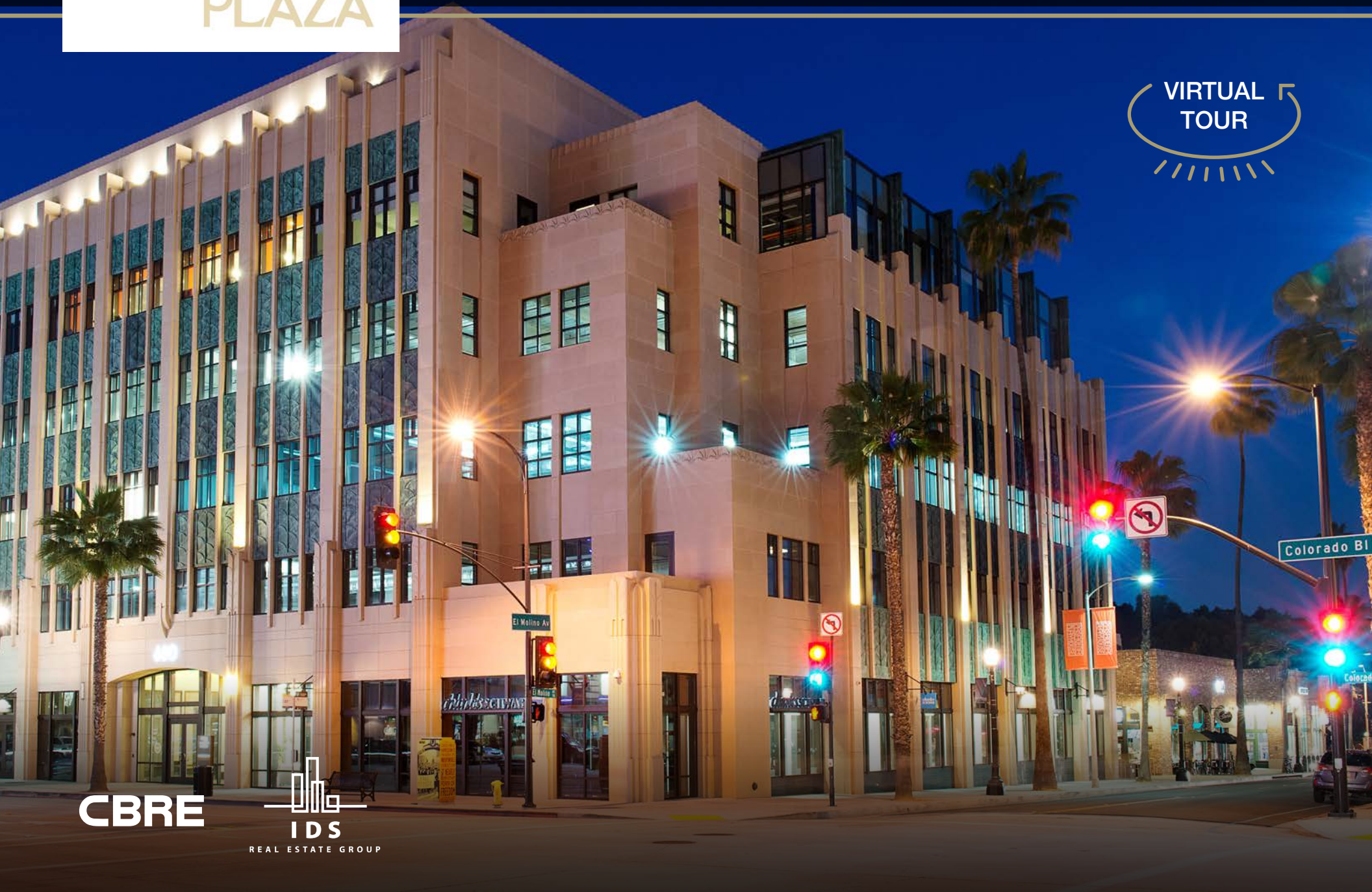
PLAYHOUSE PLAZA

680 EAST COLORADO BLVD, PASADENA, CA 91101



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Playhouse Plaza is a Trophy Class A office building located across from the renowned Pasadena Playhouse. A historic arts district, Playhouse Village is home to museums, galleries, eateries, and independent shops. Public art collections and vibrant murals alongside historic buildings and businesses spark inspiration, culture, and creativity.







