



PASADENA
TOWERS

INSPIRING INNOVATION

Embracing Tradition

Inspiration.

Sustainable Spaces.

Culture.

Extraordinary Experiences.

Welcome to work at its finest.

Welcome to Pasadena Towers,
the Class A workplace environment custom-built for excellence...
and the companies who strive for it.



We prioritize safety and well-being with touchless technology, open-air work spaces and a heightened awareness to cleanliness.



We value culture—both as a crucial element of the workplace, and as a part of what makes Pasadena such a special place to work.



We are committed to environmental efficiency—earning us LEED® Gold certification—with our efficient HVAC systems for maximum circulation.



Above all else, we provide extraordinary workplace experiences with tenant safety and well-being as our top priority.

Welcome



INSPIRE

Excellence

Each **brilliantly designed** space, standout amenity and customized service at Pasadena Towers is designed to **enhance your capacity for innovation, collaboration and overall productivity.**

Difference-Making Details

- Beaux-Arts-inspired architecture with fountains, curved copper mansard roofs and landscaped plazas
- Marble-clad lobbies with rose-and citrus-themed murals by New York artist Richard Haas
- Unobstructed views of Downtown Pasadena and the San Gabriel Mountains
- Roster of well-known, prominent tenants
- The most top-tier on-site amenities in all of Pasadena

Standout Specifications

Space to Distance

26,500-SQ.-FT. RECTANGULAR FLOOR PLATES ARE IDEAL FOR SOCIALLY DISTANT WORKSTATIONS

Convenient

WITHIN WALKING DISTANCE TO RESTAURANTS, BANKS AND OTHER RETAIL AMENITIES

Premier

TWO CLASS A+ BUILDINGS CONNECTED BY A COLLABORATIVE OUTDOOR COURTYARD

Sustainable

LEED® GOLD CERTIFIED AND ENERGY STAR® RATED

Tenant Focused

CONFERENCE CENTER, FITNESS CENTER, BIKE ROOM, AND MORE

Collaborative

NEW OUTDOOR LANDSCAPED PLAZA WITH FOUNTAINS AND ACTIVATED FRESH-AIR WORKSPACE AREAS

Inspirational

BEAUX-ARTS-INSPIRED ARCHITECTURE WITH MARBLE-CLAD LOBBIES AND HAND PAINTED MURALS

Well Certification

PASADENA TOWERS HAS EARNED WELL CERTIFICATION, THE LEADING TOOL GLOBALLY FOR ADVANCING HEALTH AND WELL-BEING IN BUILDINGS.

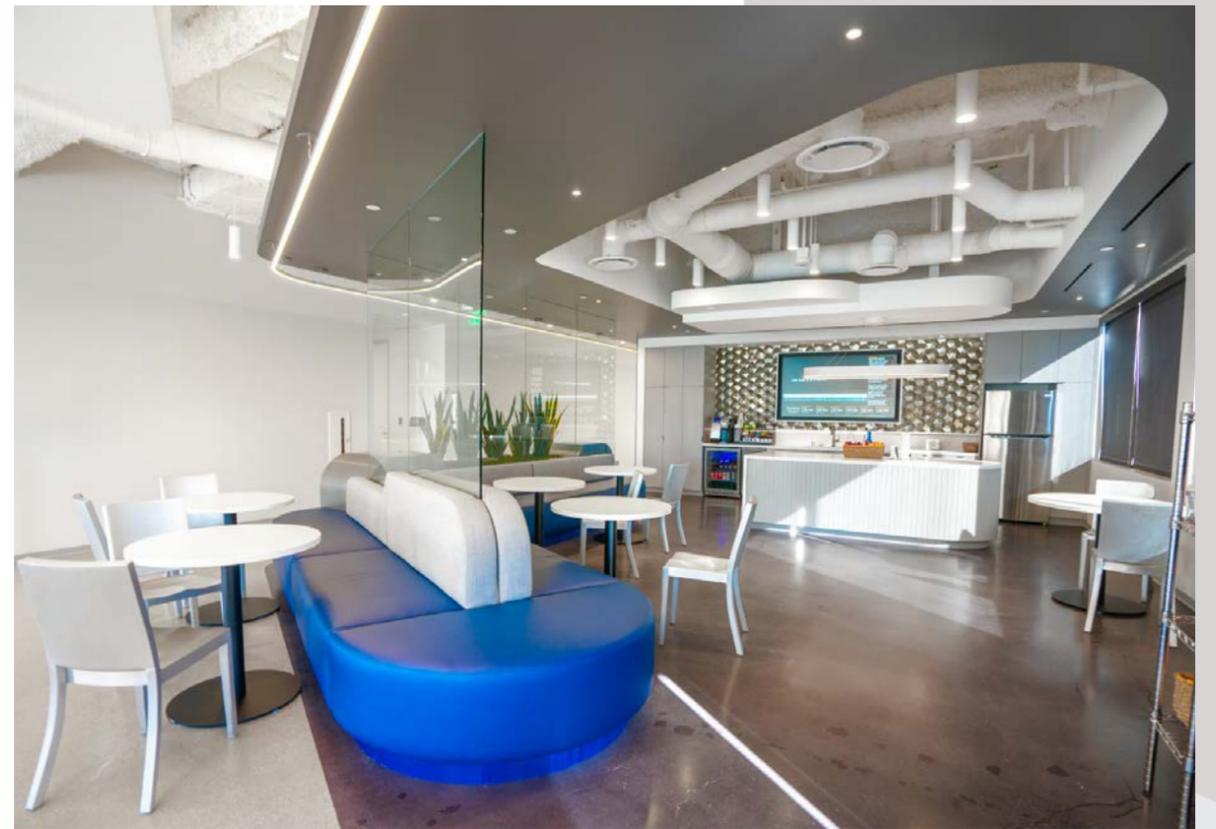


INSPIRE

Community

Our shared spaces offer opportunities for innovation, collaboration and sparking meaningful connections.

- 3,000-sq.-ft. fitness center
- 2,000-sq.-ft. adaptable conference center
- Bike room and individual bike lockers
- Wi-Fi enabled collaborative open-air courtyard
- Sundry & deli shop, salon and car wash services



Our professional team provides anticipatory services that transcend simple assistance.

Your management team assists with:

- Conference Center reservations
- Meeting planning assistance
- Travel and dining reservations
- Discounted rates on local dining and entertainment
- **AND MORE**



Services



INSPIRE

Culture

Discover a workplace infused with tradition and enriched by a new standard of convenience. Our Pasadena-inspired features and finishes pay homage to the most well-loved aspects of the city... with just the right amount of added flair.

