

599-611 EAST COLORADO BOULEVARD



GROUND FLOOR RETAIL/OFFICE SPACE DOWNTOWN PASADENA AT COLORADO AND MADISON

AVAILABLE SPACE:

Ground Floor Retail Space
- 5,075 Rentable sq. ft.

RENTAL RATE:

\$3.00 per sq. ft., NNN

AMENITIES:

- * Pasadena's busy Playhouse District
- * Convenient parking for tenants and guests
- * High quality tenant improvements
- * High speed fiber optics internet available
- * Retail Services
 - Bank of the West with ATM
- * Tender Greens, Blaze Pizza, Urth Café, Roy's Hawaiian Fusion nearby
- * Professional, stable ownership and on-site management team
- * Walking distance or take the Arts Bus to Old Town Pasadena, Plaza Paseo retail/restaurants
- * Close proximity to the 134 & 210 freeways
- * Westin Hotel is within close proximity to the building

For Further Information, Contact:

Carole Walker

Dan Alle

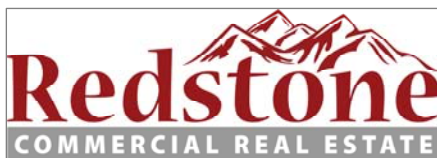
cwalker@redstonecre.com

dalle@redstonecre.com

License No. 01525534

License No. 01017941

(626) 795-2255



FOR LEASE

NOW
AVAILABLE

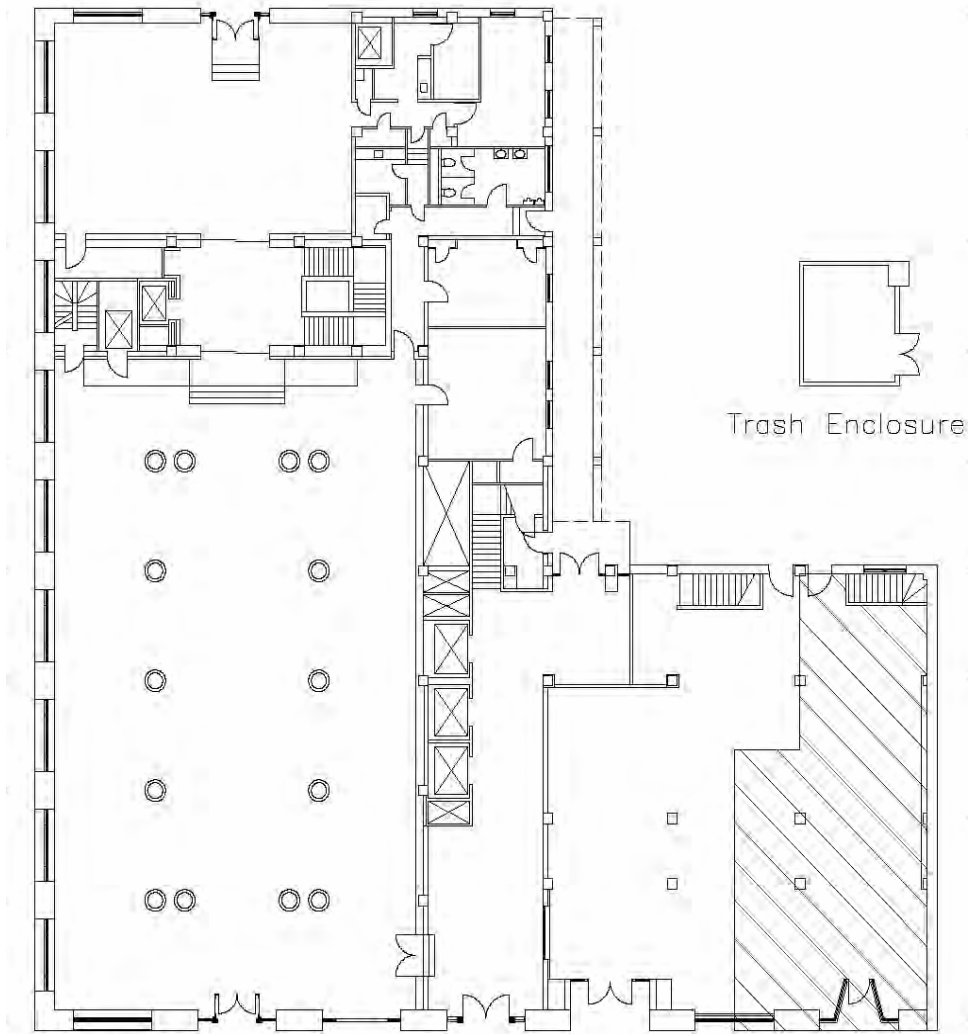
599-611

EAST COLORADO BOULEVARD

PASADENA, CA 91101

EAST AREA:

RENTABLE: 2,360



FOR FURTHER
INFORMATION
PLEASE
CONTACT

CAROLE WALKER
Lic. 01525534
T 626.795.2255
CWalker@RedstoneCRE.com

DAN ALLE
Lic. 01017941
T 626.795.2255
DAlle@RedstoneCRE.com



Redstone Commercial Real Estate | 301 N. Lake Ave, Suite 810 | Pasadena, CA 91101 | www.redstonecre.com

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

NOW
AVAILABLE

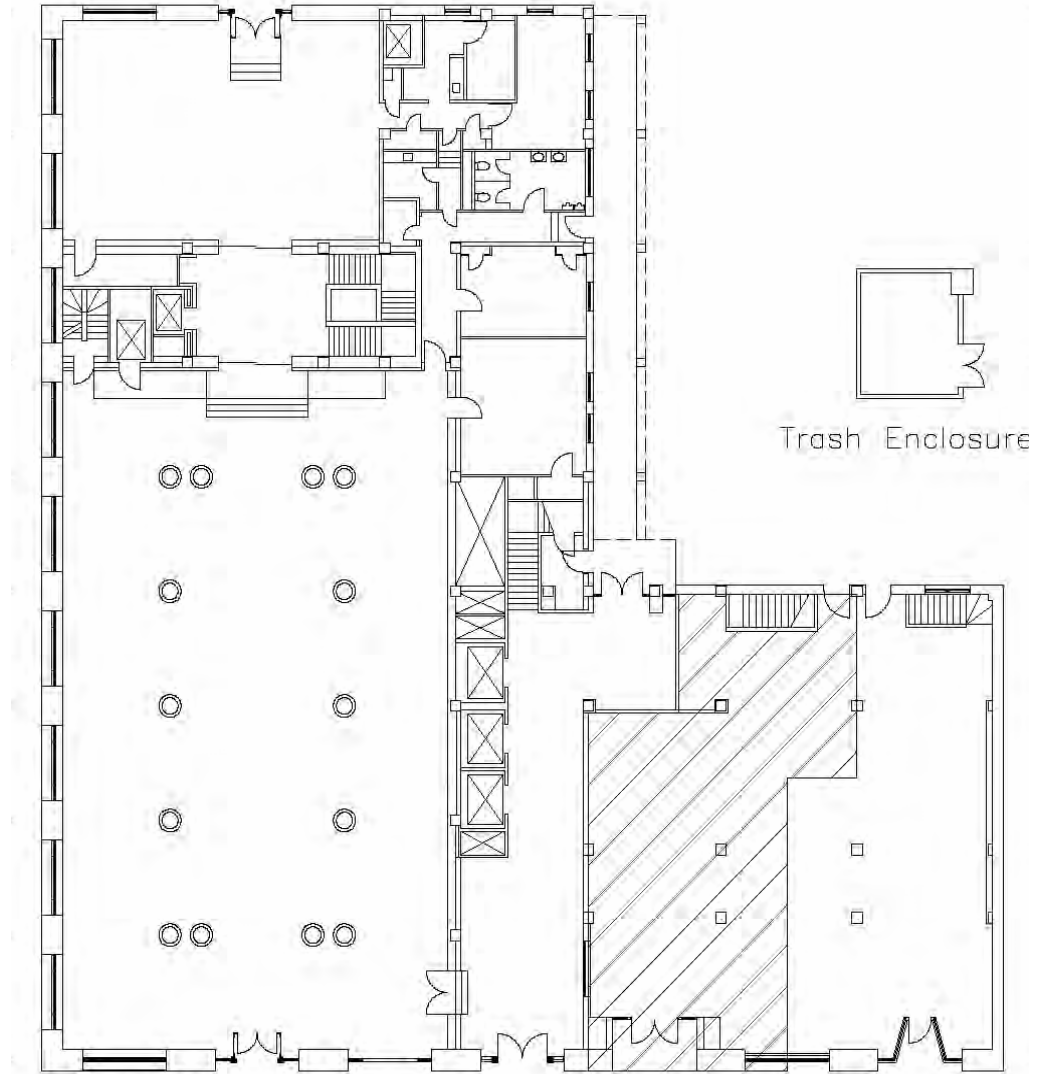
599-611

EAST COLORADO BOULEVARD

PASADENA, CA 91101

WEST AREA:

RENTABLE: 2,715



FOR FURTHER
INFORMATION
PLEASE
CONTACT

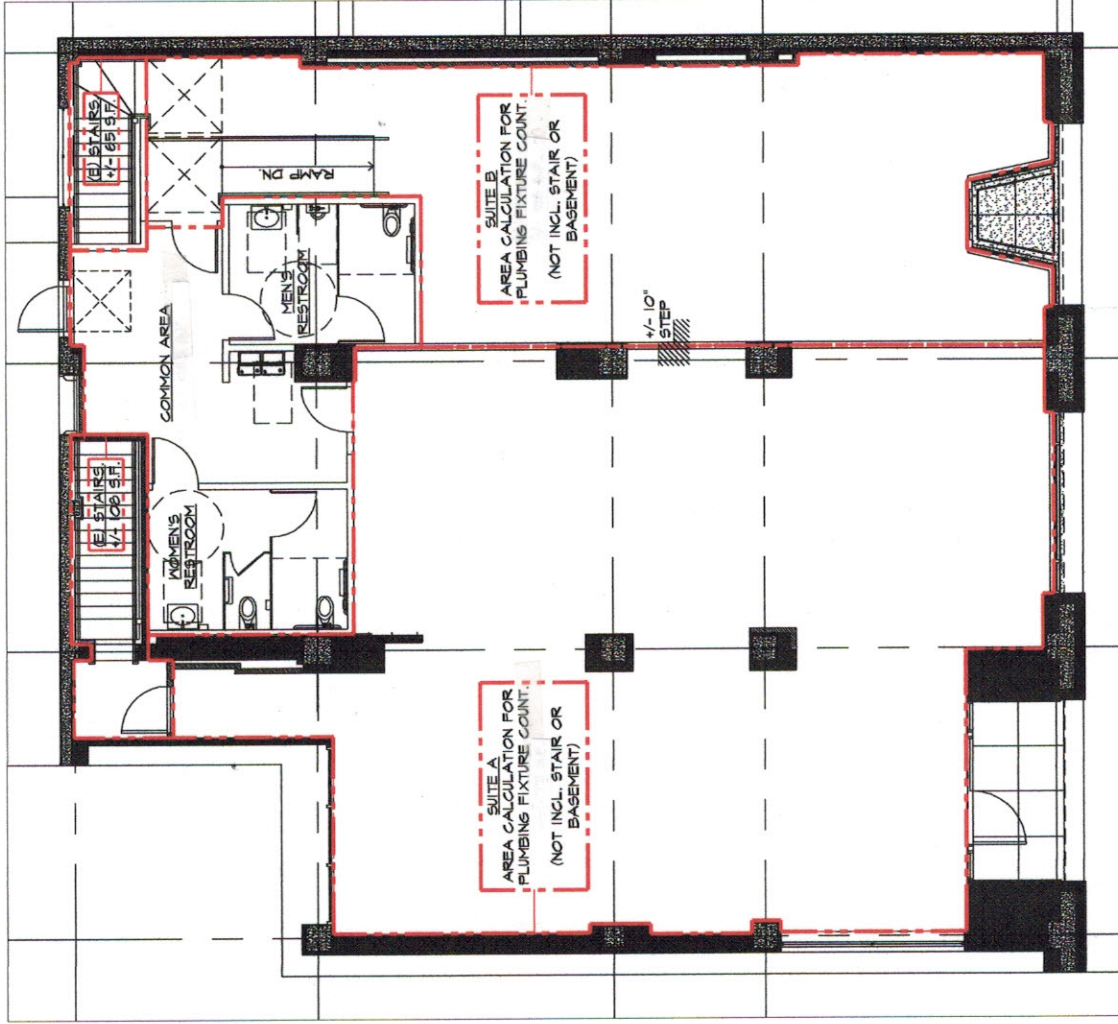
CAROLE WALKER
Lic. 01525534
T 626.795.2255
CWalker@RedstoneCRE.com

DAN ALLE
Lic. 01017941
T 626.795.2255
DAlle@RedstoneCRE.com



Redstone Commercial Real Estate | 301 N. Lake Ave, Suite 810 | Pasadena, CA 91101 | www.redstonecre.com

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.



