



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



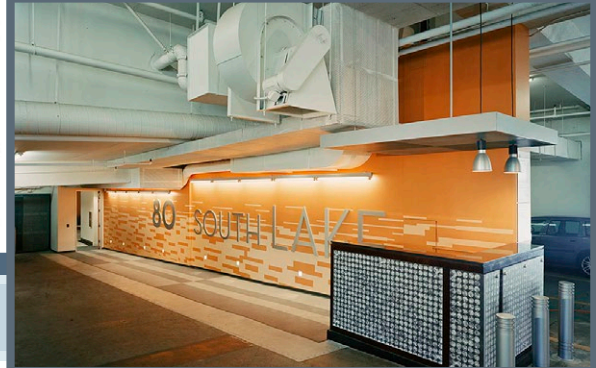
ENERGY STAR Certified Building

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LOCATION, LOCATION, LOCATION



LOCATION

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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NEWMARK

AVAILABILITIES

Floor 1

- Suite 110 - Approximately 2,457 RSF

Floor 5

- Suite 520 - Approximately 1,143 RSF
- Suite 528 - Approximately 1,379 RSF
- Suite 538 - Approximately 2,047 RSF

Floor 6

- Suite 655 - Approximately 872 RSF
- Suite 680 - Approximately 2,028 RSF

Floor 7

- Suite 702 - Approximately 1,556 RSF
- Suite 708 - Approximately 1,669 RSF
- Suite 710 - Approximately 754 RSF
- Suite 719 - Approximately 5,235 RSF
- Suite 725 - Approximately 1,216 RSF

PROFESSIONALLY MARKETED AND MANAGED BY:

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**LINCOLN
PROPERTY
COMPANY**

BUILDING OWNERSHIP:

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