

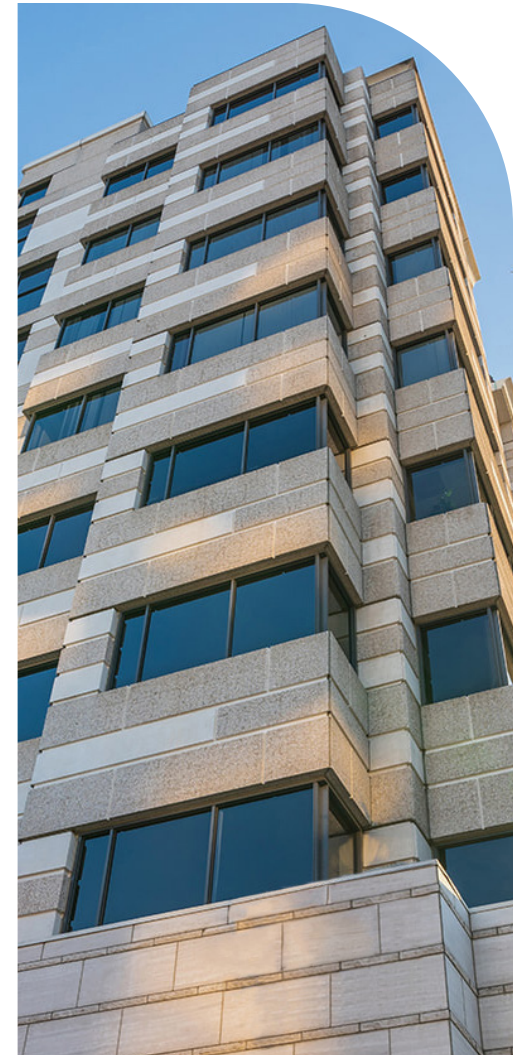
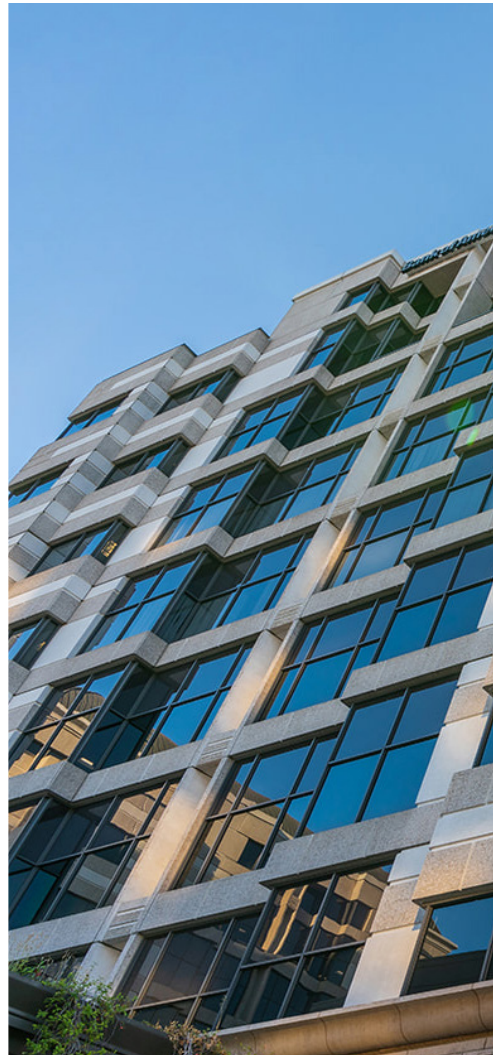
[www.pasadena-towers.com](http://www.pasadena-towers.com)



# A Space That Connects

## FOR LEASE

800 E. Colorado Boulevard  
& 55 S. Lake Avenue  
Pasadena, California



**CBRE**



# Welcome to Pasadena Towers

Where thoughtfully designed spaces create an environment that feels inspiring yet comfortable. This is where people connect, build meaningful relationships, and enjoy the moments that make each workday feel memorable.

## What We Do Differently



**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.



Each artistic element, architectural detail, and finish honors Pasadena in **one exceptional setting**.



**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 well-being as our top priority.

# Standout Specifications

## WORKPLACE FLEXIBILITY

Expansive ±26,500-square-foot rectangular floor plates offer optimal flexibility for modern workplace configurations.

## SHARED GREEN SPACE

Two Premier Class A+ buildings are seamlessly integrated by a meticulously designed collaborative outdoor courtyard with fresh-air workspace areas.