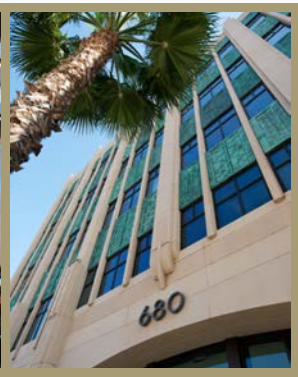
HIGHLIGHTS

- Highly walkable to restaurants, retail and entertainment in the sought-after Playhouse District (94 Walker's Paradise).
- 7,000 SF of outdoor courtyards for al fresco lunches, meetings or breaks.
- Balconies offering spectacular views of Pasadena.
- Secure, ample underground parking with immediate access to the offices above.
- Convenient access to the ARTS bus and Gold Line's Lake Avenue Station as well as to the Ventura (134), Foothill (210), and Pasadena (110) Freeways.

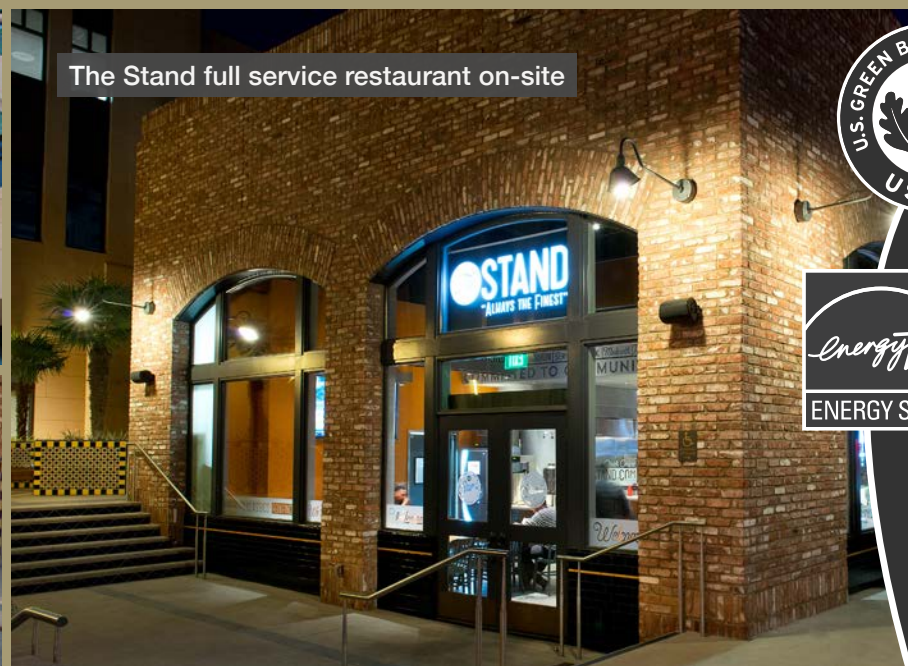


Basecamp Fitness On-site









The Stand full service restaurant on-site

Verified Healthy Building for Indoor Air and Water

U.S. GREEN BUILDING COUNCIL USGBC

ENERGY STAR

Playhouse Plaza is LEED Silver, Energy Star and UL Verified Healthy Building certified.



AVAILABLE SPACE

FLOOR/SUITE	SIZE	AVAILABLE	ASKING RATE
SUITE 100	9,268 SF	5/1/2026	$4.35/RSF FSG
SUITE 310	10,508 SF	IMMEDIATELY	$4.35/RSF FSG
SUITE 330	3,086 SF	30 DAYS	$4.35/RSF FSG
5TH FLOOR	21,994 SF Divisible	IMMEDIATELY	$4.35/RSF FSG

