

FIVE87

EAST COLORADO

PASADENA // CALIFORNIA



NEWMARK



Prime Ground Floor Location
Lease Opportunity for 22,979 RSF

PROPERTY OVERVIEW

587 E. Colorado Blvd. is located in the heart of the Pasadena Playhouse District and within easy walking distance to Paseo Colorado and Old Town Pasadena. With access to numerous restaurants including Urth Caffe, Anaya's Mexican, Settebello Pizzeria, Ruth Chris Steakhouse, Tender Greens and close proximity to 134 & 210 freeways and the Metro Gold Line Station.



ASKING LEASE RATE
Negotiable



AVAILABILITY
Immediately



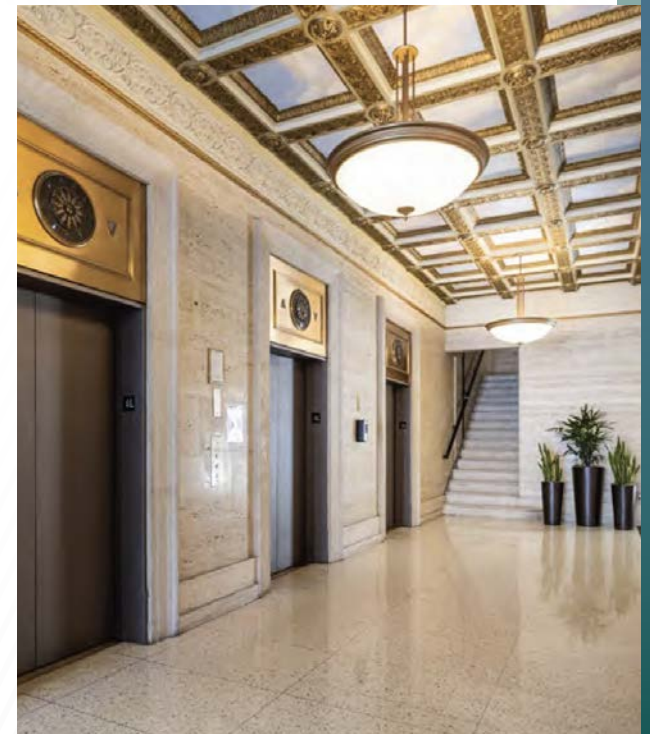
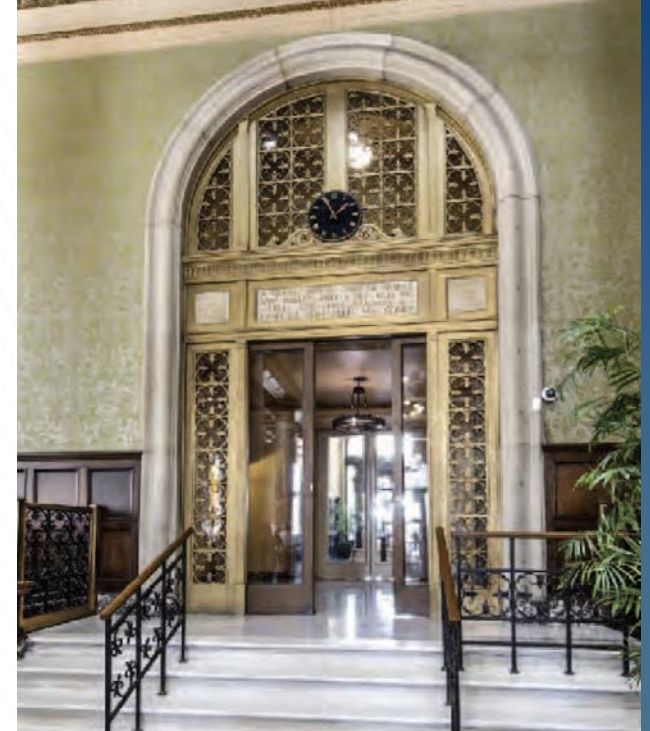
PARKING
Ample Covered Parking Available

THE HIGHLIGHTS

- One-of-a-kind creative space for technology, media, architectural, financial, gaming and animation firms
- Stunning 30' high ceilings with historic murals created in 1929 and painted by artists John B. Smeraldi and Alson Clark.
- Large, distinct windows allow ample natural light into the space
- Listed on the National Register of Historical Places
- Located on the famous Tournament of Roses Parade route
- Convenient on-site storage
- Professional on-site management



HYPOTHETICAL GROUND FLOOR LAYOUT



AREA NEIGHBORS



LOCATION



TRAFFIC VOLUME

52,931



TRANSIT SCORE

61



BIKE SCORE

82



WALK SCORE

98

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NEWMARK



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