## STEPS AWAY

Within walking distance to restaurants, banks and other retail amenities with a Walk-Score of 96; “Walker’s Paradise”.

## WORKPLACE EXPERIENCE

Attentive on-site management, a well-maintained and secure property, and a best in class approach to service to meet each tenants needs.

## SUSTAINABLE

WELL Building Standard™, LEED® Gold Certified and Energy Star® Rated

## TENANT FOCUSED

Conference center, fitness center, bike room and more.

## ELEGANT ARCHITECTURE

Beaux-arts-inspired architecture with marble-clad lobbies and hand painted murals.



## BUILT FOR PERFORMANCE



Our focus on health, comfort, and high-performance building standards has earned us WELL Certification —**recognizing spaces designed to enhance wellbeing.**



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

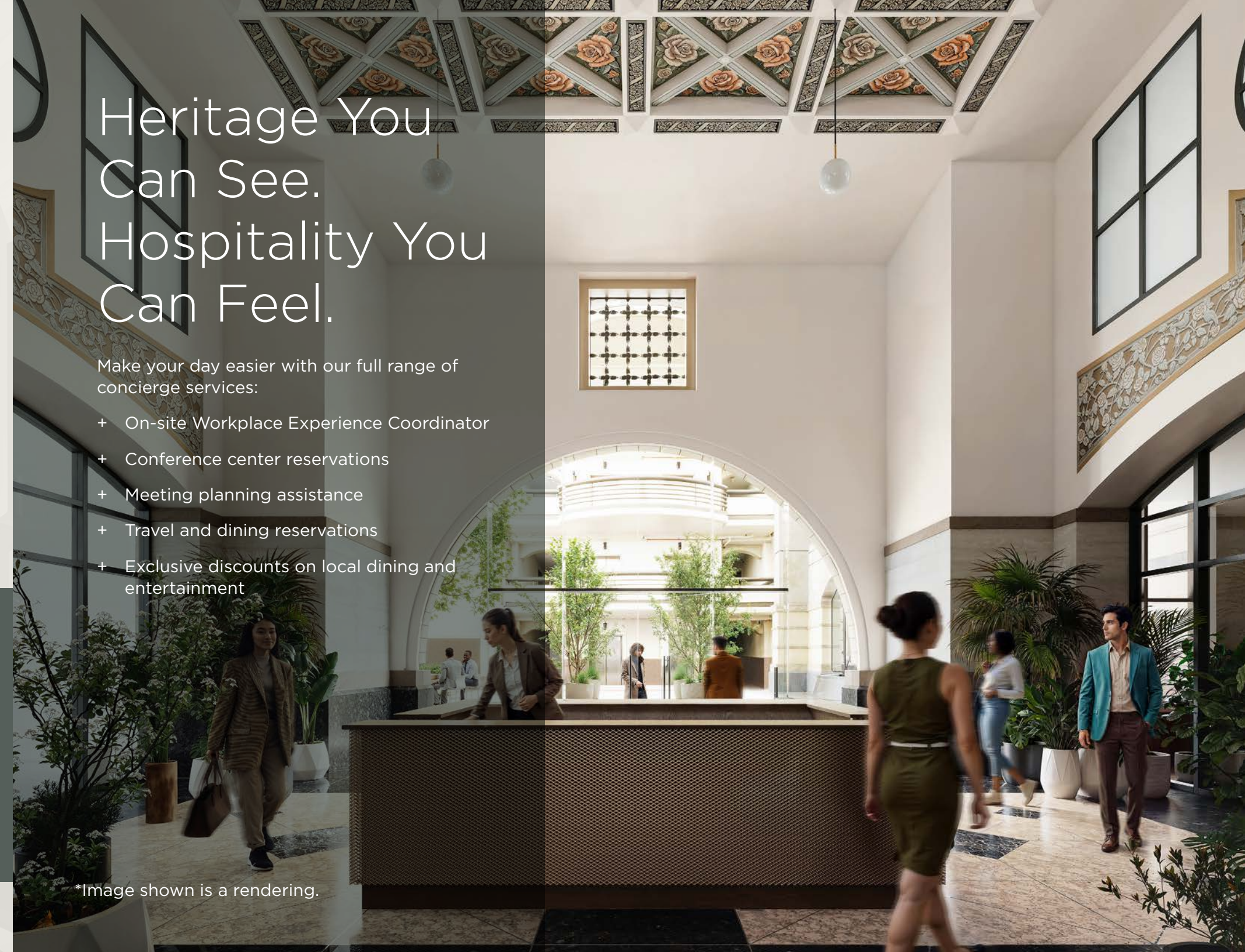


Our standout facilities and forward-thinking features have earned us **LEED® Gold certification**—the most elite national recognition for sustainability—as well as an **ENERGY STAR® rating of 95.**

# Heritage You Can See. Hospitality You Can Feel.

Make your day easier with our full range of concierge services:

- + On-site Workplace Experience Coordinator
- + Conference center reservations
- + Meeting planning assistance
- + Travel and dining reservations
- + Exclusive discounts on local dining and entertainment



\*Image shown is a rendering.