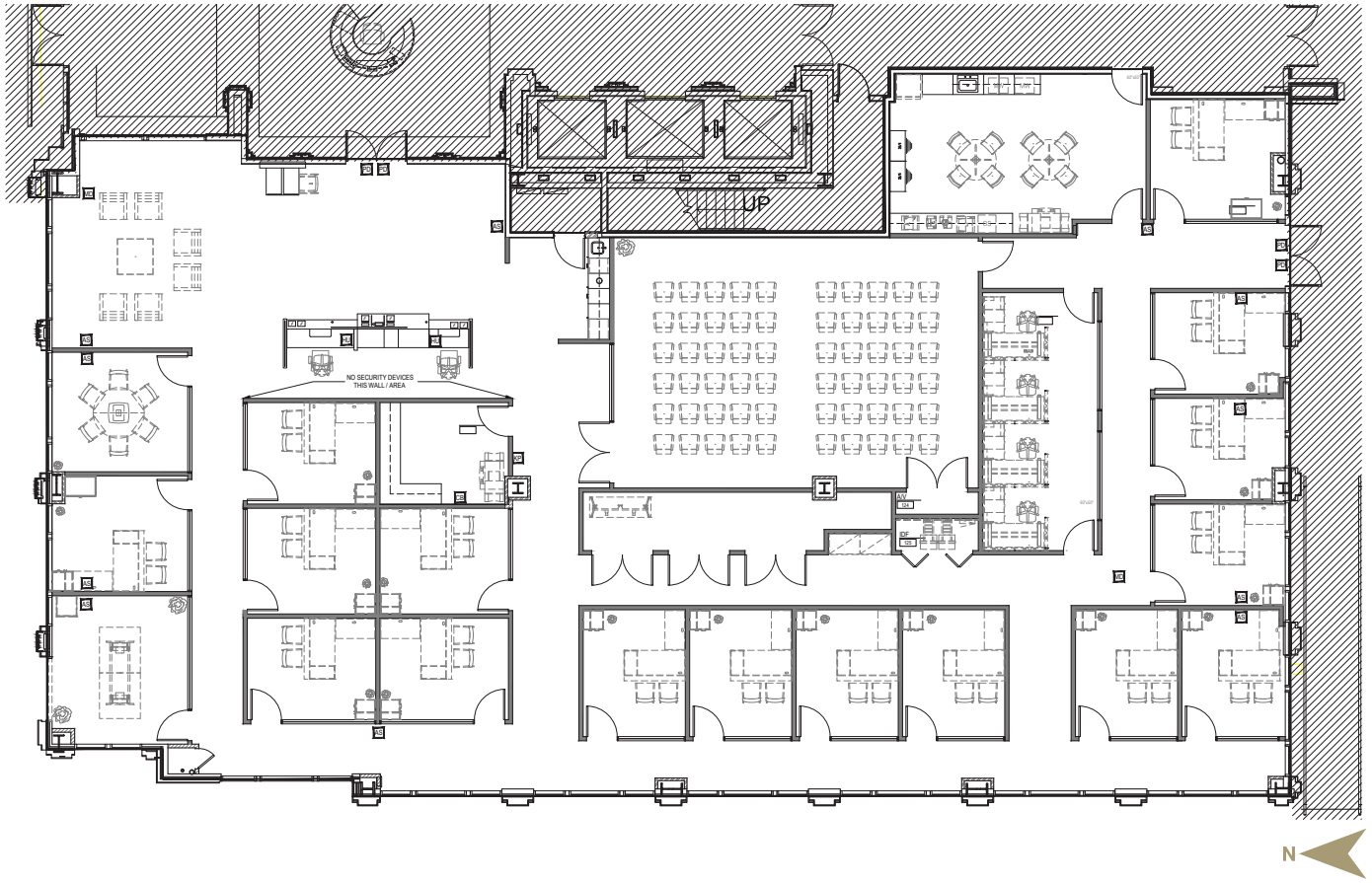
PARKING

2.7/1000
$100 UNRESERVED
$135 RESERVED
$185 EXECUTIVE RESERVED

