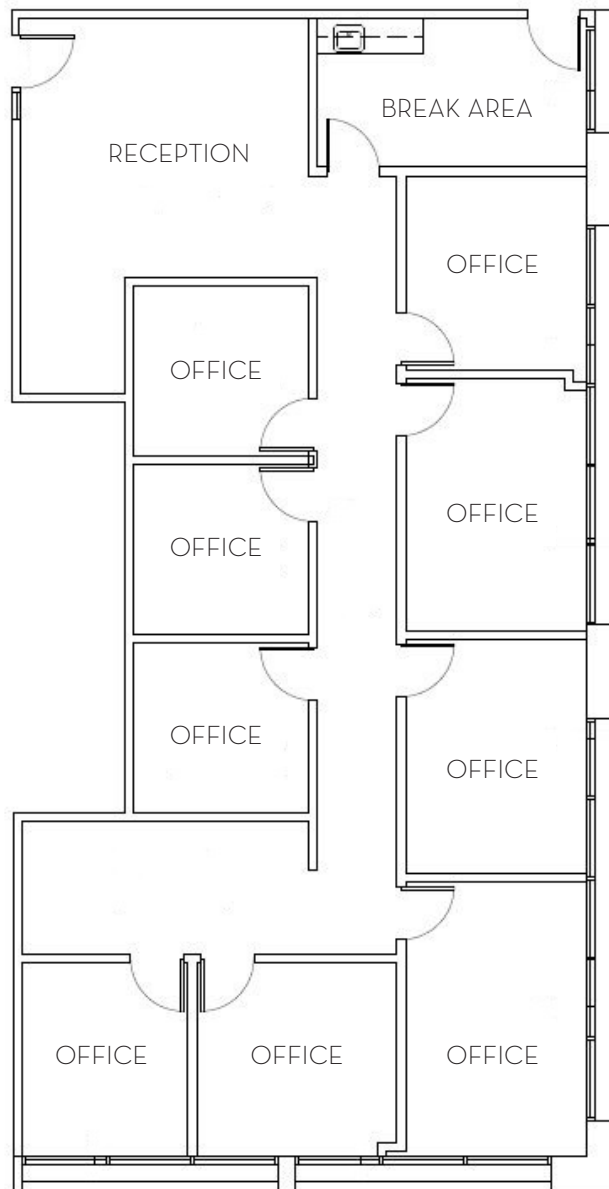
# FLOOR PLAN

SUITE 221 | 2,638 RSF



# FLOOR PLAN

SUITE 243 | 2,219 RSF



# CONTACT INFORMATION



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