- Rose-and citrus-themed lobby murals
- Prime location along the Rose Parade route
- Annual VIP Rose Parade viewing for tenants
- Unobstructed views of downtown Pasadena and the San Gabriel Mountains

Not a Detail Overlooked

Each piece of art, architectural feature and finishing touch was carefully selected to bring all the best of Pasadena into one place.



Spectacular Views of the Iconic Rose Parade



The premier intersection for VIP viewing of the internationally recognized Rose Parade.



INSPIRE

Efficiency

An efficient environment ensures the highest quality workplace atmosphere to support your highest quality work.



And when you work at Pasadena Towers, you work at the most efficient workplace in Pasadena.



Our standout facilities and forward-thinking features have earned us **LEED® Gold certification**—the most elite national recognition for sustainability—as well as an **ENERGY STAR® rating of 95**.

ON AVERAGE,
LEED-CERTIFIED
BUILDINGS TYPICALLY
RESULT IN:

24%

LOWER ENERGY COSTS¹

74%

BOOST IN A COMPANY'S
PUBLIC IMAGE¹

2.88

FEWER SICK DAYS²
PER EMPLOYEE

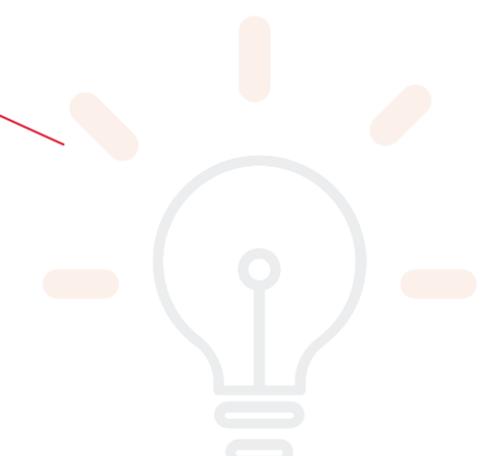
¹ The Green Building Market & Impact Report 2010, © GreenBiz Group, written and researched by Robert Watson. www.GreenBiz.com

² "Do Green Buildings Make Dollars & Sense?" Conducted by Burnham-Moores Center for Real Estate at the University of San Diego, McGraw-Hill Construction and CB Richard Ellis (2009)



Why prioritize LEED?

- Lower operating expenses
- Enhanced overall workplace wellness
- Cleaner air to breathe
- Alignment with sustainable business practice models



INSPIRE

Mobility



[CLICK FOR DIRECTIONS TO PASADENA TOWERS](#)

Situated on the prestigious corner of South Lake Ave and East Colorado Blvd, Pasadena Towers defines what it means to be main-and-main.

We make it easy to get where you want to go—regardless of how you choose to get there.

- Quick and easy access to Foothill (210), Pasadena/Harbor (110) and Ventura (134) Freeways
- Plentiful public transit options: including the Metro Gold Line nearby and multiple bus lines immediately accessible

95

WALK SCORE

87

BIKE SCORE



PASADENA TRANSIT SYSTEM MAP

ROUTES		RAIL	

METRO Gold Line Station





INSPIRE

Convenience

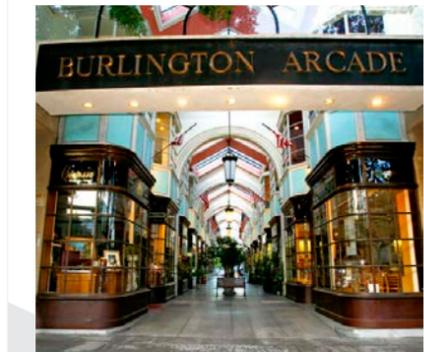
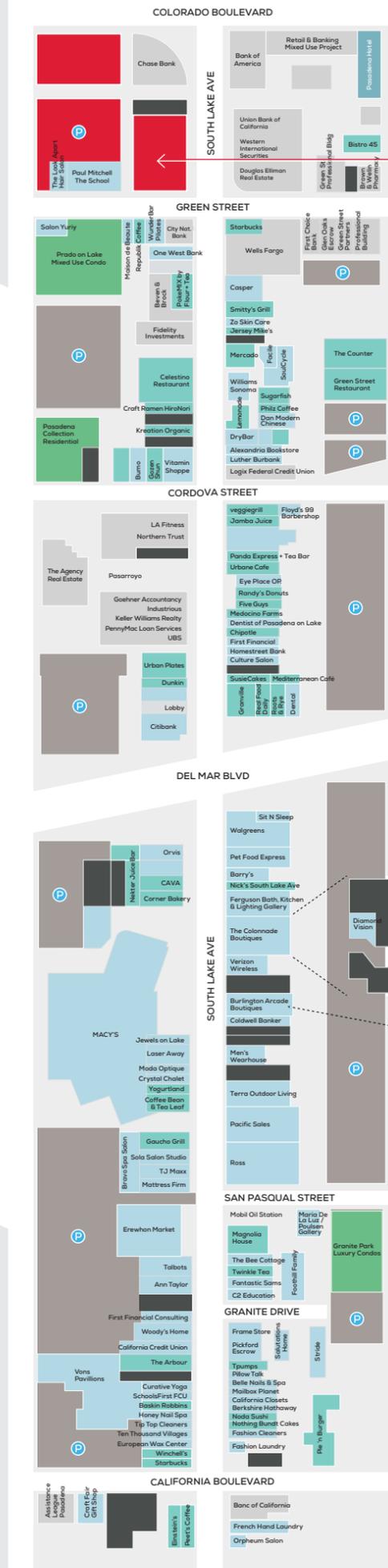
When you're here, you have it all within just a few blocks—from the trendy retail and dining spots along South Lake Avenue, to the banks, hotels and more just minutes from your doorstep.