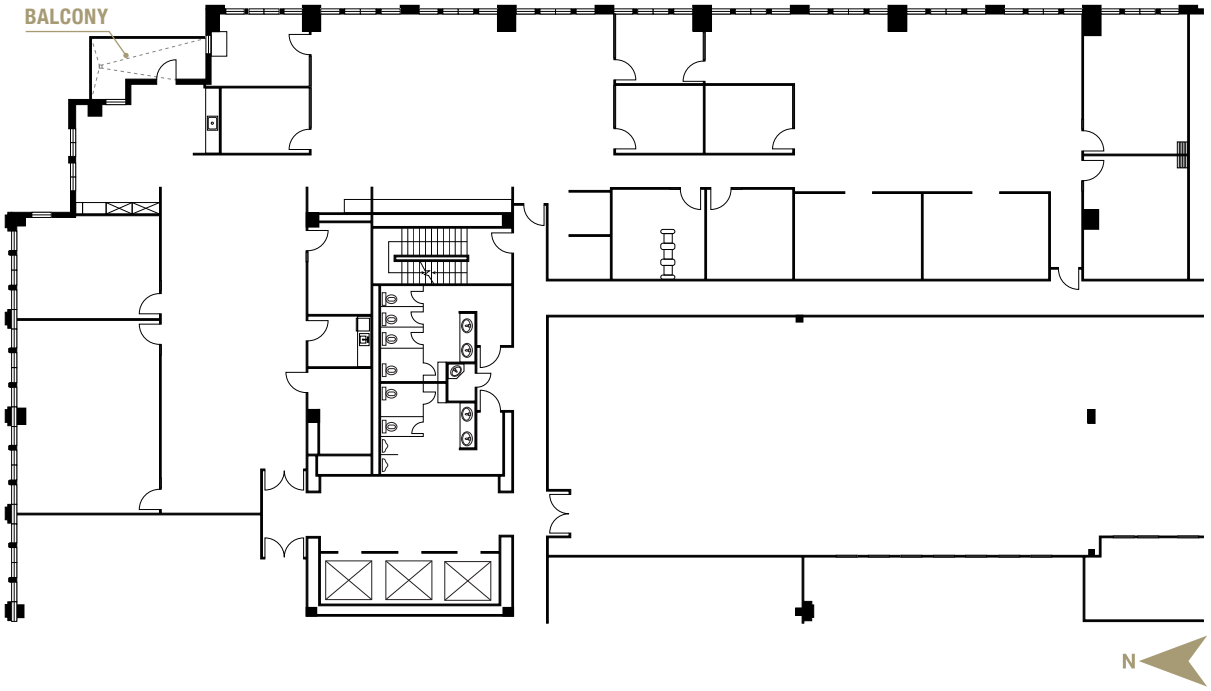
SUITE 100

9,268 RSF

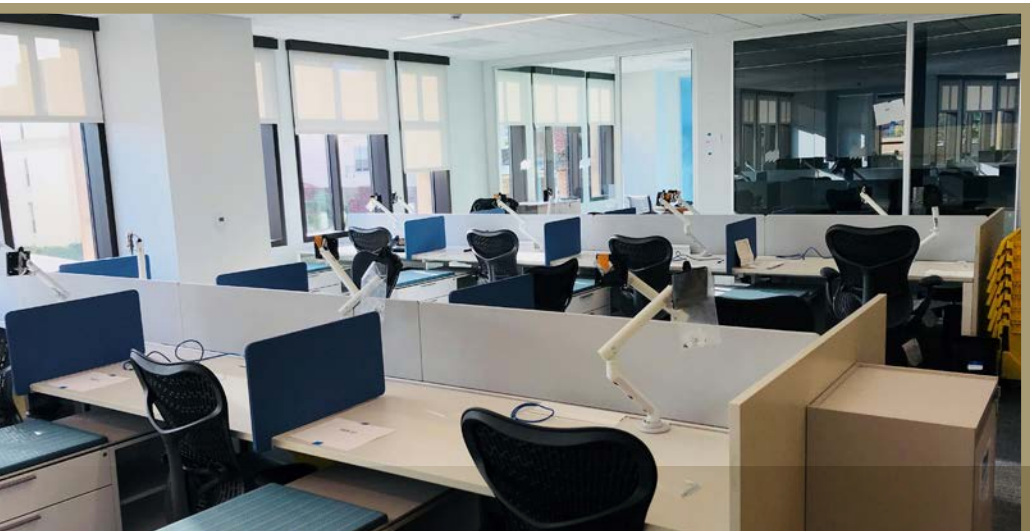
AVAILABLE 5/1/2026



