

Fresh Air Accessible via 8 French Doors
Along the Perimeter of the Suite

Rental Rate
\$2.75
PSF / MG / MO.

FOR LEASE
\$2.00 PSF Broker Bonus
paid for a lease executed before March 31, 2021

594 E. Colorado Blvd.
Pasadena CA 91101

CONTACT US

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Prime Office Space in Pasadena Playhouse Village

- ±2,612 SF of Beautifully Built, High-End, North Facing Office Suite
- Located in the heart of Pasadena in the Playhouse Village over Urth Caffé at SEC of Madison Ave and Colorado Blvd
- Features multiple French doors facing Colorado Boulevard and Madison St. opening to private balcony.
- Immediate Occupancy
- Men's/Women's restrooms along with a conference room in suite
- Fabulous Potential for Rose Parade Viewing!
- Signalized Corner with Public Parking Area adjacent to south of Building
- Contractually Guaranteed Covered Parking Available at Trio Garage across Colorado—\$100/space/month.

Exclusively Listed By



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COMMERCIAL REAL ESTATE SERVICES
PASADENA

lee-pasadena.com
Corporate #02059558

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AVAILABLE SPACE

Suite Size

±2,612 SF

Suite Number

230

Monthly Rental Rate

\$2.75 per SF MG

Year Built

2013

Amenities

Urth Caffe
Organic coffee and
farm-to-table food



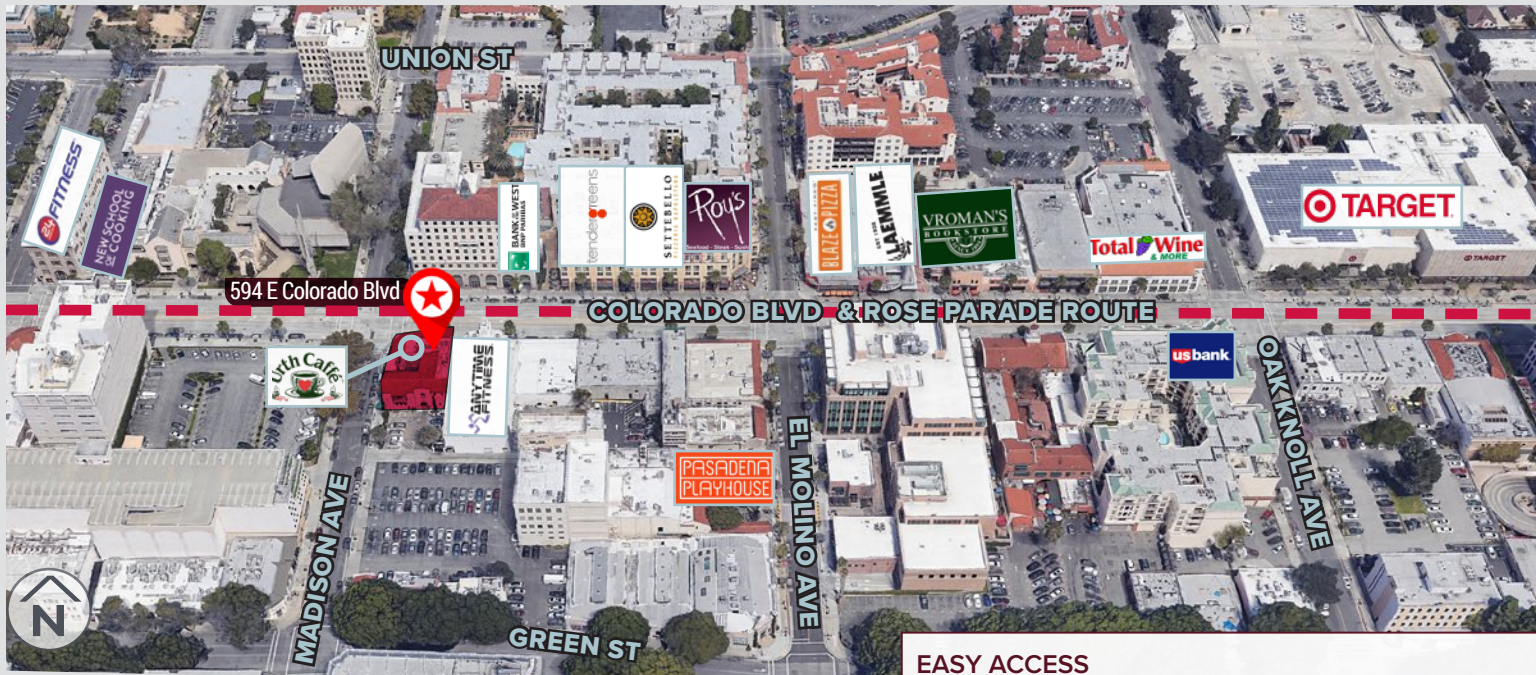
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LOCATION OVERVIEW



