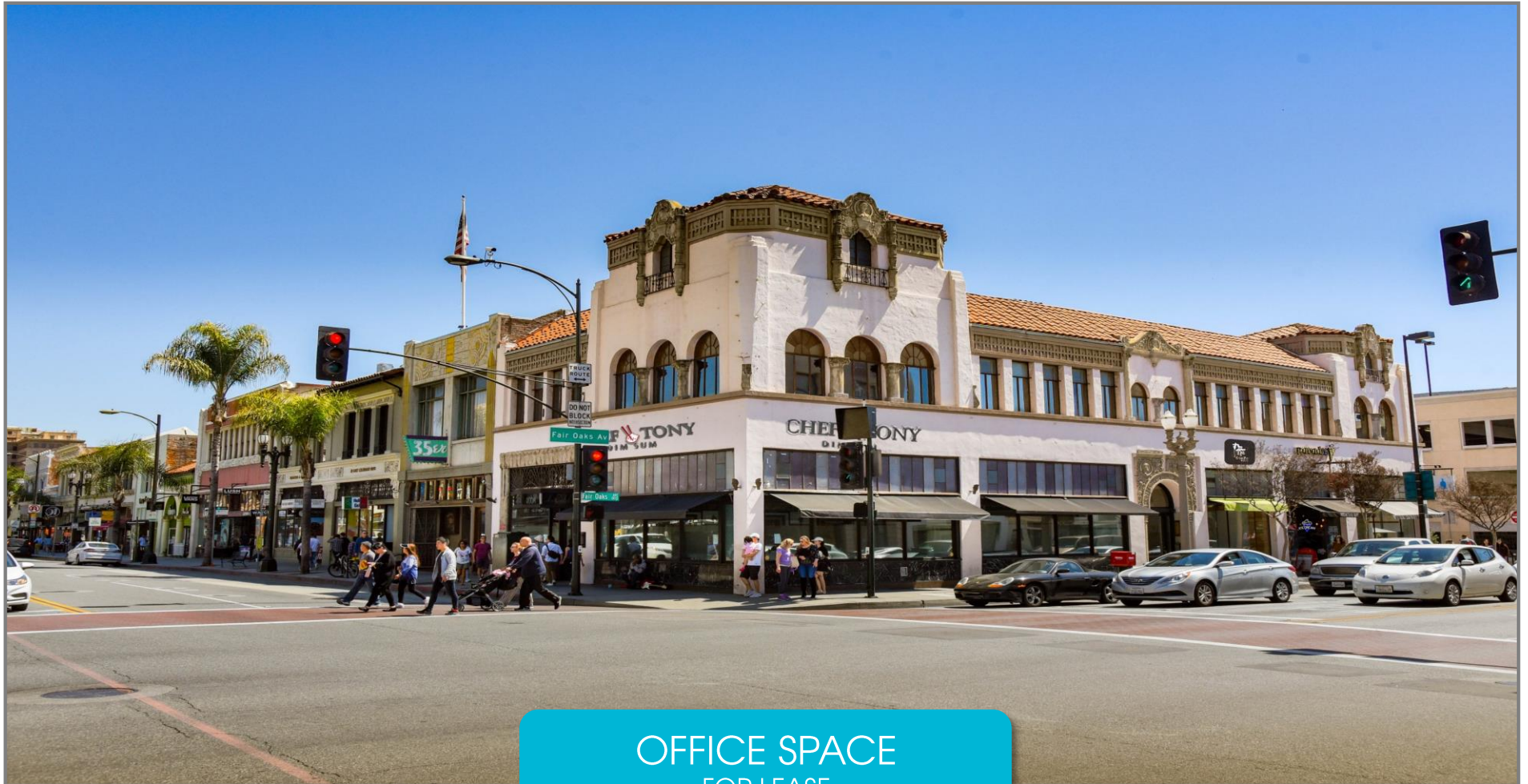


LEASE OFFERING: BEAR BUILDING

2 E. COLORADO BOULEVARD | PASADENA CA 91105

2ND FLOOR OFFICE IN PRIME OLD PASADENA LOCATION



OFFICE SPACE
FOR LEASE



2 E. COLORADO BOULEVARD | PASADENA CA 91105

PROPERTY OVERVIEW



ADDRESS 2 E. Colorado Boulevard

CITY Pasadena, CA 91105

TYPE FSG

BUILDING SIZE 14,514 Approx.