SUITE 310
10,508 RSF





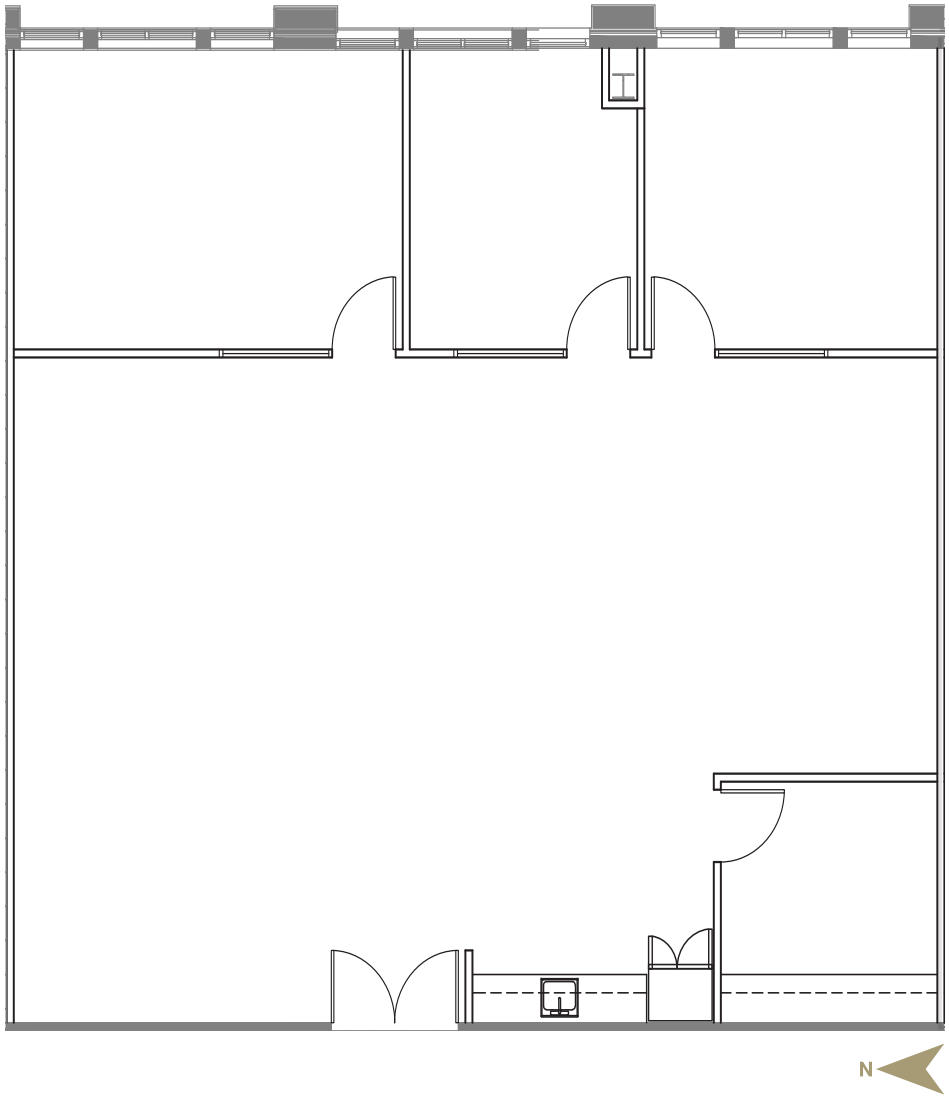




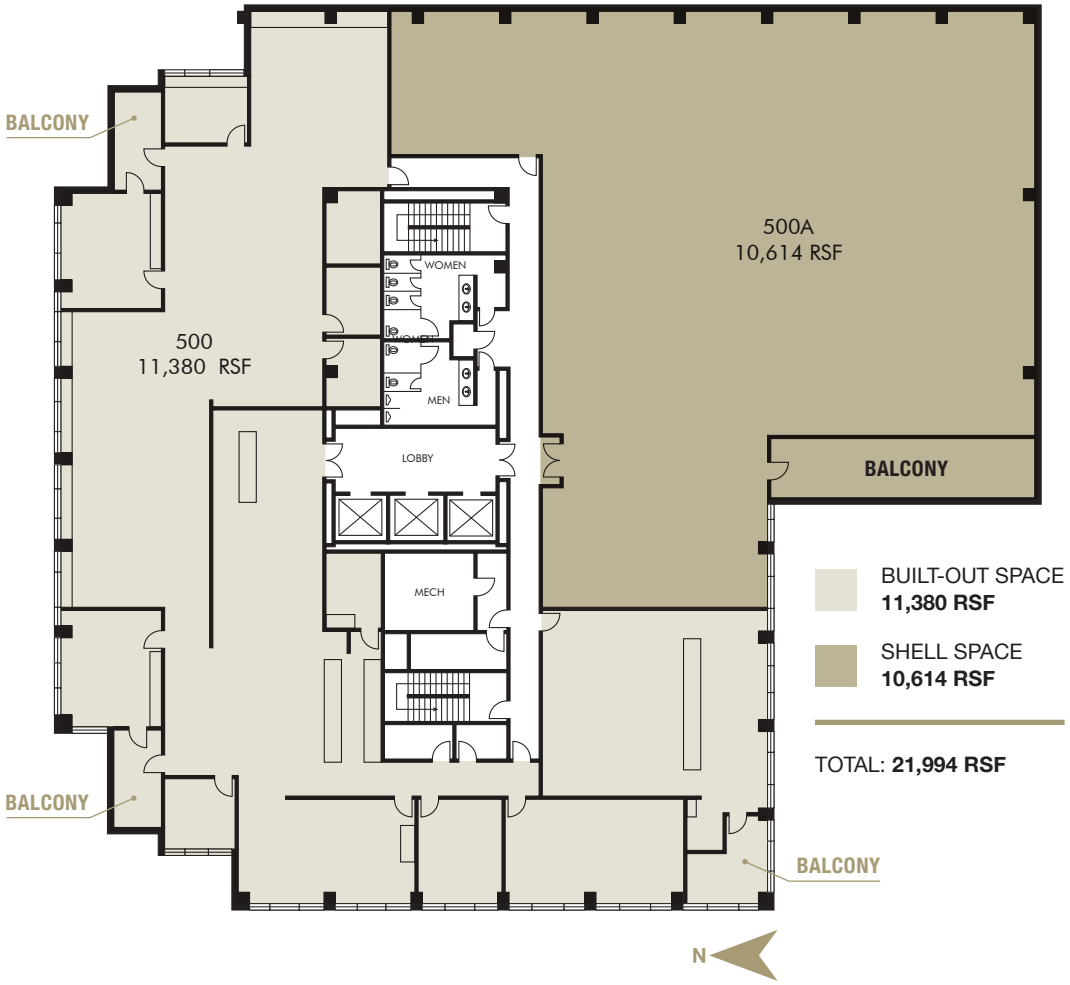