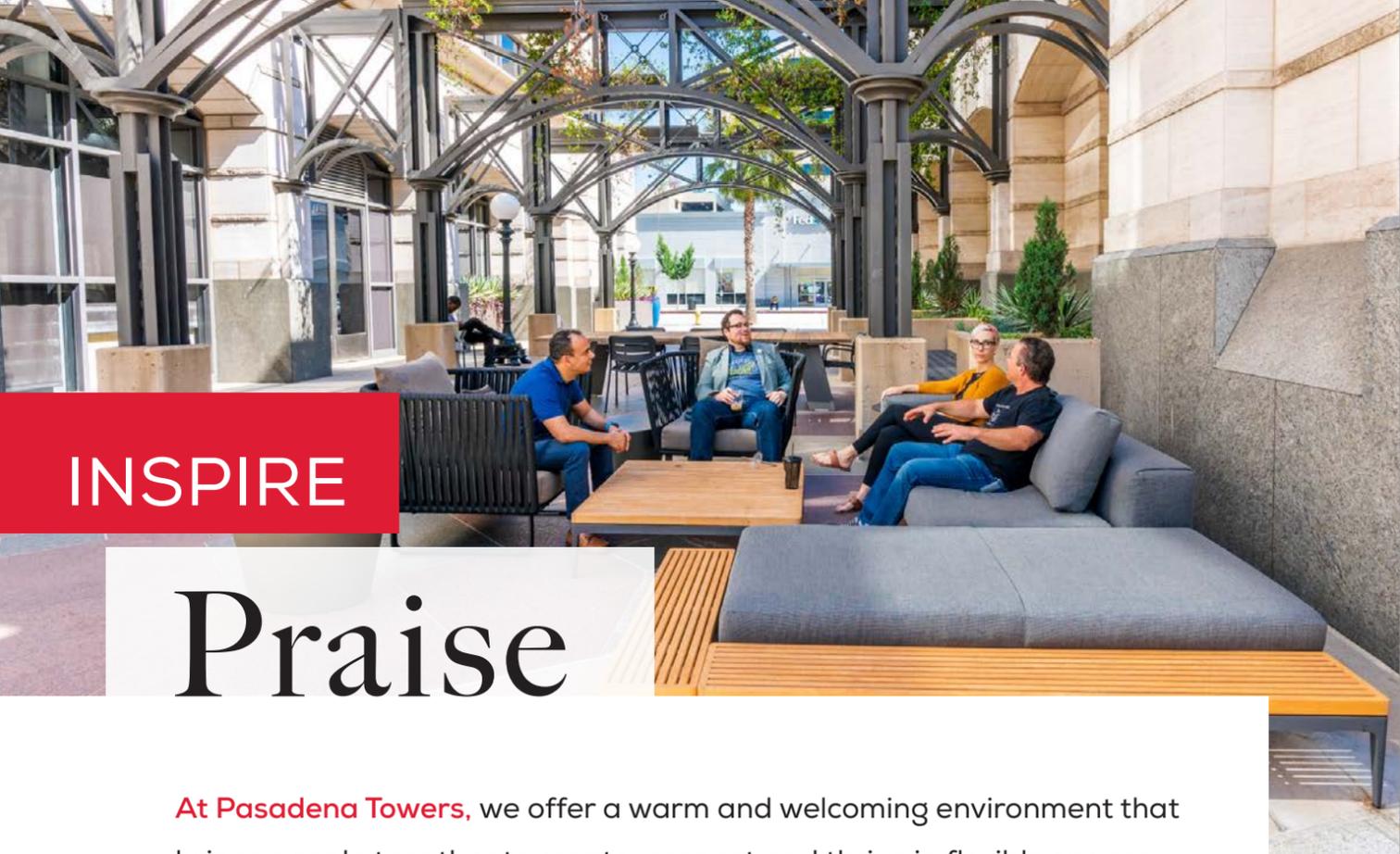
Pasadena Towers is truly a workplace immersed in convenience.

- Hundreds of retail, dining and hotel options within just a few miles
- South Lake Avenue retail district just steps away
- Paseo Colorado and Old Town Pasadena within a few minutes' drive
- Weekly special events hosted by the South Lake Avenue Business District
- Coming soon, Le Grand restaurant will bring delicious fare and an elegant atmosphere to enjoy over lunch or dinner along with live evening entertainment. From soft jazz to yacht rock, Le Grand is another way to experience Pasadena Towers at its finest.



- RETAIL
- RESTAURANT
- HOTEL
- RESIDENTIAL & SERVICES
- OFFICE, BANKING & CIVIC
- PARKING





INSPIRE

Praise

At Pasadena Towers, we offer a warm and welcoming environment that brings people together to create, connect and thrive in flexible spaces. We aspire to establish a community where tenants come first.

Our Annual Tenant Survey

Every year Kingsley Associates is commissioned to administer a best-in-class office tenant questionnaire to gauge satisfaction. Results of the survey are used to improve performance, increase retention, maximize value and achieve operational excellence.



100%
FEEL VALUED AS TENANT

96%
WOULD RECOMMEND THIS PROPERTY TO OTHERS

100%
ARE SATISFIED WITH MANAGEMENT

96%
ARE SATISFIED WITH MAINTENANCE SERVICES

100%
ARE SATISFIED WITH THE LEASING PROCESS

Key Performance Indicators VS. The Kingsley Index



Comments from Our Community

The Management Team at Pasadena Towers shows their appreciation of the tenants by giving back each month with special events, high class themed breakfasts and lunches, gift-giveaways, and quality newsletters that showcase the monthly activities.
- Todd G., TM Claims Services Inc

The experience right away was great. Our employees really felt a high level of satisfaction with all the amenities we have here. It's a combination of the facility itself and the quality of the people who are here has made our experience a really great one.
- Ray Vasquez., Bank of America

The property management team is great to work with, they are always quick to respond and willing to assist with any request we might have. The engineering team is also very responsive and knowledgeable with our maintenance needs.
- Andres Palacios., Tokiom



AVAILABILITIES

TOWER I 800 E COLORADO BLVD

Suite 220*	2,174 RSF
Suite 240*	2,891 RSF
Suite 600**	26,754 RSF
Suite 700**	26,719 RSF
Suite 800**	11,264 RSF

*Contiguous to 5,065 RSF

**Contiguous to 64,737 RSF

TOWER II 55 S LAKE AVE

Suite 260	11,414 RSF
Suite 600**	7,668 RSF
Suite 625**	2,047 RSF
Suite 665**	7,144 RSF