## Built For Connection

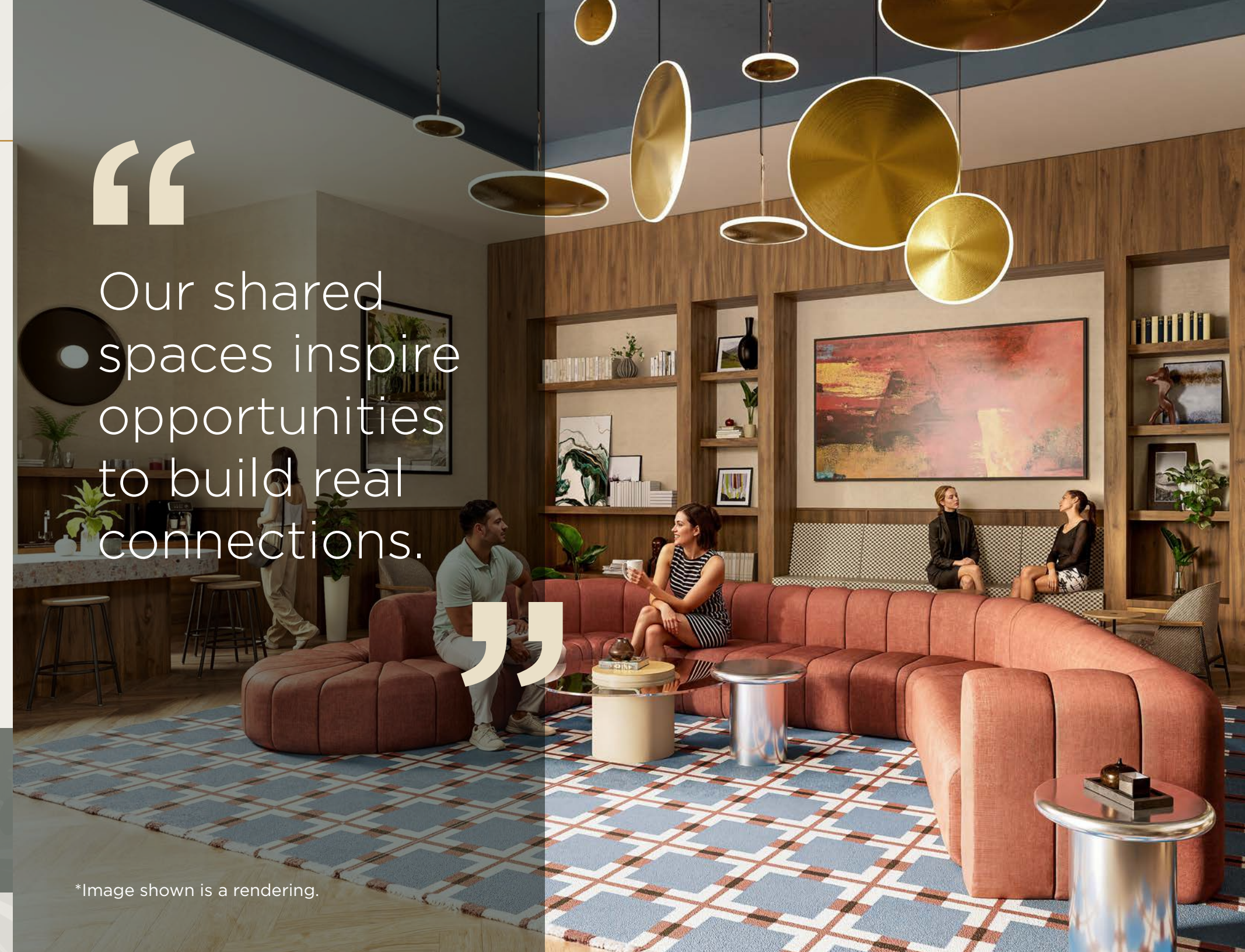
- + 3,000 sq. ft. fitness center
- + 2,000 sq. ft. adaptable conference center
- + Bike room and individual bike lockers
- + Wi-Fi enabled collaborative open-air courtyard
- + Sundry & deli shop, salon and car wash services

The Perch is a peaceful outdoor escape, great for gatherings, working outdoors, or unwinding.