SUITE 330

3,086 RSF

FURNITURE AVAILABLE



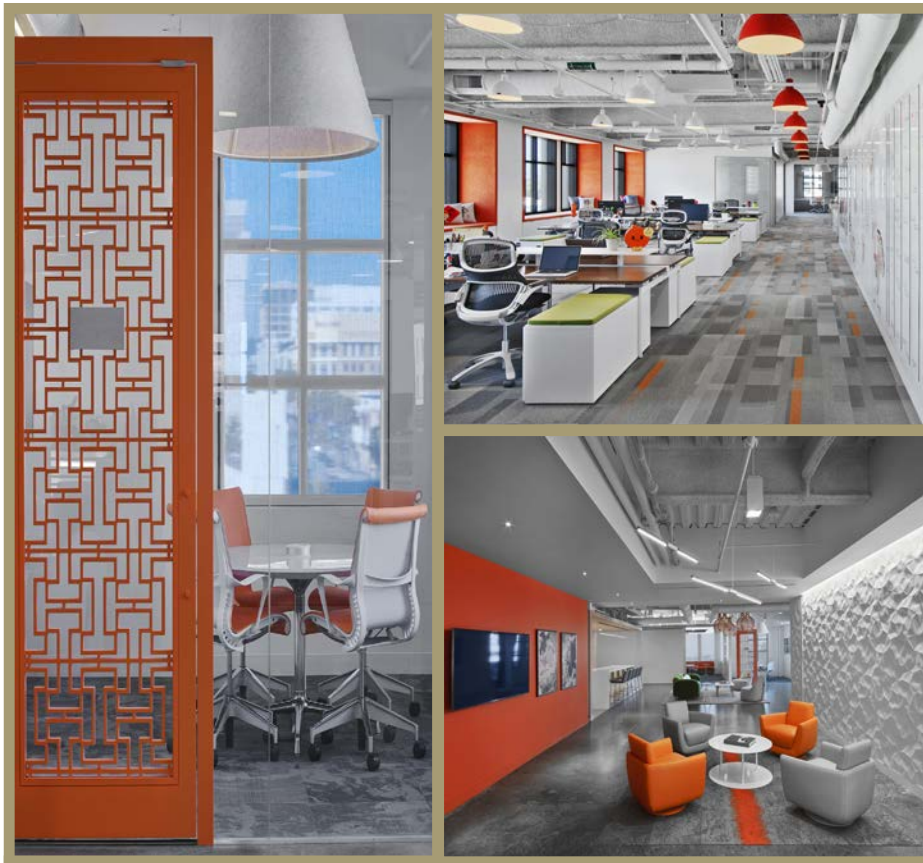
5TH FLOOR
21,994 RSF (DIVISIBLE)