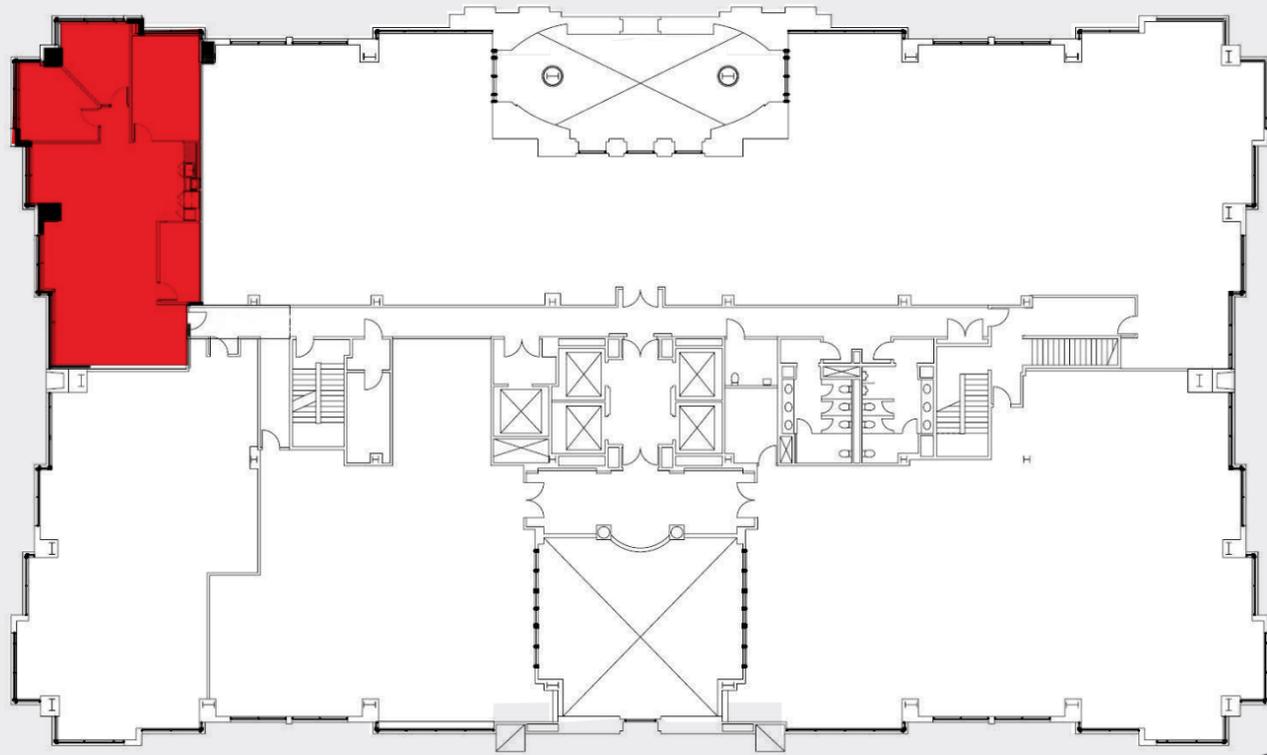
**Contiguous to 16,859 RSF

825 E GREEN STREET

Suite 805	2,032 RSF
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TOWER I

800 E COLORADO BLVD



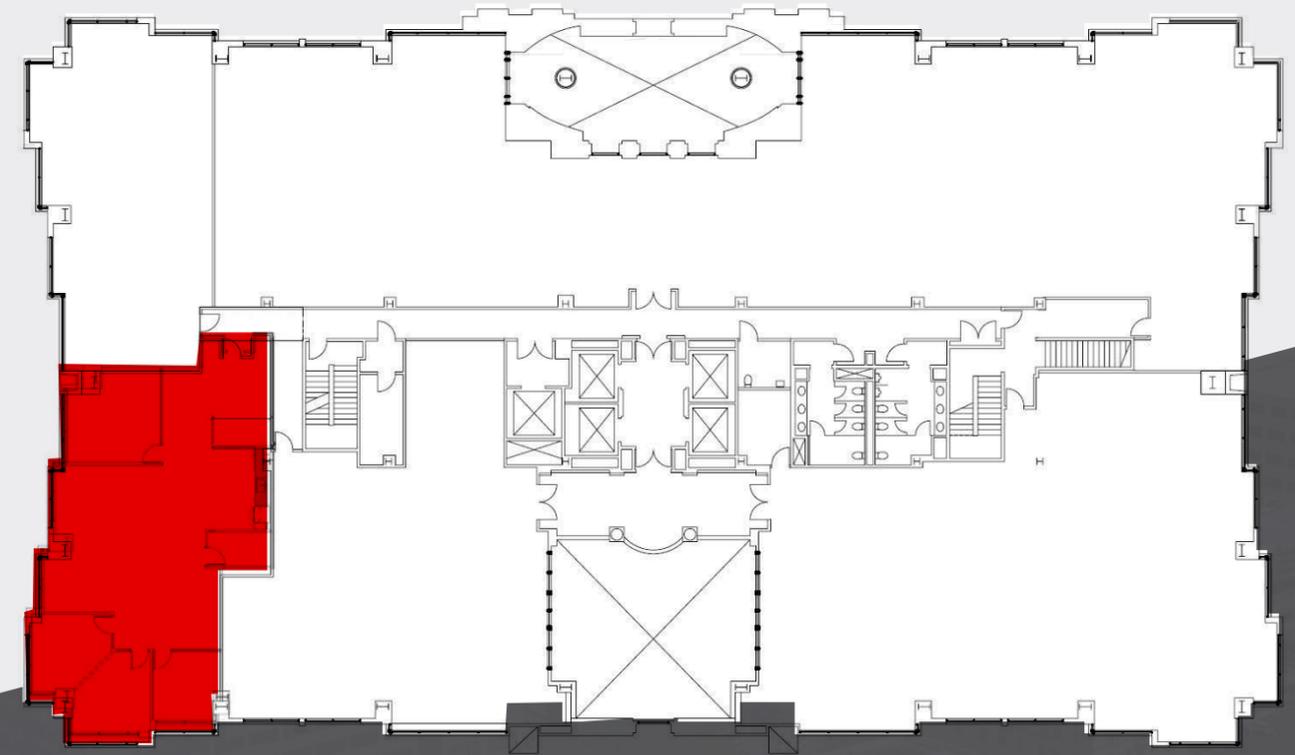
SUITE 220

2,174 RSF



TOWER I

800 E COLORADO BLVD