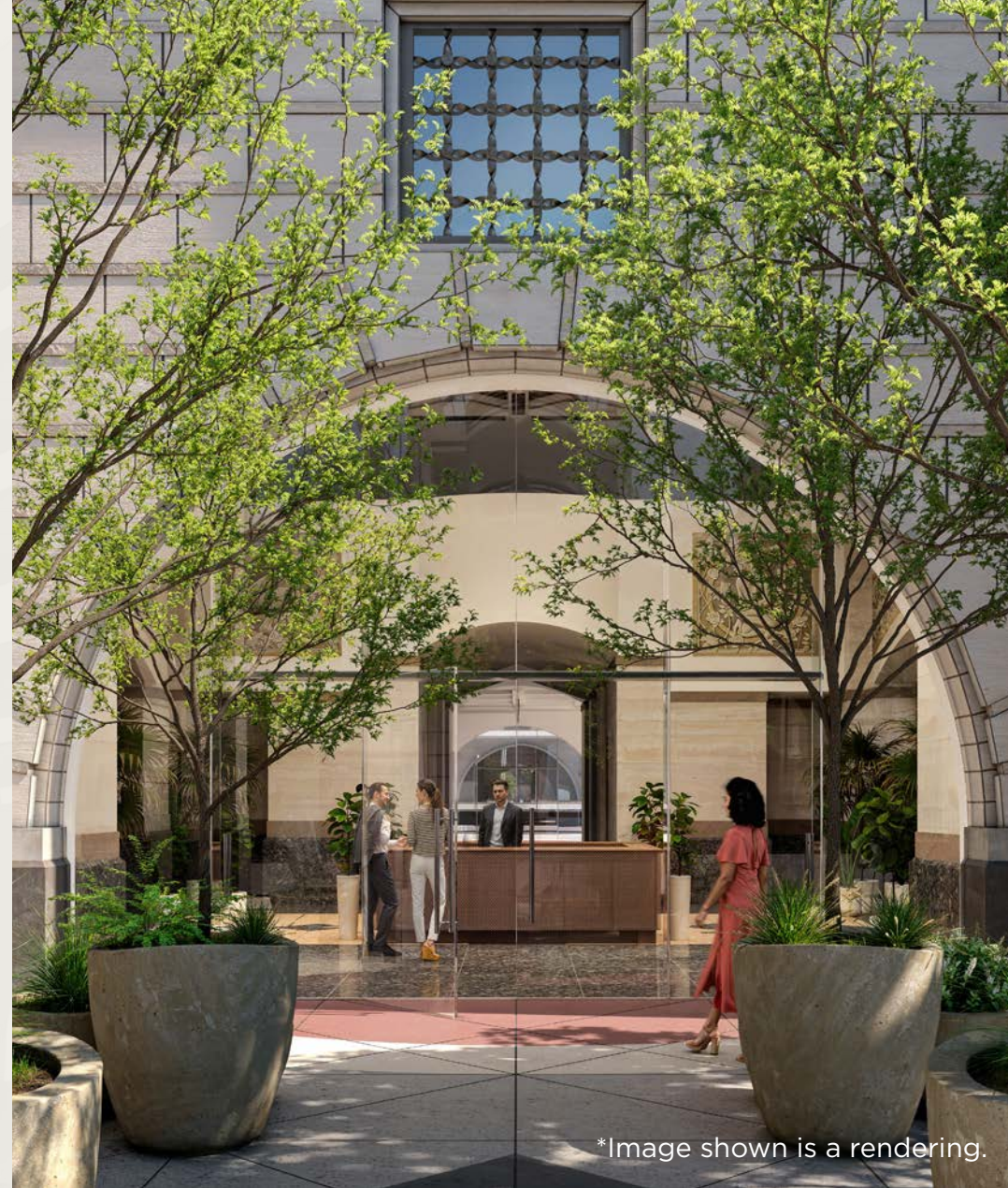
“

Our shared spaces inspire opportunities to build real connections.

”



\*Image shown is a rendering.



**BELOW**  
Marble-clad lobbies with rose and citrus-themed murals by artist Richard Haas.



## Difference Making Details

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.