BUILT-OUT SPACE
11,380 RSF

SHELL SPACE
10,614 RSF

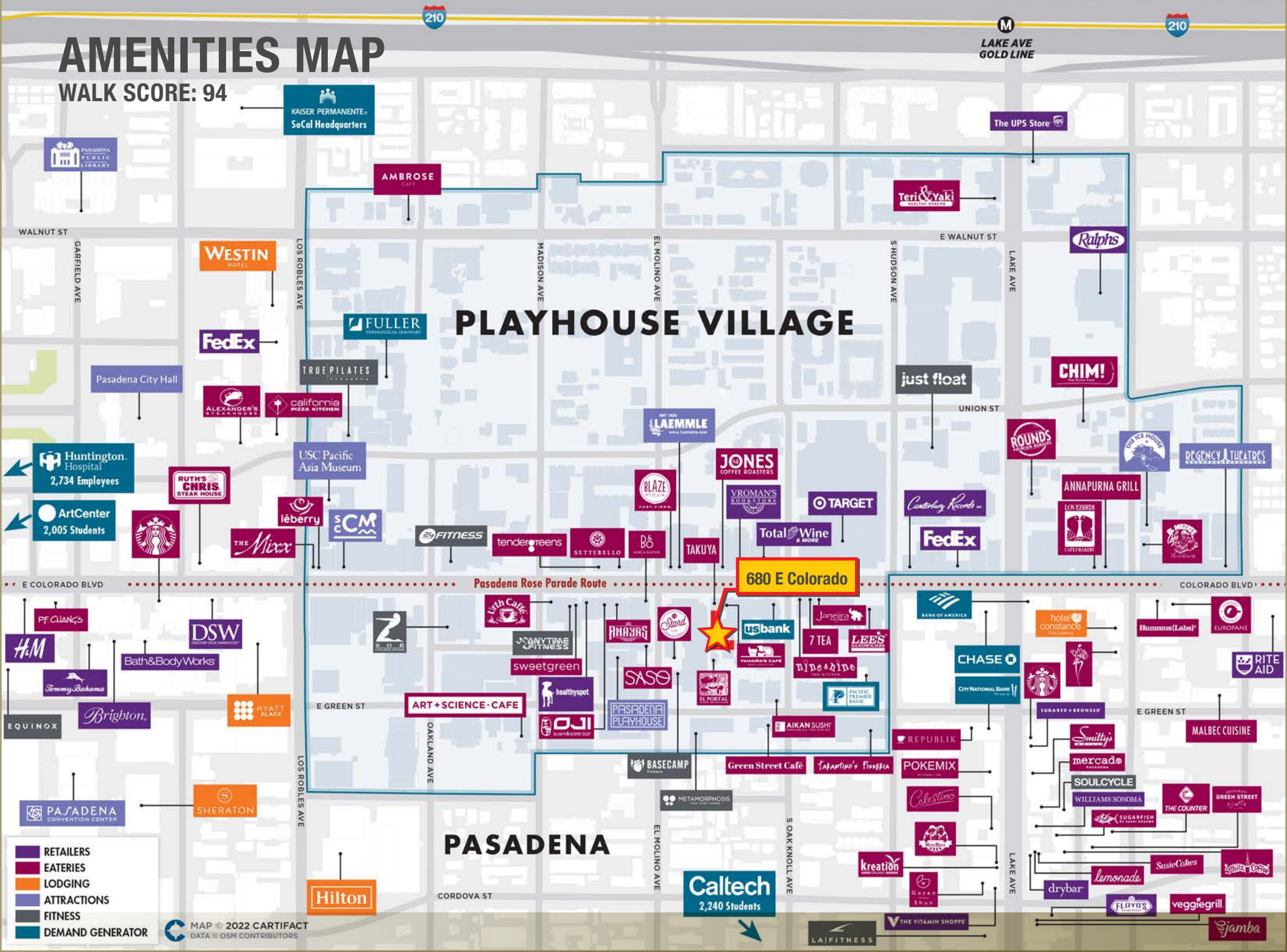
TOTAL: **21,994 RSF**





AMENITIES MAP

WALK SCORE: 94



VISIT OUR WEBSITE AT

WWW.PASADENAPLAYHOUSEPLAZA.COM

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