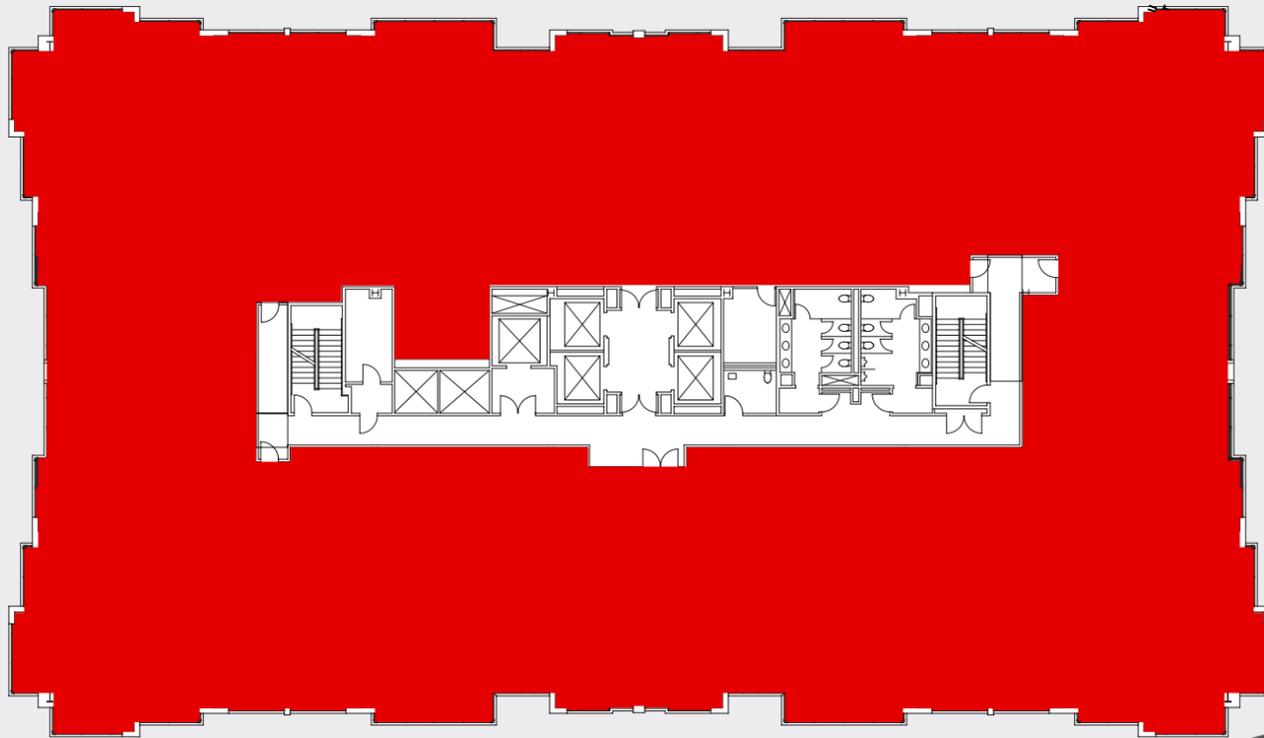
SUITE 240

2,891 RSF



TOWER I

800 E COLORADO BLVD



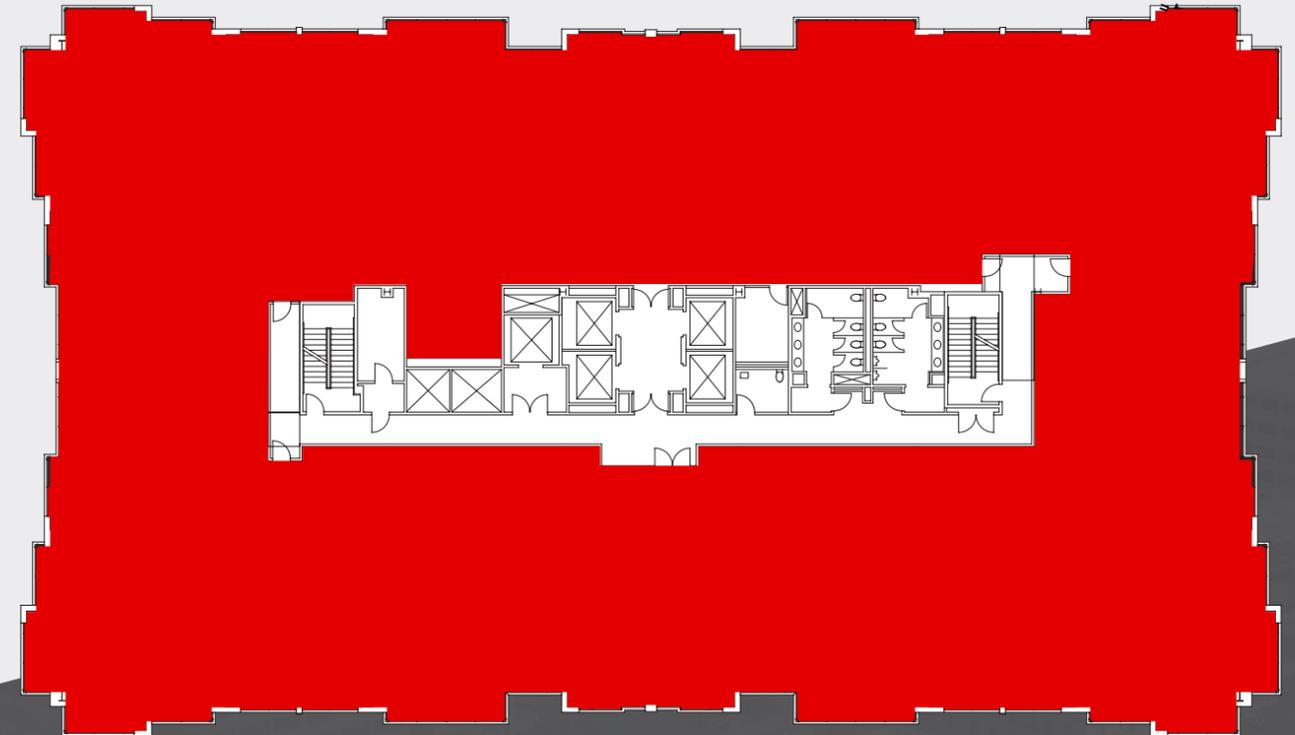
SUITE 600

26,754 RSF



TOWER I

800 E COLORADO BLVD



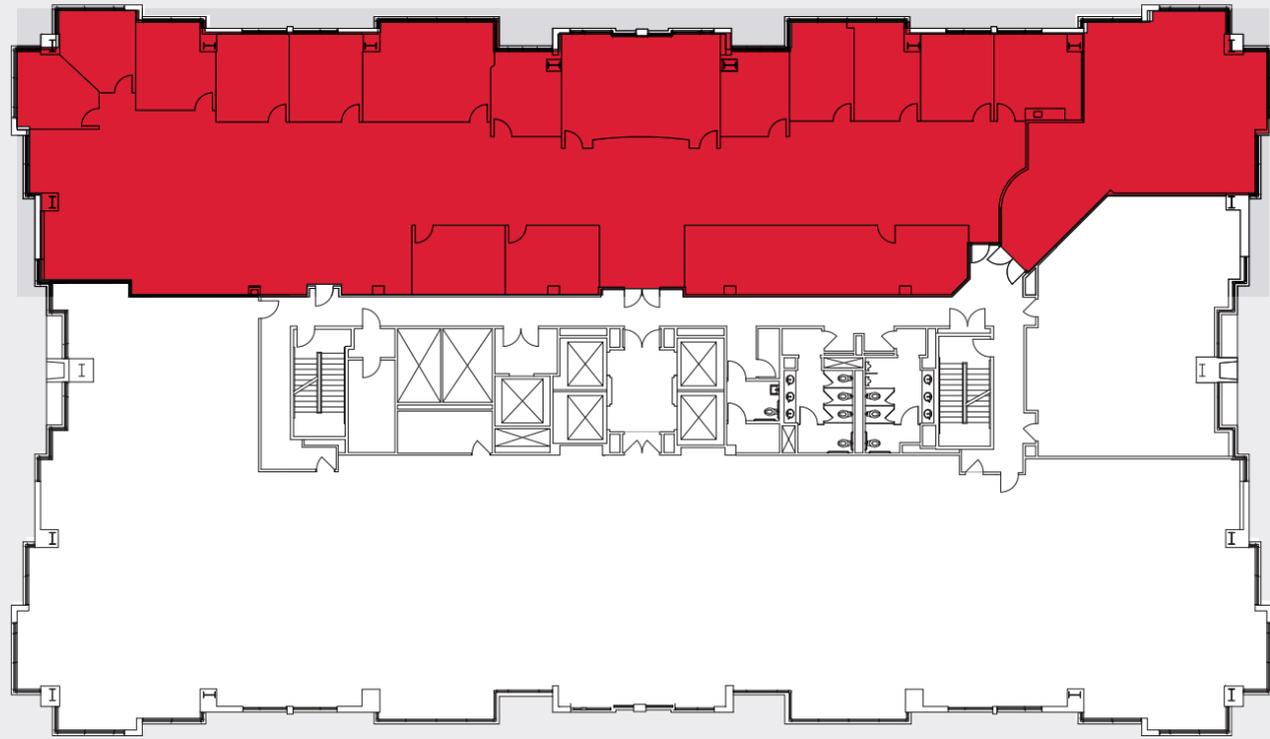
SUITE 700

26,719 RSF



TOWER I

800 E COLORADO BLVD



SUITE 800

11,264 RSF