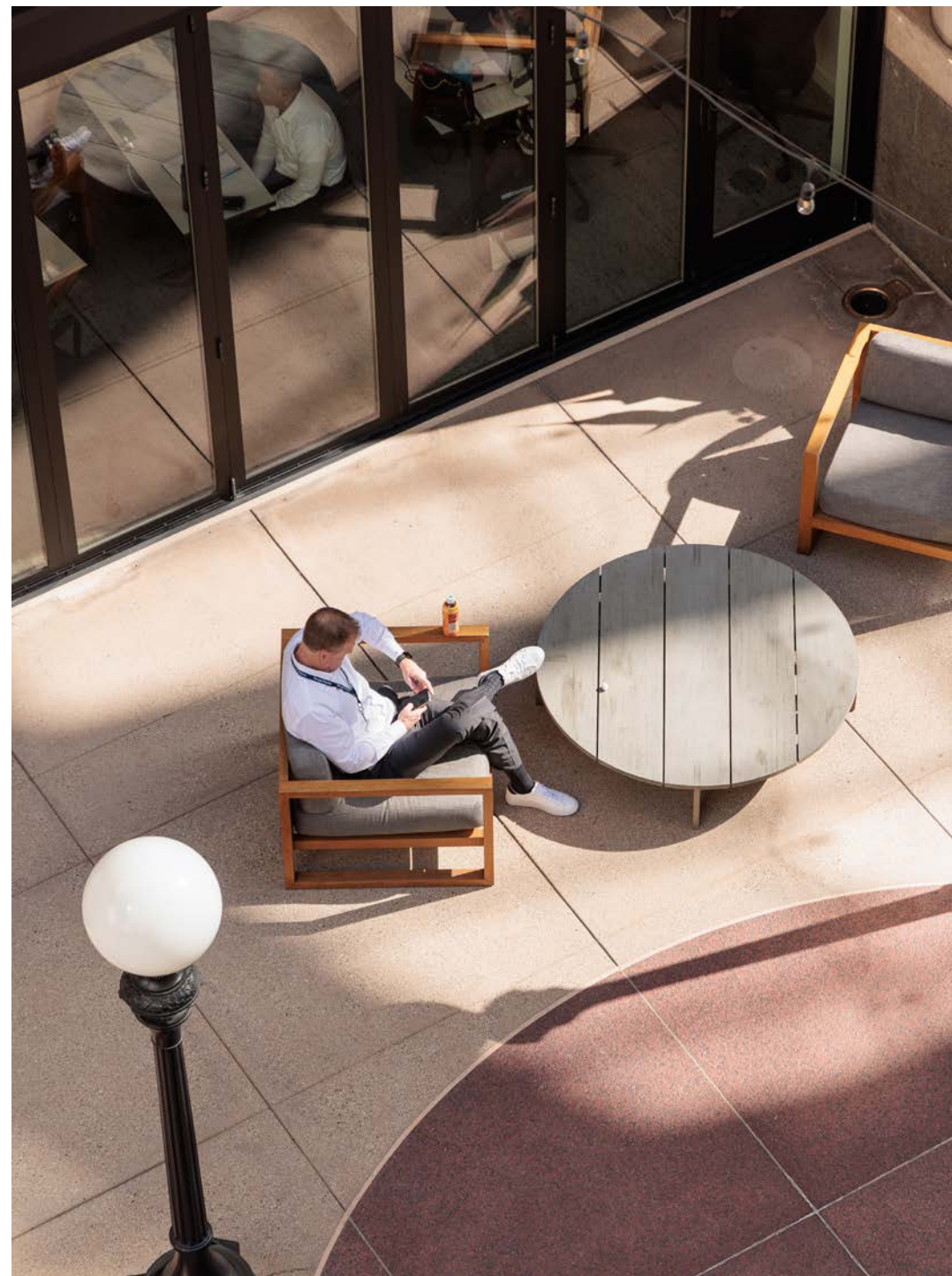
**TOP**  
Beaux-Arts-inspired architecture with fountains, curved copper mansard roofs and landscaped plazas.



Featuring the most distinguished on-site amenities in Pasadena including a speakeasy. (Coming Soon)

Inspired by the Past.  
Designed for Community.

\*Image shown is a rendering.





The Perfect Setting for  
a Midday Recharge.