599 COLORADO BLVD.
PASADENA, CA

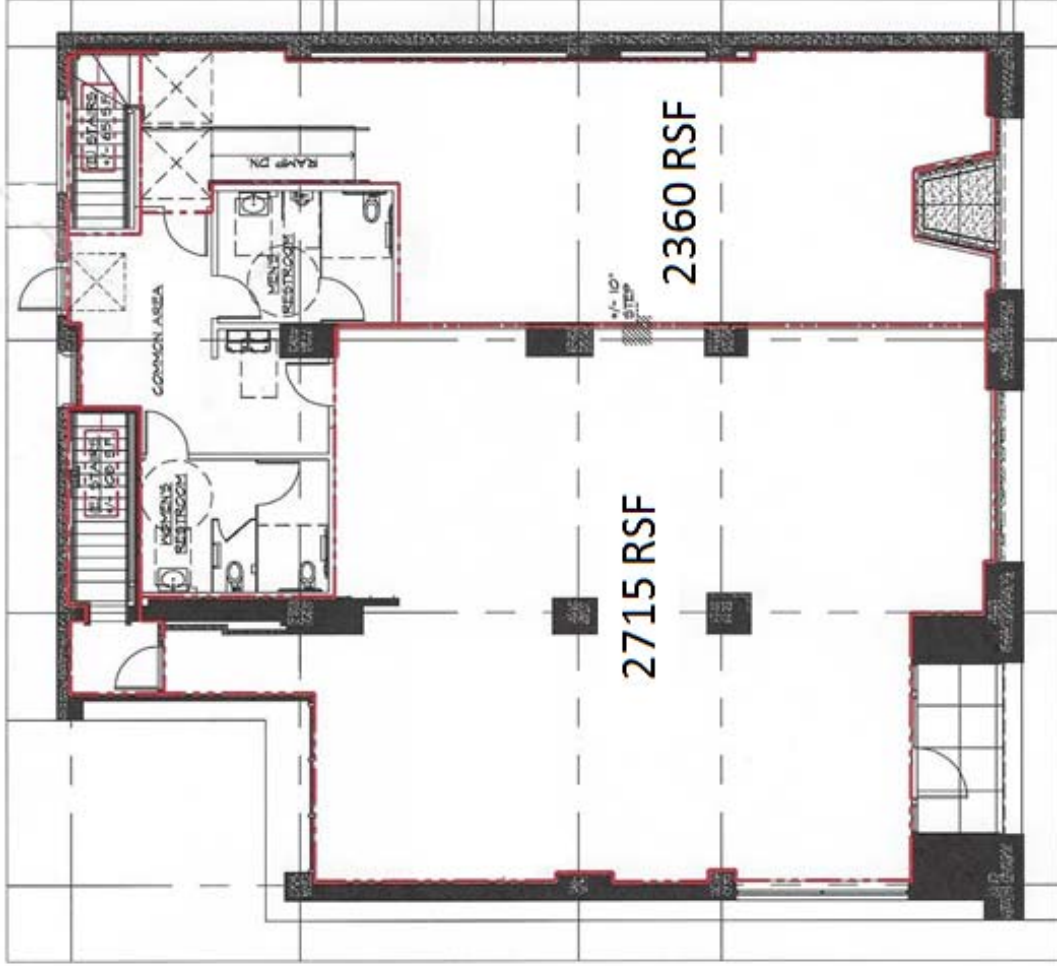
THE SWIG COMPANY, LLC
595 E. COLORADO BLVD.
PASADENA, CA 91101

**McKently
Malak
ARCHITECTS**

35 HUGHS ALLEY, SUITE 202
PASADENA, CALIFORNIA 91101
TEL: (626) 395-8348 FAX: (626) 395-8387

LEASE PLAN
01/24/14 SCALE 1/8" = 1'-0"

LP-1



599 COLORADO BLVD.
PASADENA, CA

THE SWIG COMPANY, LLC
599 COLORADO BLVD.
PASADENA, CA 91101

**McKently
Malak
ARCHITECTS**

25 HUBBARD AVENUE, SUITE 200
PASADENA, CALIFORNIA 91101
PH: 626.792.8100 FAX: 626.792.8107

LEASE PLAN
SHEET NO. 11 SCALE 1/8" = 1'-0"

LP-1