

BRUNS  
WICK  
COURT

FOR SUBLEASE | 3RD FLOOR PENTHOUSE | EXCLUSIVE ROOF DECK  
**32 W. COLORADO BOULEVARD**  
±4,335 RSF | Creative Office

- Turnkey TI's Complete - Move In Ready
- Newly Renovated Historic Mixed-Use Building
- Old Pasadena Shopping and Entertainment District



**LABC 2025**  
LA ARCHITECTURAL  
PRESERVATION AWARD

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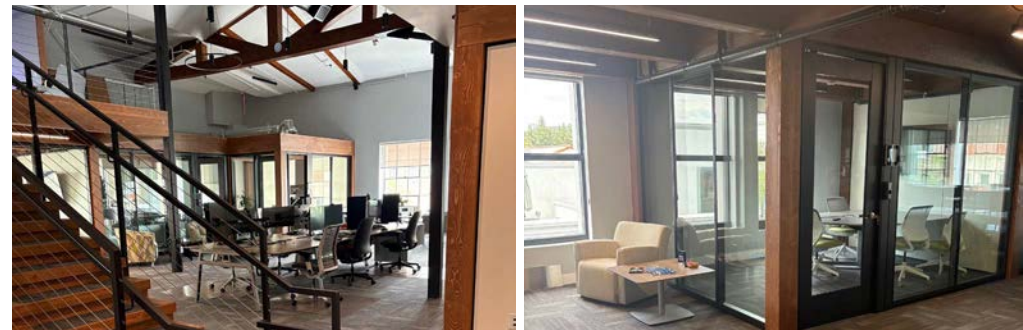


**VINCENT MOLITOR**  
FOUNDING PRINCIPAL  
626.240.2786  
vmolitor@lee-associates.com  
License ID 01295360

**CHRISTOPHER LARIMORE**  
FOUNDING PRINCIPAL  
626.240.2788  
clarimore@lee-associates.com  
License ID 01314464

**JODI SHOEMAKE**  
FOUNDING PRINCIPAL  
626.240.2780  
jshoemake@lee-associates.com  
License ID 01833063

# FOR SUBLEASE | 3RD FLOOR PENTHOUSE | EXCLUSIVE ROOF DECK



## UNIT 301 PREMISES SF (±)

## ASKING RATE

±3,585 RSF (Main Office)

±750 RSF (Furnished Roof-top Patio)

±4,335 RSF

\*Suite includes additional

±500 SF functional mezzanine

**\$3.90 PSF MG**

## PROPERTY HIGHLIGHTS

- Open Floor Plan - 4 Private Offices, Conference Room, Team Room, Full Kitchen/Breakroom, M/W Restrooms
- 3rd floor Penthouse
- Unique Private Rooftop Deck
- Collaborative Mezzanine Lounge
- Available for Immediate Occupancy

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# Restoration of Old Pasadena Icon 3rd Floor For Lease



- Complete interior and exterior building renovation
- Parking in Old Pasadena public garages within walking distance
- Iconic entertainment and shopping district with a 98 Walk Score
- Pasadena's significant architectural history, museums and fine dining attracts more than 35,000 weekend visitors