## Availabilities

### TOWER I

800 E COLORADO BLVD

|                   |            |
|-------------------|------------|
| Suite 240 .....   | 2,891 RSF  |
| Suite 600** ..... | 26,754 RSF |
| Suite 700** ..... | 26,719 RSF |
| Suite 800** ..... | 6,732 RSF  |

\*Contiguous to 53,473 RSF

### TOWER II

55 S LAKE AVE

|                  |           |
|------------------|-----------|
| Suite 600* ..... | 7,668 RSF |
| Suite 625* ..... | 2,047 RSF |
| Suite 665* ..... | 7,144 RSF |

\*Contiguous to 16,859 RSF

QR CODE  
FPO

CLICK OR SCAN  
TO VIEW FLOOR PLANS



# Effortless Access

Situated on the prestigious corner of Lake Ave and 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.**

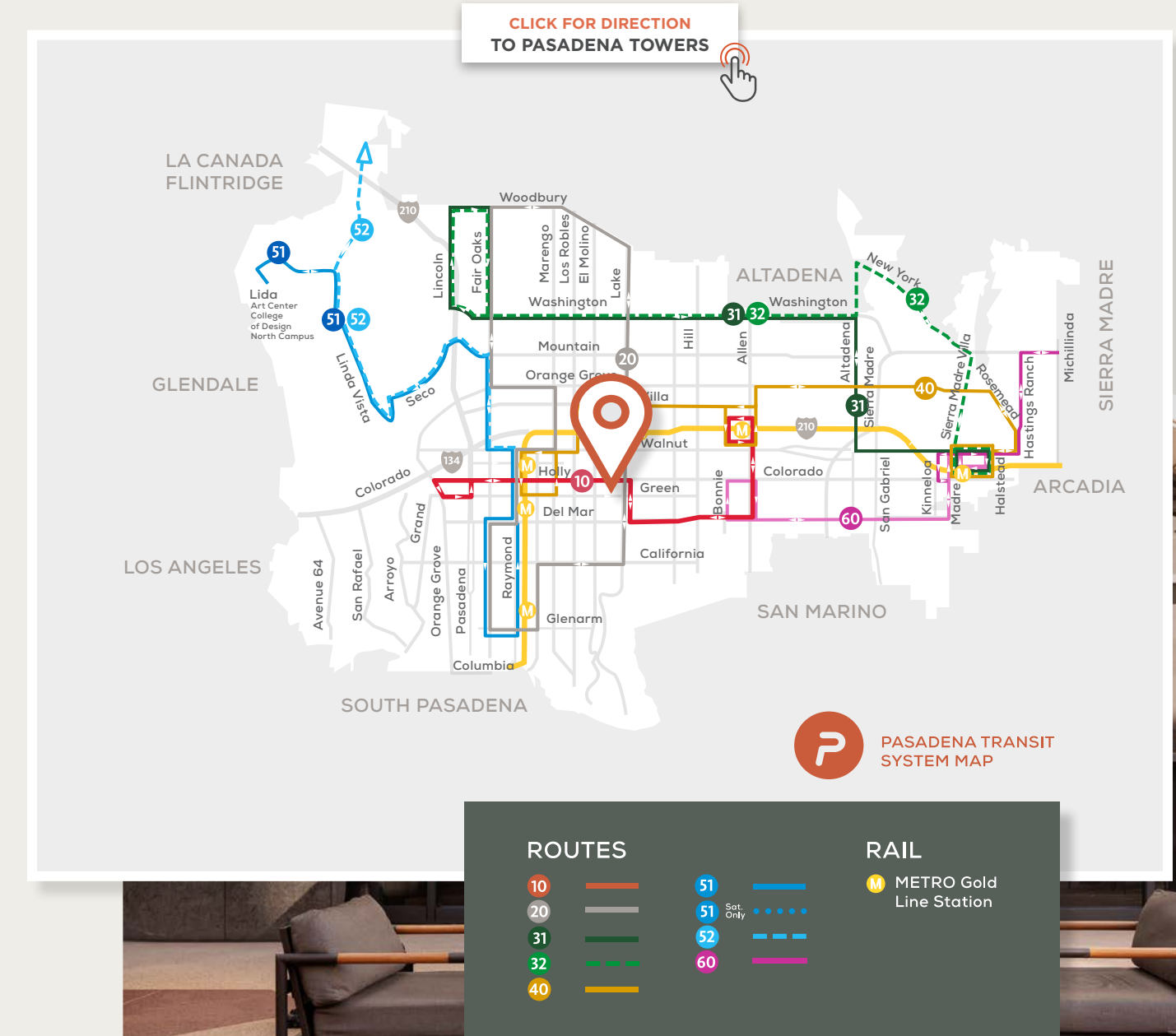
- + Quick and easy access to Foothill (210), Pasadena/Harbor (110) and Ventura (134) Freeways
- + Plentiful public transit options: including the Metro Gold Line nearby and multiple bus lines immediately accessible