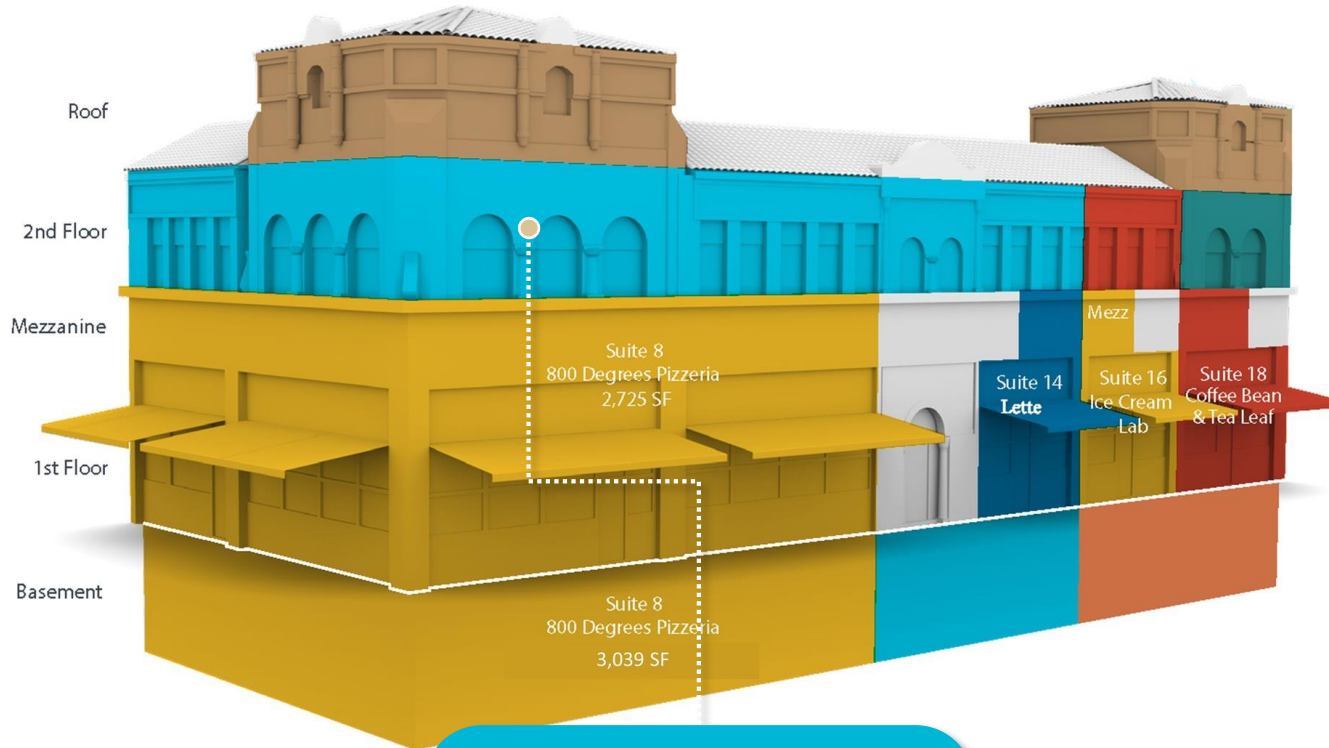
MAX CONTIGUOUS There are two spaces that do not directly connect. Space 204 at 293 RSF and 208 at 424 RSF

LEASE RATE Negotiable

SPACES [2nd Floor Office](#)

Excellent location in Old Pasadena available on the South East corner of Colorado Boulevard and Fair Oaks Avenue with adjacent 90 minute free parking. The premises boasts a bustling retail frontage intersection that includes Cheesecake Factory, Pottery Barn, J. Crew, Chef Tony, Blue Bottle Coffee, One Zo Boba and Paradis Ice Cream. Originally part of Historic Route 66, Colorado Boulevard is the main artery of Pasadena and the intersection with Fair Oaks represents the center of Old Town Pasadena.