**West Colorado Boulevard**  
**Neighboring Tenants:**

**OLIVE  YOUNG**

**ALFRED**



**ARC'TERYX**

**TIFFANY & Co.**

**SALT & STRAW**

**SEPHORA**



**NikeStore**

rag & bone  
NEW YORK

**Crate&Barrel**

ARHAUS

**AVOCADO**  
GREEN MATTRESS

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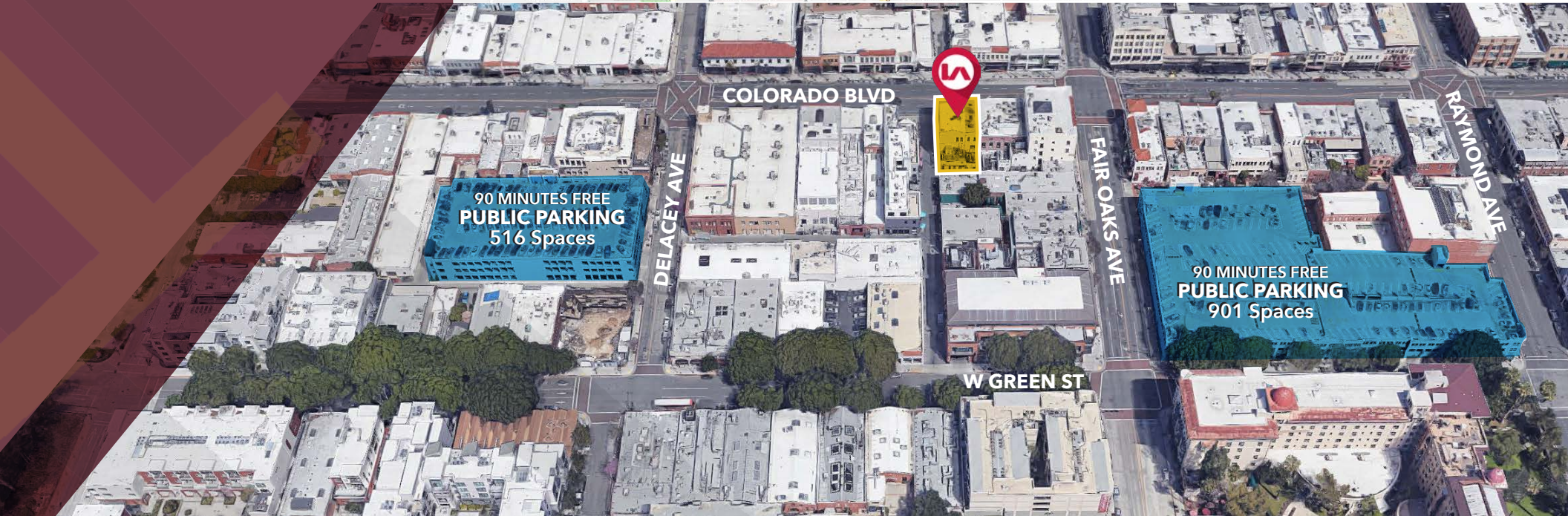
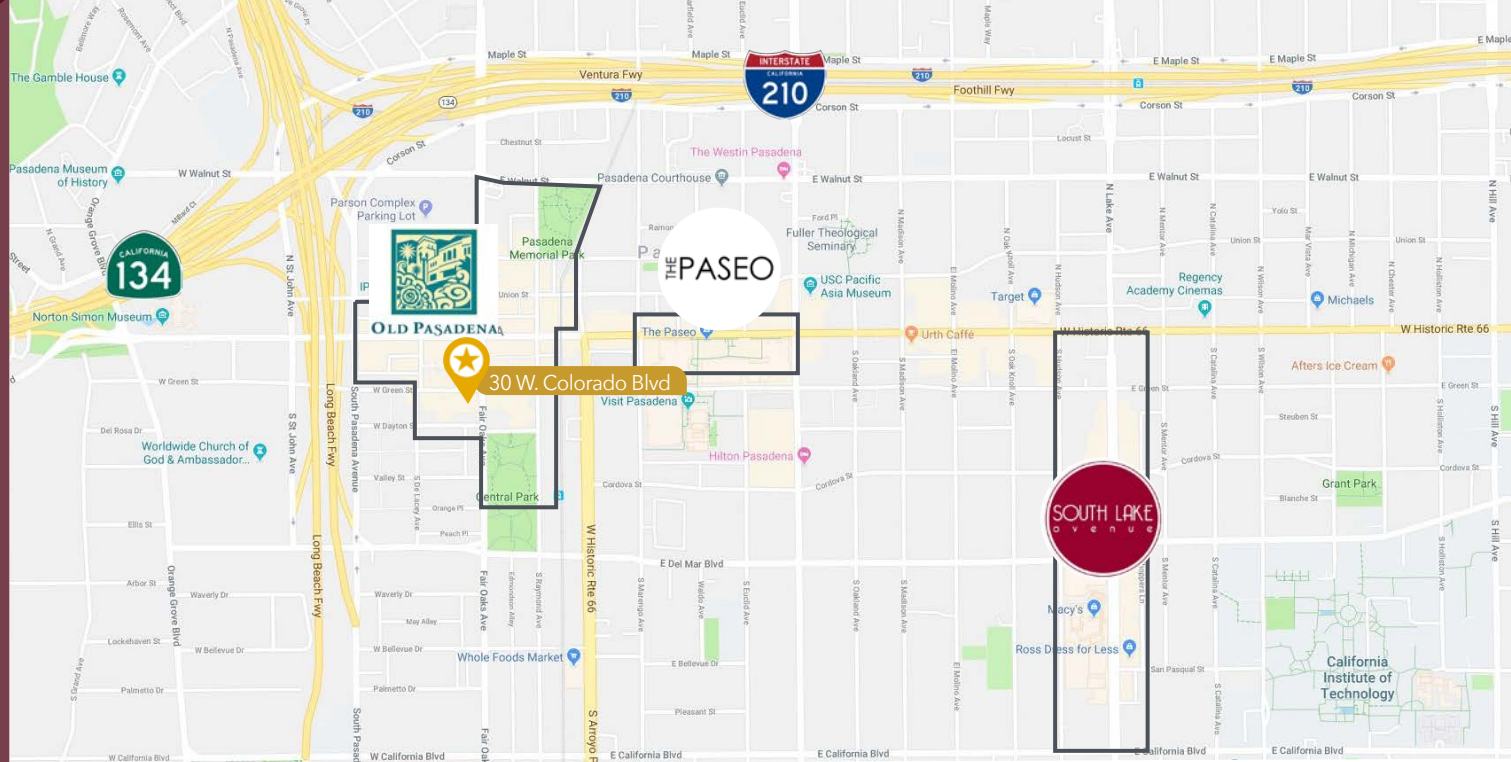
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## ► Location Highlights

