



LOCATION, LOCATION, LOCATION

OVERVIEW

- Located on the Southeast corner of South Lake Avenue and Green Street, in the heart of Pasadena's South Lake Avenue District
- Fully renovated eight-story, approximately 73,200 square foot multi-tenant professional office building featuring new exterior facade, lobbies, corridors, lighting, parking, signage and restrooms
- Four floors of office space with suites ranging from 500 - 10,000 square feet
- Ground floor retail anchored by Wells Fargo and Starbucks
- Convenient access to Ventura (134), Foothill (210) and Pasadena (110) Freeways
- Immediate access to fine and casual dining, shopping, financial services, health clubs, movie theaters, and executive housing
- Lake Avenue Gold Line mass transit station within walking distance
- On site engineering/janitorial services and parking attendant
- 3 covered parking spaces per 1,000 square feet leased
- Security card building entry and elevator access
- High-Speed AT&T Fiber and Charter Communication Cable Service



ENERGY STAR Certified Building

**PROFESSIONALLY MARKETED
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Ph. 213.362.9300
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Situated steps from exceptional restaurants such as Celestino, Smitty's Grill, Bistro 45, Love Birds, Green Street Restaurants and Euro Pane Bakery.

Shopping options within walking distance include Macy's, Talbots, Pier1, Target, and the Paseo Colorado Shopping Center featuring Gelson's Market, Coach, Cole Hahn, Sephora and more.

Surrounded by gyms such as 24 Hour Fitness and LA Fitness Sports Club, golf courses such as Brookside and Annandale, and the Pasadena Playhouse.

FOR LEASING INFORMATION CONTACT:

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AVAILABILITIES

Floor 5

- Suite 500 - Approximately 2,311 RSF

Floor 6

- Suite 650 - Approximately 2,224 RSF
- Suite 640 - Approximately 1,501 RSF

Floor 7

- Suite 720 - Approximately 4,093 RSF

Floor 8

- Suite 860 - Approximately 2,717 RSF

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