STACKING PLAN



OFFICE SPACE FOR LEASE

SUITE 204 293 RSF Approx.

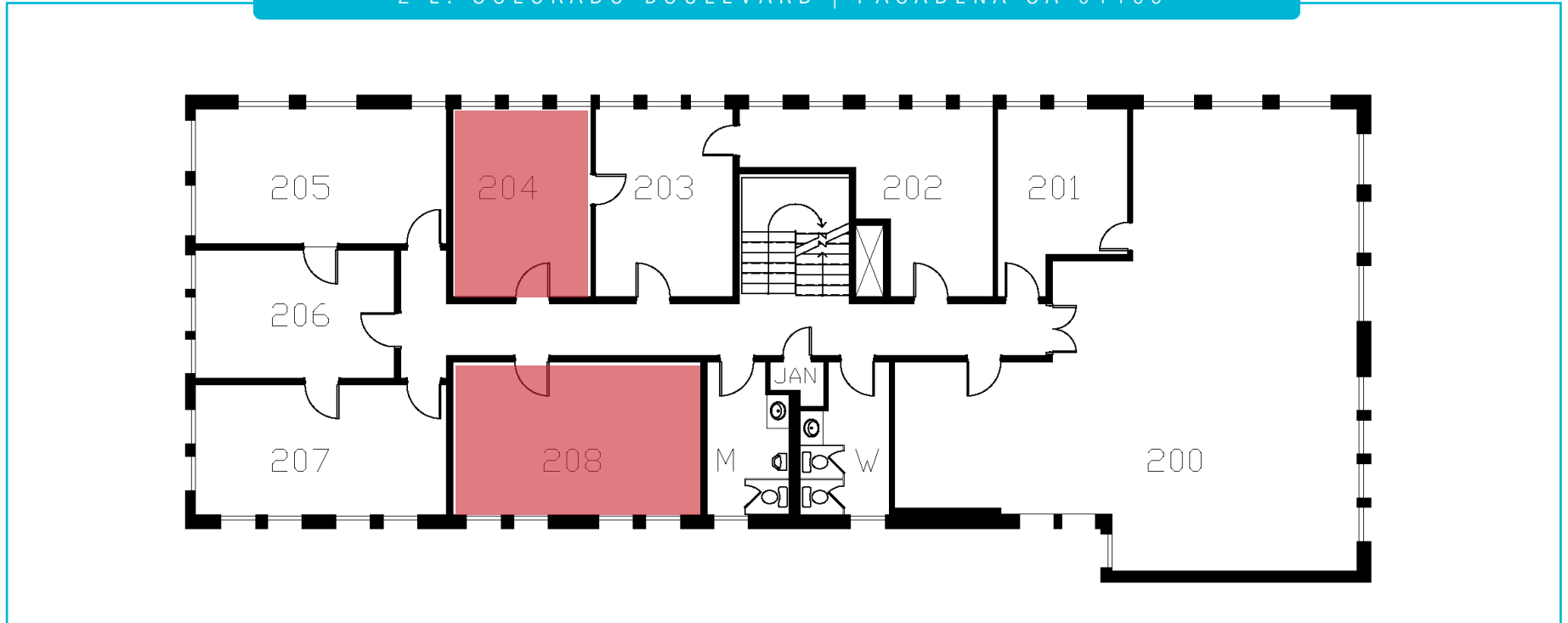
SUITE 208 424 RSF Approx.

EXTERIOR PHOTOS



2ND FLOOR OFFICE SPACE FOR LEASE

2 E. COLORADO BOULEVARD | PASADENA CA 91105



2ND FLOOR OFFICE SPACE AVAILABILITY

SUITE	LEASE RATE	LEASE TYPE	SF
204	Negotiable	FSG	293 RSF Approx.
208	Negotiable	FSG	424 RSF Approx.

