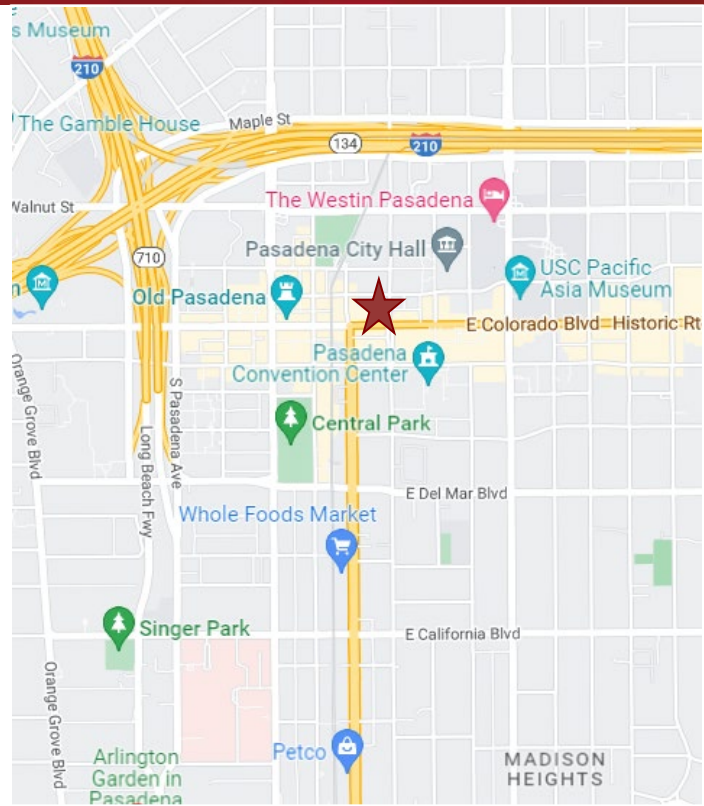


PRIME OFFICE SPACE FOR LEASE



301 E. COLORADO BOULEVARD, PASADENA

- AVAILABLE SPACE:**
- Suite 510 – Approximately 2,793 sq. ft.
 - Suite 522 – Approximately 512 sq. ft.
 - Suite 708 – Approximately 1,353 sq. ft.
- LEASE RATE:**
- Suite 510 - \$3.00 per sq. ft., FSG.
 - Suites 522 and 708 - \$2.85 per sq. ft., FSG.
- AVAILABLE:** Immediately.
- PARKING:** Prevailing monthly rate which is currently \$120.00 unreserved and \$125.00 reserved.
- AMENITIES:**
- * Beautiful lobby.
 - * State of the art security cameras for building and parking areas.
 - * Close proximity to Old Pasadena and Playhouse District.
 - * Walking distance to The Paseo, Convention Center, City Hall, Post Office, restaurants and retail.
 - * High speed fiber optics access.
 - * Easy access to 210 and 134 freeways.



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SUITE 708