EASY ACCESS

594 E. Colorado Blvd. is conveniently located in Pasadena Playhouse Village near the 110, 134 and 210 freeways. As a result, this area boasts one of the most robust restaurant and retail destinations in the Los Angeles area. Home of the Rose Bowl and Rose Parade, Pasadena draws millions of visitors throughout the year.

2019 TOTAL POPULATION



1 Mile	3 Miles	5 Miles
44,649	200,337	518,576

2019 TOTAL HOUSEHOLDS

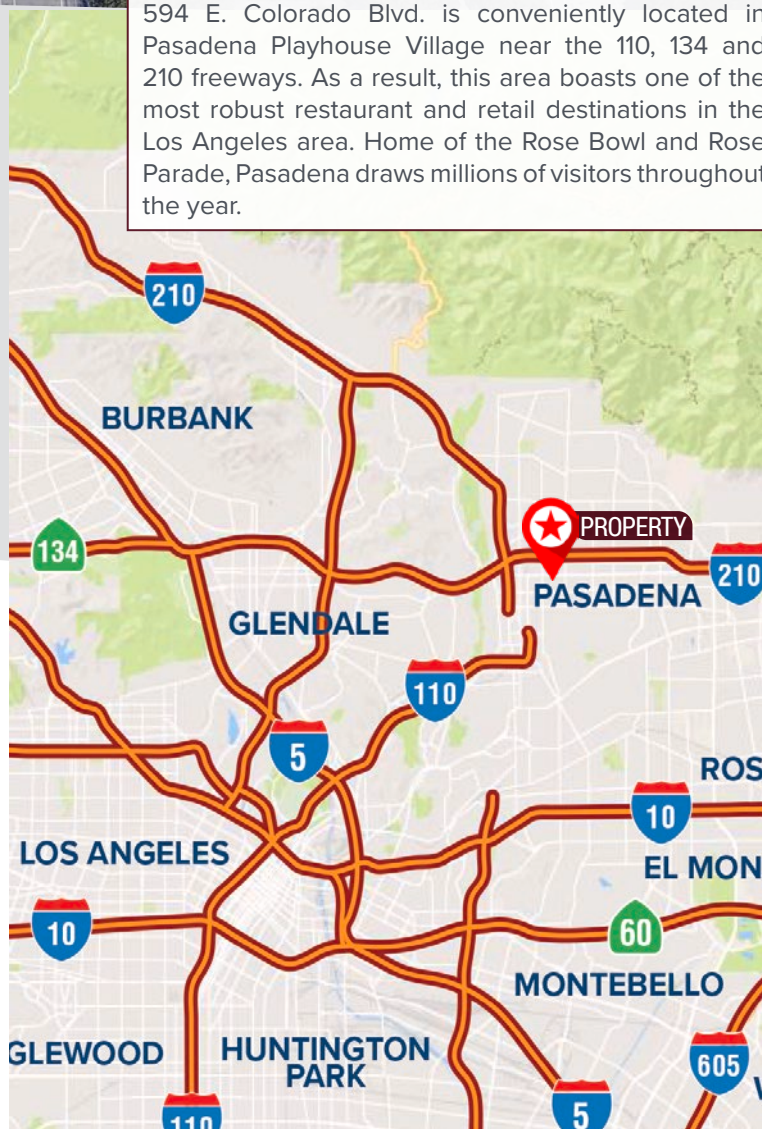


1 Mile	3 Miles	5 Miles
21,806	78,520	185,945

2019 AVERAGE HOUSEHOLD INCOME



1 Mile	3 Miles	5 Miles
\$92,626	\$111,809	\$102,737



TRAFFIC COUNT

Street	Cross Street	Year	Count
E Colorado Blvd	S Oakland Ave	2018	23,660

WALK SCORE

Walk Score 90 Walker's Paradise Daily errands do not require a car.
Bike Score 75 Very Bikeable Flat as a pancake, excellent bike lanes.
Transit Score 64 Good Transit Many nearby public transportation options.



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FLOOR PLAN - SUITE 230

±2,612 SF