2ND FLOOR OFFICE SPACE FOR LEASE



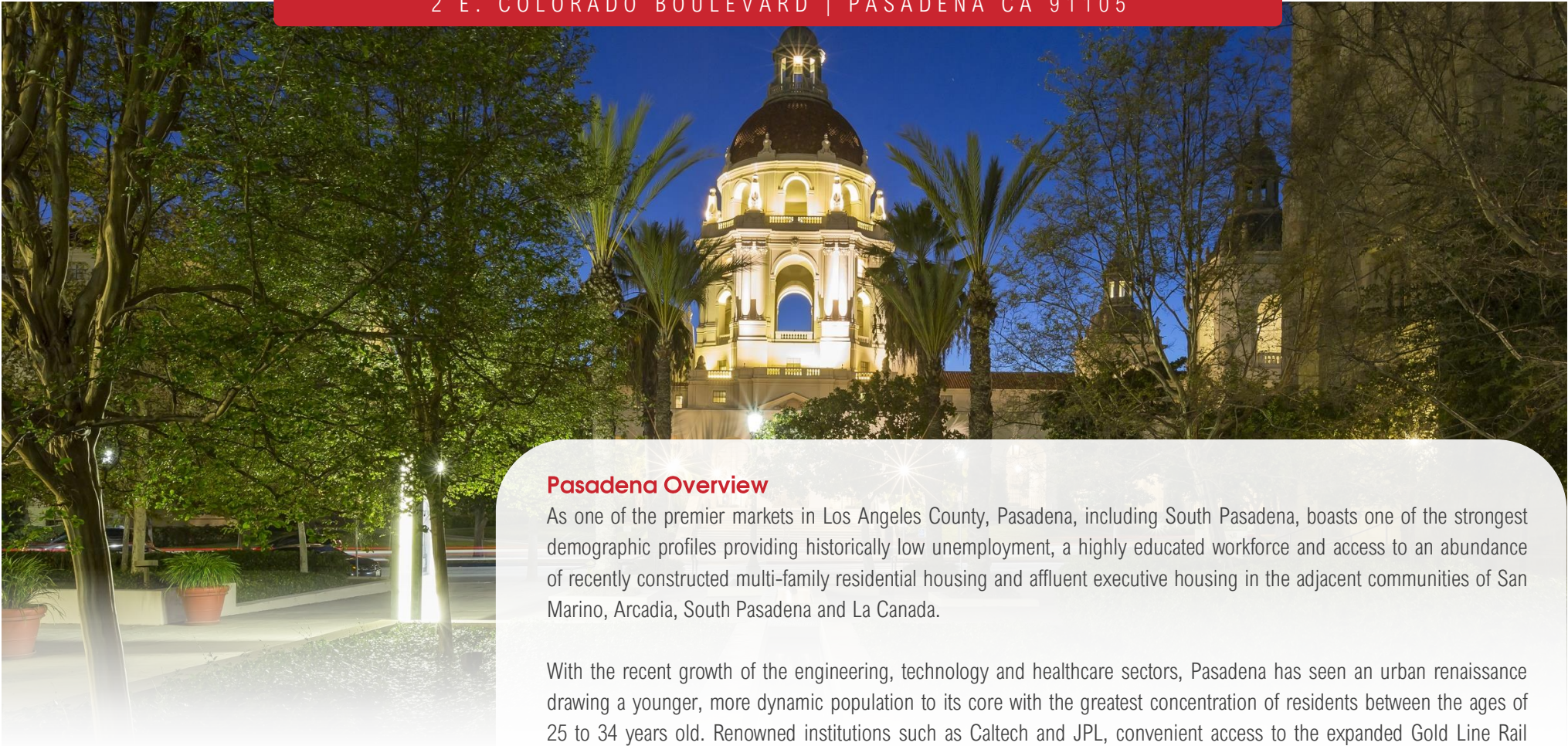


LOCATION OVERVIEW



RETAIL FOR LEASE

2 E. COLORADO BOULEVARD | PASADENA CA 91105



Pasadena Overview

As one of the premier markets in Los Angeles County, Pasadena, including South Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada.