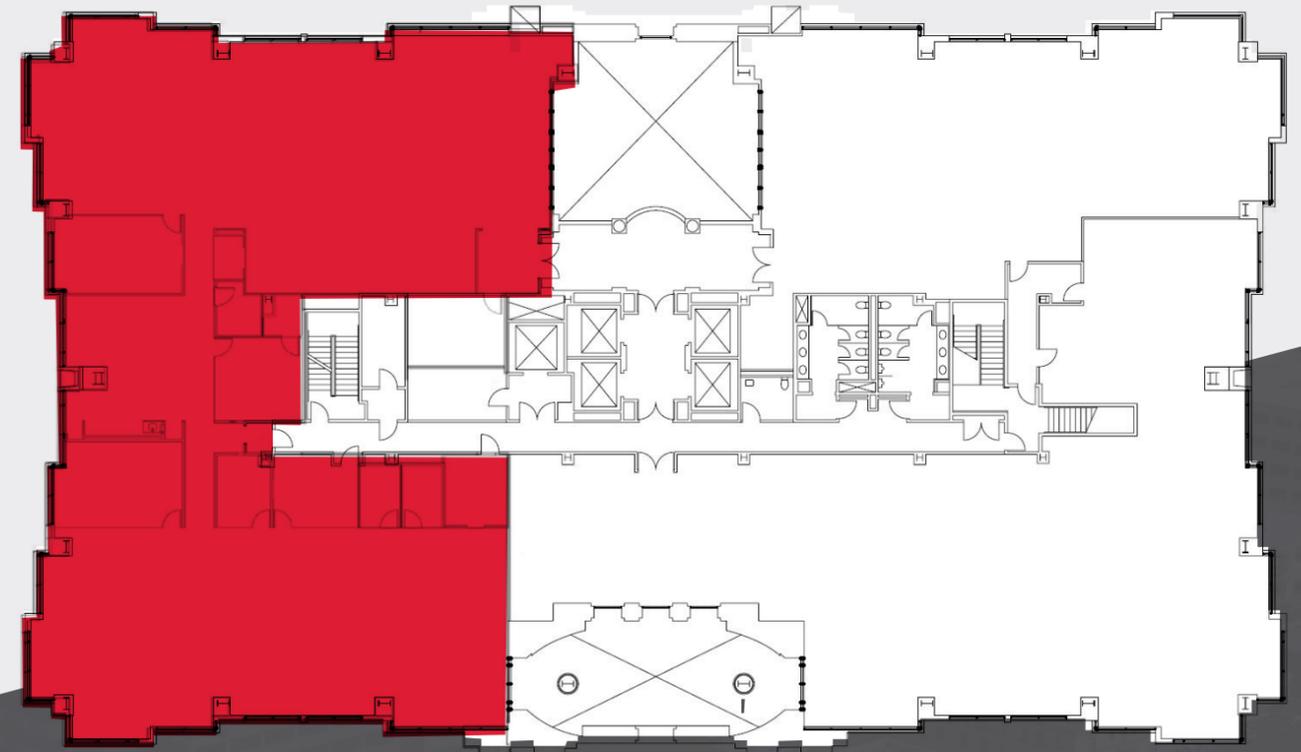


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TOWER II

55 S LAKE AVE



SUITE 260

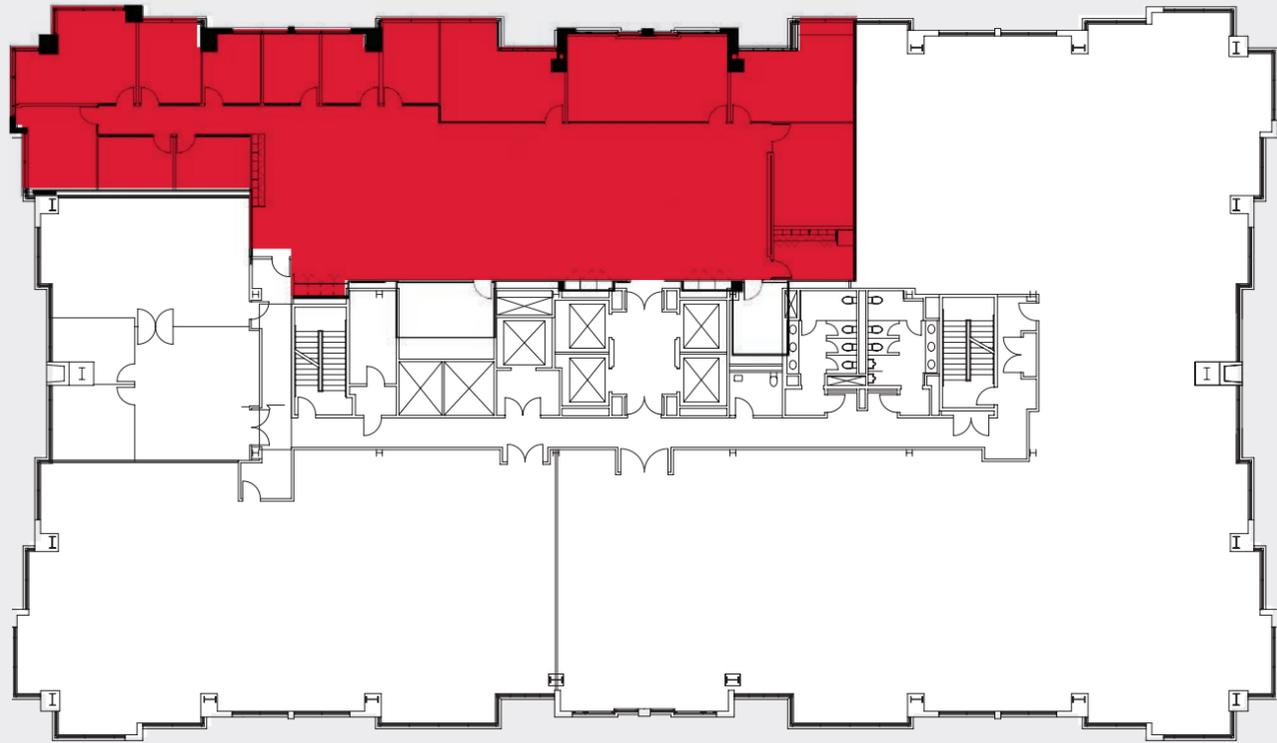
11,414 RSF



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TOWER II

55 S LAKE AVE



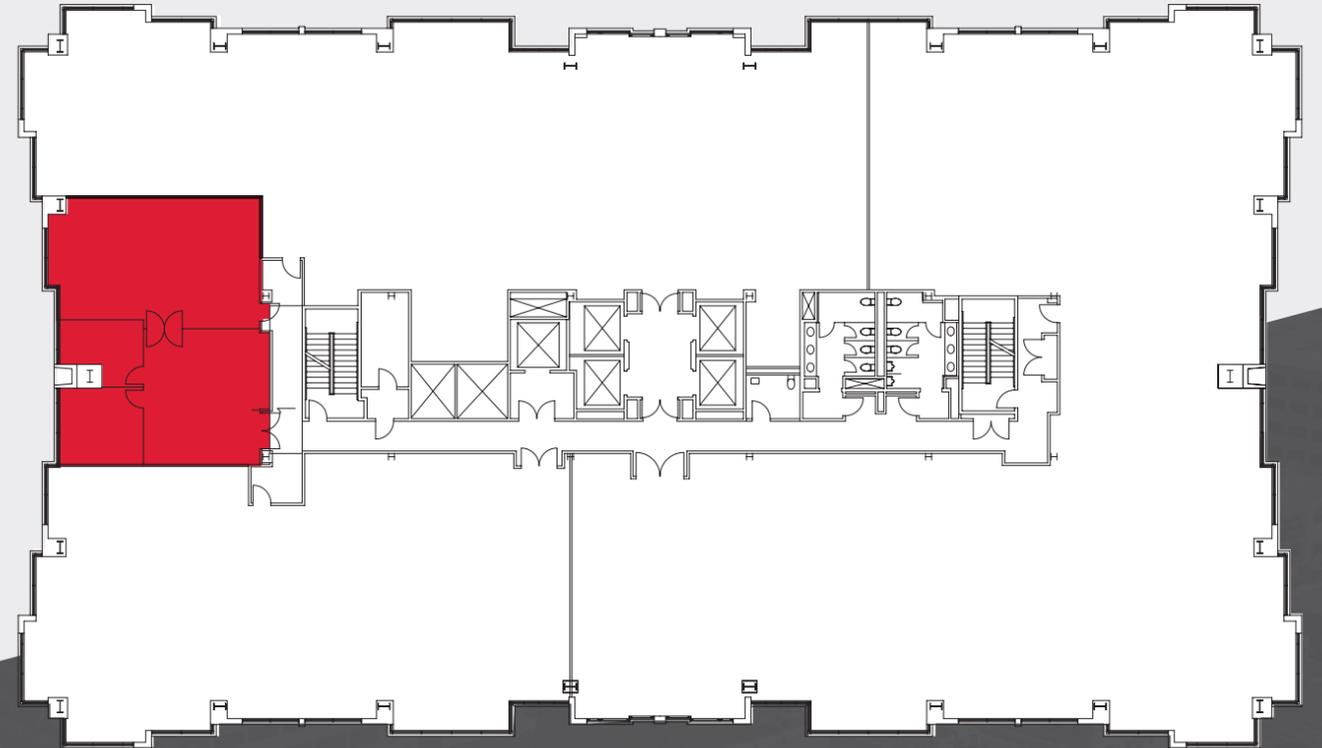
SUITE 600