# 97

Walk Score

# 79

Bike Score





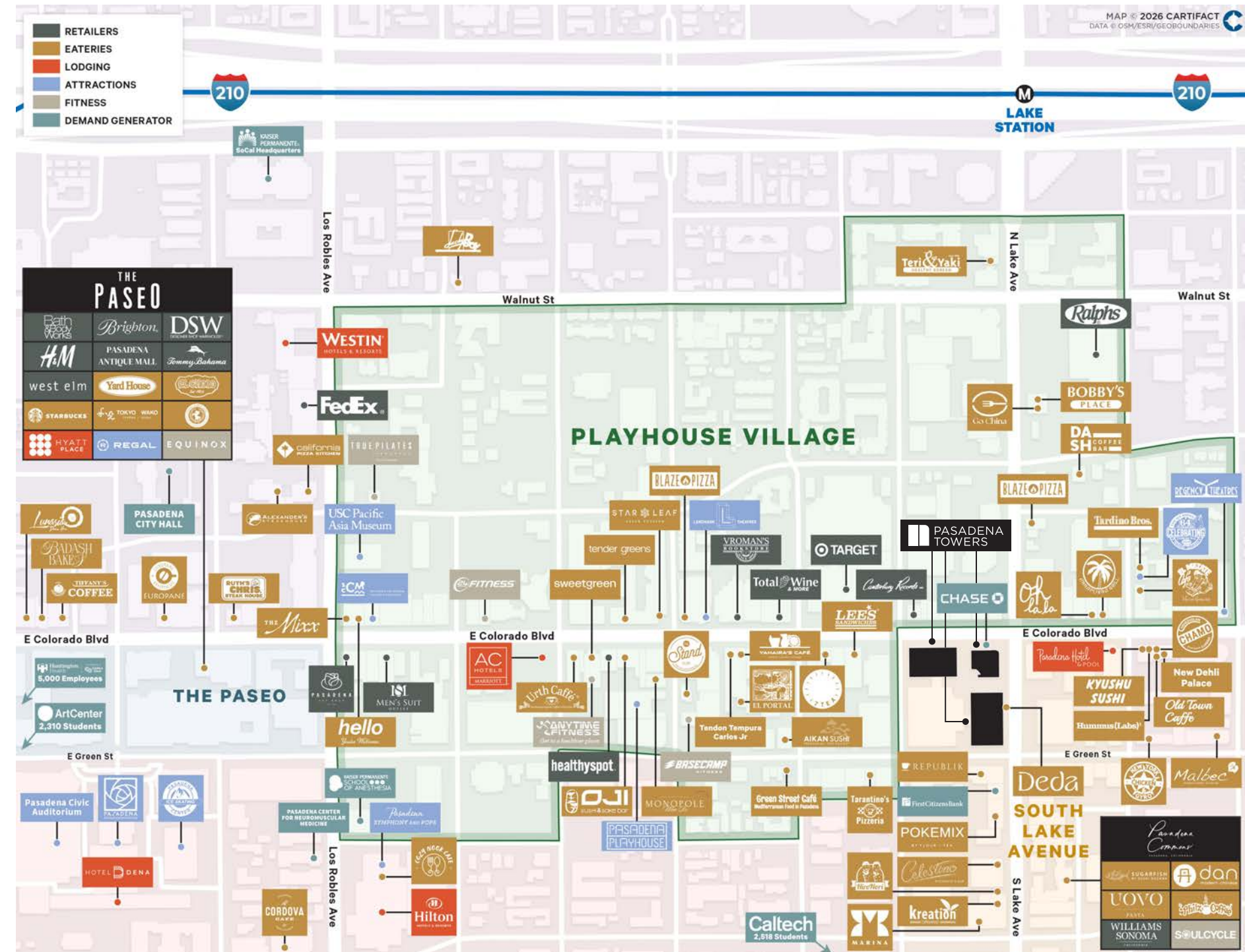
Steps from the Rose Parade, with exclusive VIP viewing each year for tenants.



# At the Center of It All

Positioned for ultimate accessibility, the property offers proximity to South Lake Avenue District's dynamic retail and culinary offerings, complemented by readily available financial services, hotels, and more, all within a compact radius

- + Hundreds of retail, dining and hotel options within just a few miles
- + South Lake Avenue retail district just steps away
- + Paseo Colorado and Old Pasadena within a few minutes drive
- + Unobstructed views of downtown Pasadena and the San Gabriel Mountains
- + Weekly special events hosted by the South Lake Avenue Business District
- + Experience the authentic flavors of Georgia and Eastern Europe at Deda, Pasadena's newest culinary destination. Deda elevates the Pasadena Towers experience, offering a dining experience at its finest.