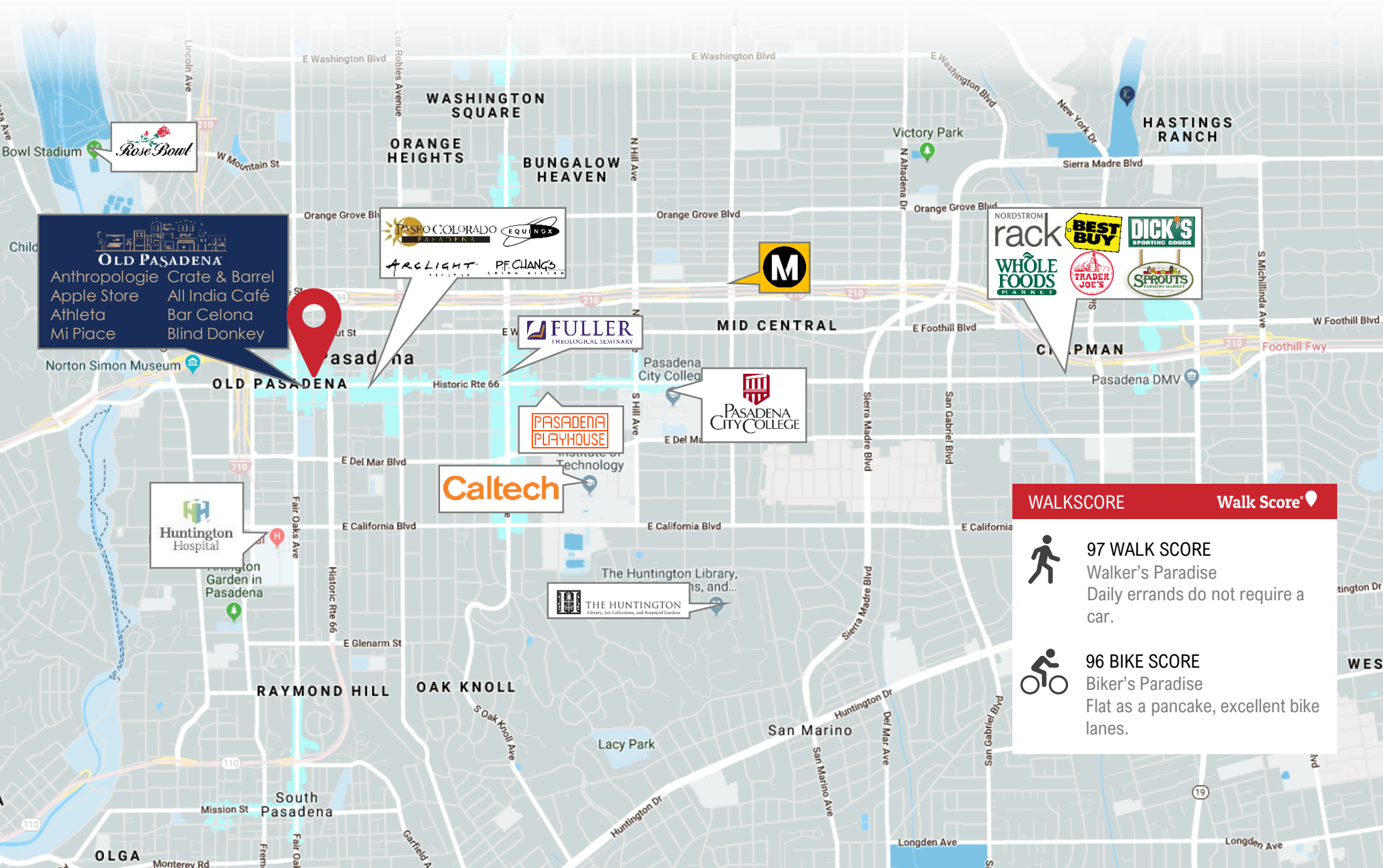
With the recent growth of the engineering, technology and healthcare sectors, Pasadena has seen an urban renaissance drawing a younger, more dynamic population to its core with the greatest concentration of residents between the ages of 25 to 34 years old. Renowned institutions such as Caltech and JPL, convenient access to the expanded Gold Line Rail System, Old Town Pasadena, South Lake Avenue restaurants and amenities add to Pasadena's attraction to regional tenants and investors.