In the heart of Old Pasadena on bustling Green Street

Great identity location surrounded by some of the trendiest retail stores, as well as thriving restaurants and bars such as Buca di Beppo, Gyu-Kaku, Green Street Tavern, Rocco's Tavern, Beer & Claw, Boiling Point Concept, 85°C Bakery Cafe, and more!



90 MINUTES FREE  
PUBLIC PARKING  
516 Spaces

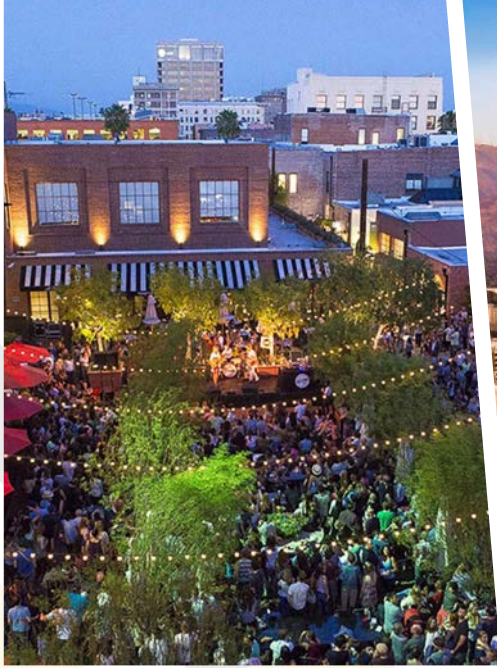
90 MINUTES FREE  
PUBLIC PARKING  
901 Spaces

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# OLD PASADENA BUSINESS DISTRICT



Old Pasadena encompasses an eclectic, historic district spanning 22 blocks and featuring more than 300 businesses. Visitors can find premiere shopping, worldclass dining, entertainment and activities for all ages, convenient parking, and pedestrian-friendly streets and historic alleys that are perfect for meandering and discovering the authentic character of Old Pasadena.

Old Pasadena showcases a rich patina of nearly 150 years of development, change, and the care of many

stakeholders. Today, the historic streets and alleyways, rustic brick façades, and architectural accents of Pasadena's original business district create an authentic streetscape of open-air eateries, specialty boutiques, galleries, theaters, and much more—a skillful blend of old and new that has reclaimed the heritage of Pasadena's early downtown charm. The area is managed by The Old Pasadena Management District (OPMD), a non-profit business organization Public Benefit Improvement District (PBID), that creatively plans, manages and develops Old

Pasadena as a unique, authentic and vibrant downtown experience.

Old Pasadena is one of the most popular high street retail districts in Southern California receiving lots of foot traffic by both locals and visitors. The metro gold line stops at a nearby park allowing easy commute for both consumers and workers entering the area. Tucked away in the upper levels of numerous historic buildings are a variety of commercial business and living spaces allowing one to fully enjoy the Old Pasadena District.

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## OLD PASADENA DEMOGRAPHICS

within a 5-mile radius

<b>492,726</b> population	<b>\$137,437</b> avg. household income
<b>183,918</b> households	<b>45%</b> college degree or higher
<b>204,499</b> jobs in pasadena	<b>42.6</b> median age
<b>2.6</b> household size	<b>\$1,045,359</b> median home value



Walk Score  
**98**

Walker's  
Paradise



Bike Score  
**73**

Very  
Bikeable



Transit Score  
**72**

Very  
Bikeable



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