7,668 RSF



TOWER II

55 S LAKE AVE



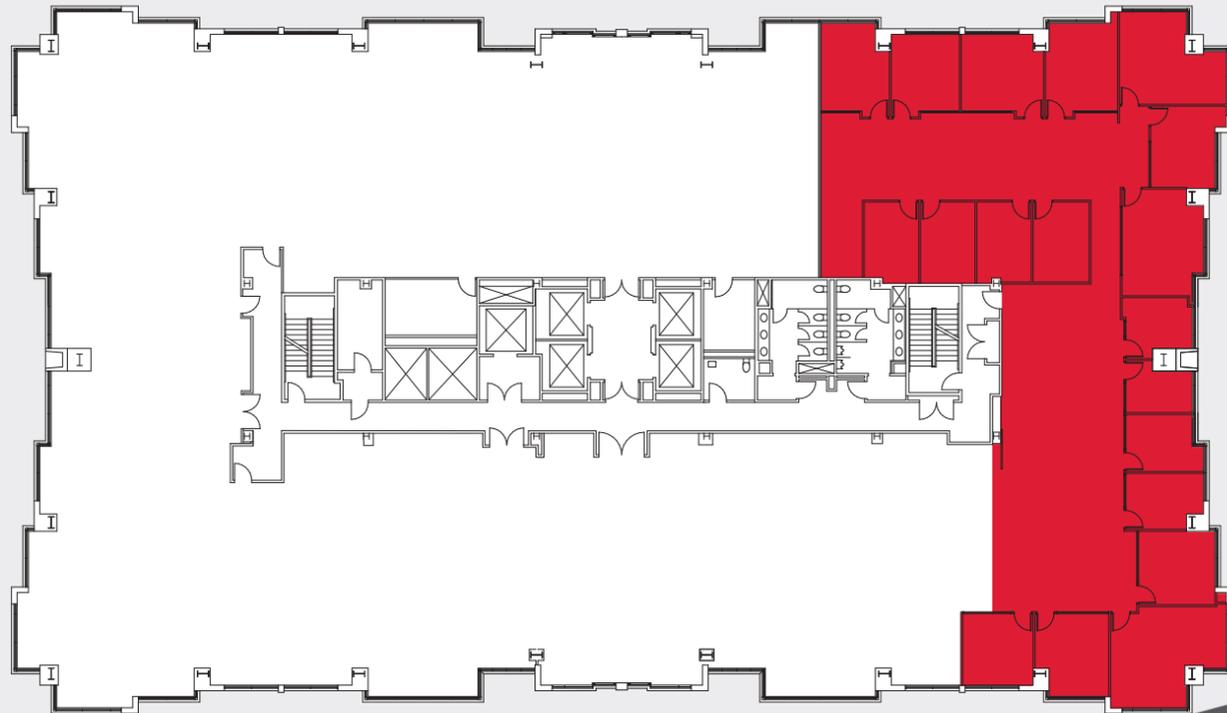
SUITE 625

2,047 RSF



TOWER II

55 S LAKE AVE



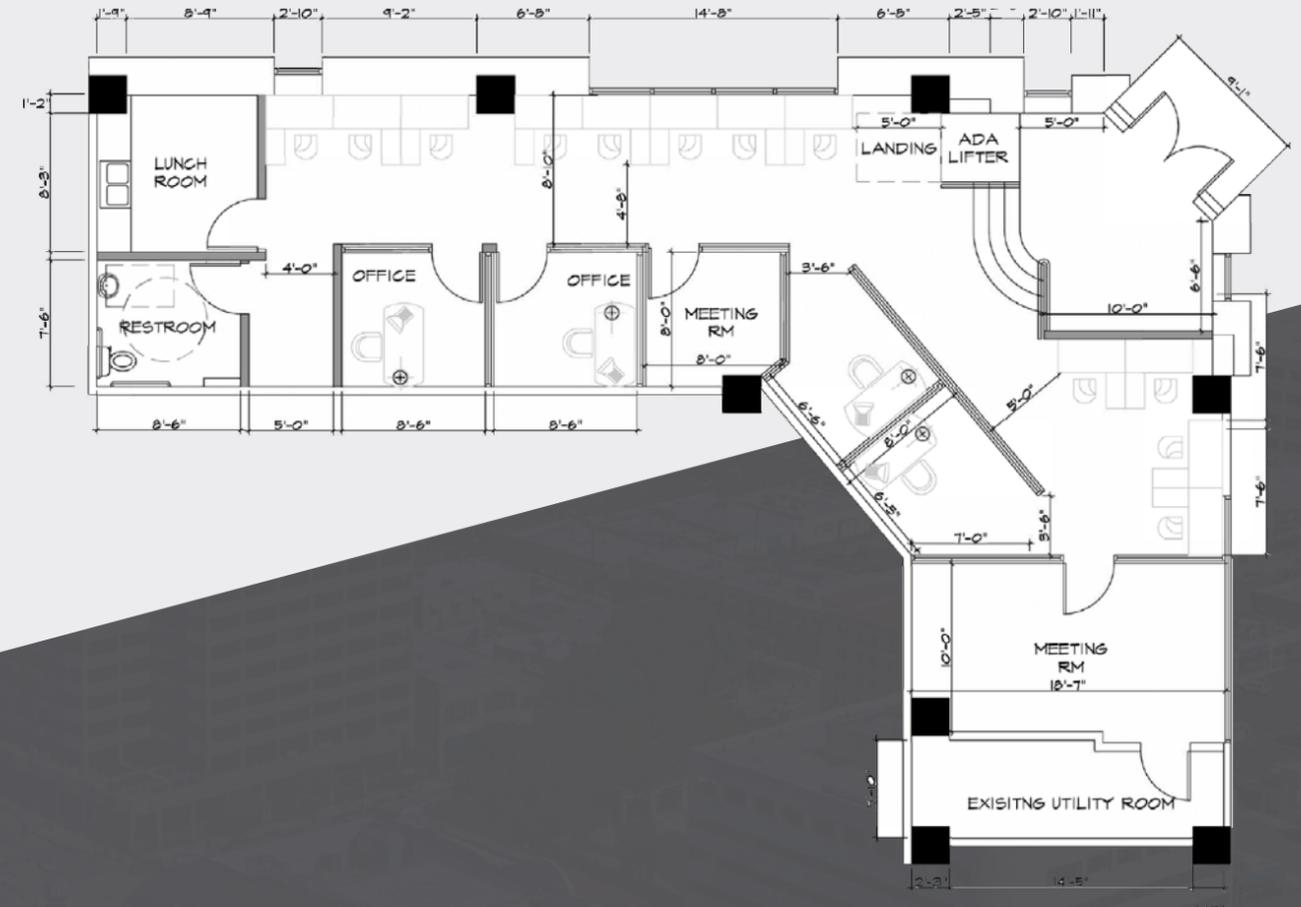
SUITE 665

7,144 RSF



TOWER I

55 S LAKE AVE



SUITE 805

2,032 RSF





PASADENA
TOWERS

Can one workplace really have it all—the best location,
the most in-demand amenities and the workplace experience
of a lifetime?

If that workplace is Pasadena Towers, then it absolutely can.
And it does.

Welcome to the workday you've been waiting for.
Contact us today to schedule your tour.

LEASING

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CBRE