With the recent growth of the engineering, technology and healthcare sectors, Pasadena has seen an urban renaissance drawing a younger, more dynamic population to its core with the greatest concentration of residents between the ages of 25 to 34 years old.


Pasadena attracts \$1.9 billion in federal R&D funds annually, \$25 billion since 2001. That's over \$14,000 per capita more than any other innovation hub in the U.S. Nearly 1 in 6 jobs in Pasadena are in professional or creative fields, beating out Seattle, San Jose, Austin, and Portland. Between Caltech/JPL and IdeaLab, more than 311 new companies have been created, leading to 40 successful IPOs and acquisitions. Pasadena sits in the heart of a region that files the most patents in the U.S. outside of the Silicon Valley.


RETAIL FOR LEASE

2 E. COLORADO BOULEVARD | PASADENA CA 91105



WALKSCORE Walk Score®

 **97 WALK SCORE**
Walker's Paradise
Daily errands do not require a car.

 **96 BIKE SCORE**
Biker's Paradise
Flat as a pancake, excellent bike lanes.

DEMOGRAPHIC OVERVIEW



MEDIAN HH INCOME
\$76,264



WORKFORCE
73,783 Total Employees



EDUCATION
Bachelor's 51.8%



PROPERTY VALUE
\$689,700



MEDIAN AGE
37.



POPULATION
141,231



COMMUTE TIME
25 Minutes



TOP OCCUPATION
Management



MAJOR EMPLOYER
Jet Propulsion Lab

SUBMARKET OVERVIEW

2 E. COLORADO BOULEVARD | PASADENA CA 91105

Economy

Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena's pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets. Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California. Since 2010 Pasadena has made significant employment gains, primarily in the medical engineering, technology and financial fields.

#	PASADENA TOP EMPLOYERS	# EMPLOYEES
1	Jet Propulsion Laboratory	5,029
2	Kaiser Permanente	4,760
3	California Institute of Technology	3,900
4	Huntington Hospital	3,200
5	Pasadena Unified School District	3,000
6	AT&T	2,525
7	City of Pasadena	2,179
8	Pasadena City College	1,500

Academic Profile

PASADENA EDUCATION: Pasadena has a multifaceted inventory of world class educational and research institutions such as the California Institute of Technology (2,255 students), Art Center College of Design (2,042 students), Fuller Theological Seminary (4,052 students), Pasadena City College (29,536 students), Pacific Oaks College (482 students) and other private schools. Each institution complements current and emerging economic trends to produce a rich source of skilled labor capable of pursuing highly specialized occupations and business ventures. A healthy economic environment that supports these institutions will continue to elevate Pasadena's advantage over other cities in the region.

THE CALIFORNIA INSTITUTE OF TECHNOLOGY: The California Institute of Technology, or Caltech, was founded in 1891 and is a private research university in Pasadena located on a 124 acre campus. Caltech has six academic divisions with strong emphasis on science and engineering, managing \$332 million in 2011 in sponsored research. Caltech is frequently cited as one of the world's best universities. 33 Caltech alumni and faculty have won a total of 34 Nobel Prizes (Linus Pauling being the only individual in history to win two unshared prizes) and 71 have won the United States National Medal of Science or Technology. Given its Los Angeles area location, the grounds of the Institute are often host to short scenes in movies and television. The Athenaeum dining club appears in the Beverly Hills Cop series, The X-Files, True Romance, and The West Wing.

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