

# 595 EAST COLORADO BOULEVARD



HISTORIC LANDMARK BUILDING ON ROSE PARADE ROUTE  
DOWNTOWN PASADENA AT COLORADO AND MADISON

## AVAILABLE SPACE:

Suite 334 - 508 RSF (Avail. 07/15/26)

RENTAL RATE: \$3.75 - \$3.85 per sq. ft., FSG.

## AMENITIES:

- Ample covered parking available (3/1,000) at \$85.00 per unreserved parking space.
- LEED Gold certified.
- Flexible suite layouts and high-quality tenant improvements.
- Tender Greens, Urth Café and Star Leaf.
- Breathtaking views of City Hall and Rose Parade.
- Professional, stable ownership and on-site management team.
- Walking distance to Old Town Pasadena, Plaza Paseo retail/restaurants.
- Across the street from Marriott "AC Hotel Pasadena".

FOR LEASE



For more information, Contact:

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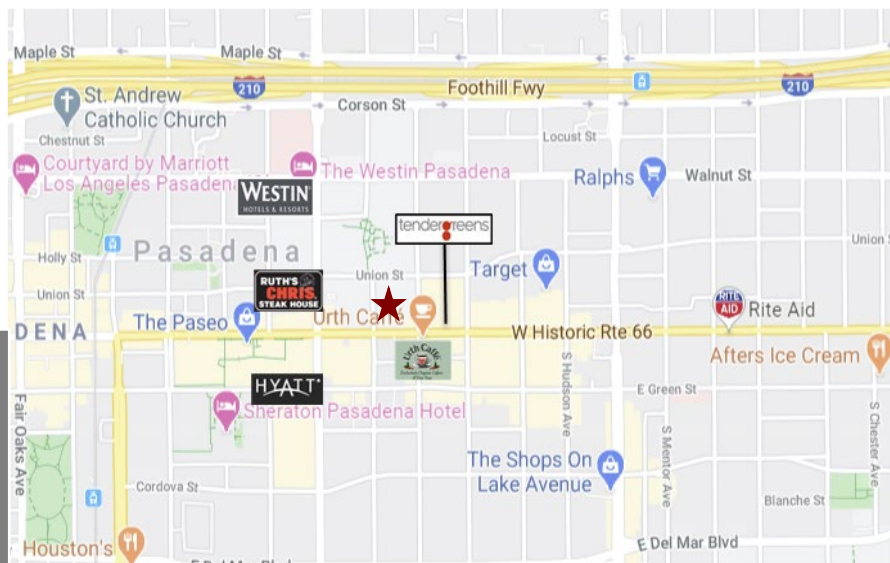
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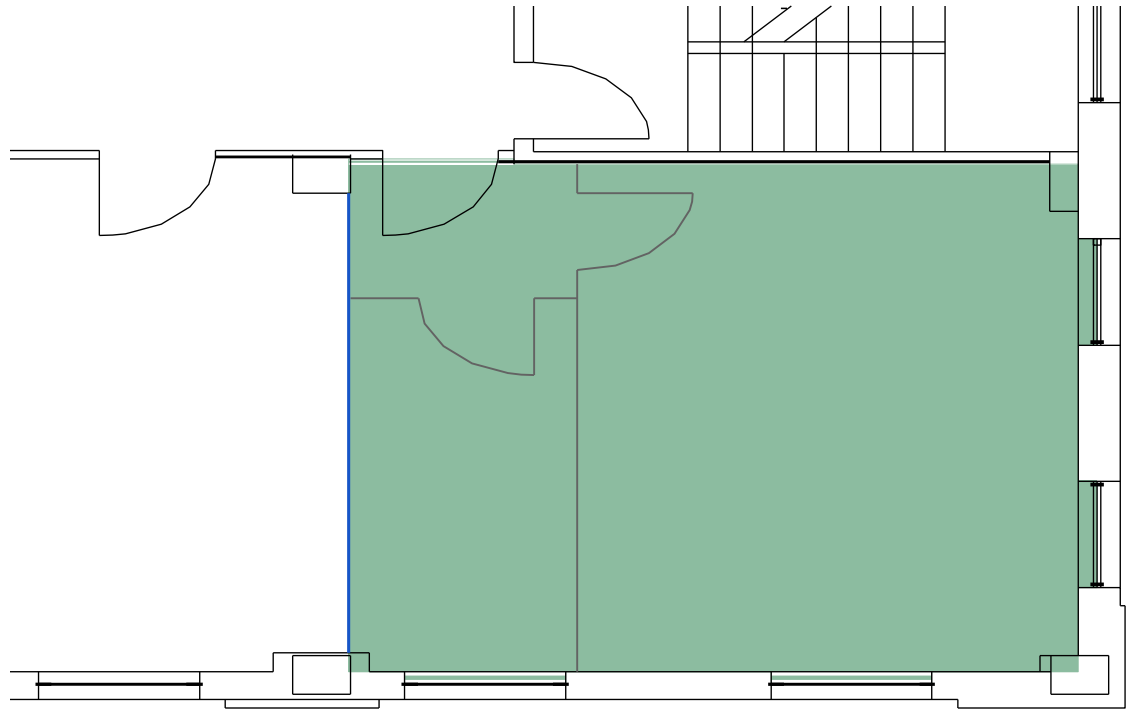
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# 595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 334

RENTABLE: 508



FOR FURTHER  
INFORMATION  
PLEASE CONTACT

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# Creating Value for Our Tenants

Through a commitment to environmental stewardship, positive social impact and tenant well-being

## OPERATING SUSTAINABLY

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓ 20%

Reduction in Total Energy Consumption

↓ 26%

Reduction in GHG Emissions Intensity

↓ 22%

Reduction in Water Consumption

↓ 50%

Reduction in Scope 1 and 2 GHG Emissions by 2030

↓ 100%

Reduction in Scope 1 and 2 GHG Emissions (net zero) by 2040

Like-for-like reductions from 2018 to 2023



### REDUCING WASTE

- › Building-level and in-suite recycling
- › On-site composting
- › Collection programs for e-waste



### SAVING WATER

- › Minimizing water use for outdoor cleaning
- › Choosing water-free cleaning when possible
- › Using reclaimed water for landscaping



### TRACKING ENERGY

We use ENERGY STAR Portfolio Manager to track performance



## CREATING AN ENVIRONMENT FOR HEALTH AND WELLNESS

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h<sup>3</sup>experiences<sup>®</sup> program.

Healthy building practices include:

- › Proper ventilation that maximizes outside air
- › Incorporating natural light
- › Use of nontoxic products
- › Monitoring CO<sub>2</sub>, PMs and VOCs
- › LEED, WELL and Fitwel Certified Buildings

h<sup>3</sup>experiences<sup>®</sup> offers:

- › On-site meeting and conference centers
- › Amenity-sharing across properties
- › Fitness and wellness offerings
- › Community engagement activities
- › Flexible office solutions and alternative work areas



Scan QR code to download our annual 2023 ESG Report and learn more about our sustainability practices.

[SWIGCO.COM/SUSTAINABILITY](https://www.swigco.com/sustainability)



h<sup>3</sup>experiences<sup>®</sup>