## 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 Tenants

96%

Would Recommend this Property to Others

100%

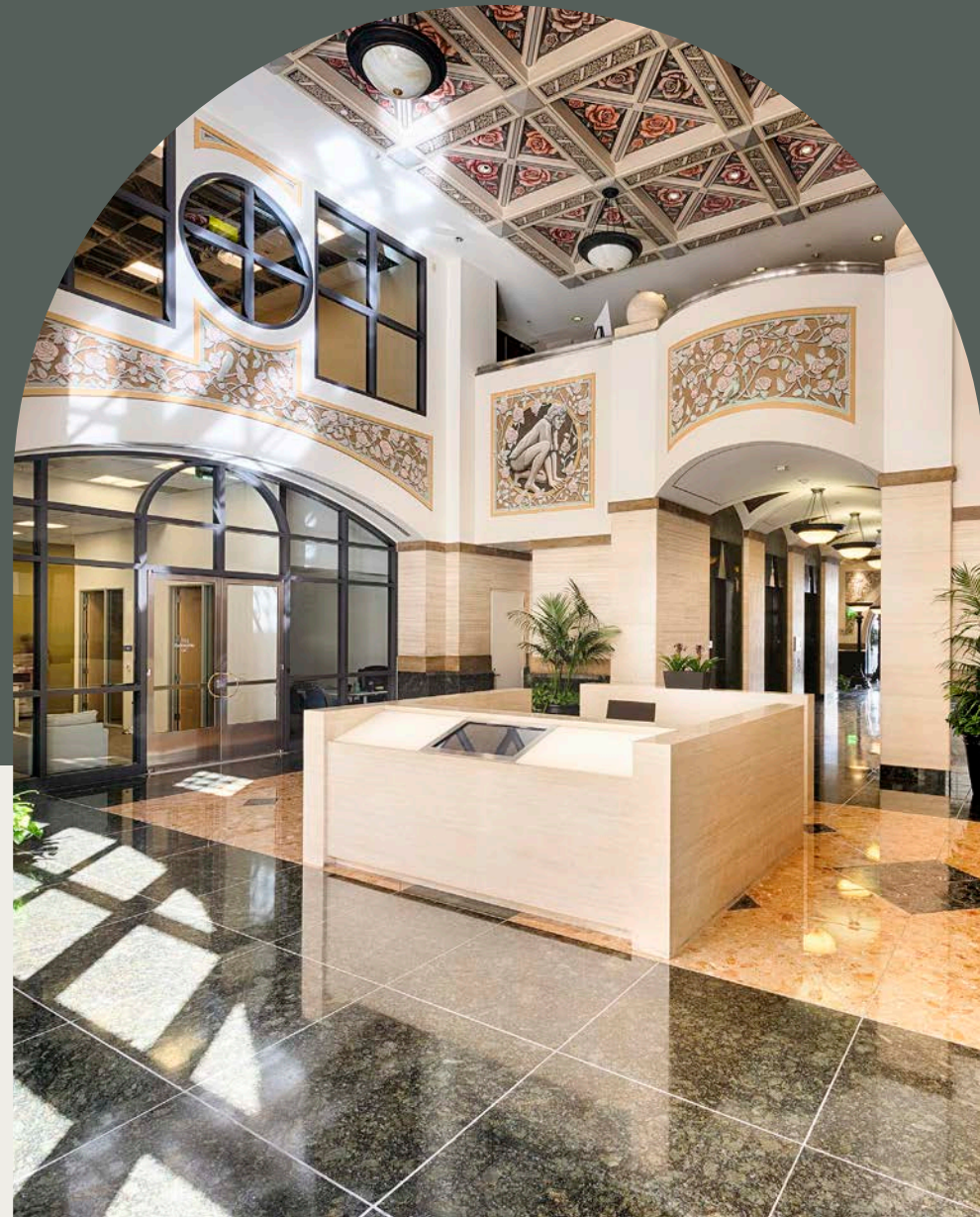
Are Satisfied with Management

96%

Are Satisfied with Maintenance Services

100%

Are Satisfied with The Leasing Process



## Built For Results

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.

## Key Performance Indicators vs. The Kingsley Index



OVERALL SATISFACTION



MANAGEMENT - OVERALL SATISFACTION



LEASING PROCESS - OVERALL SATISFACTION



PROPERTY RECOMMENDATION



RENEWAL INTENTIONS

### COMMENTS FROM OUR COMMUNITY

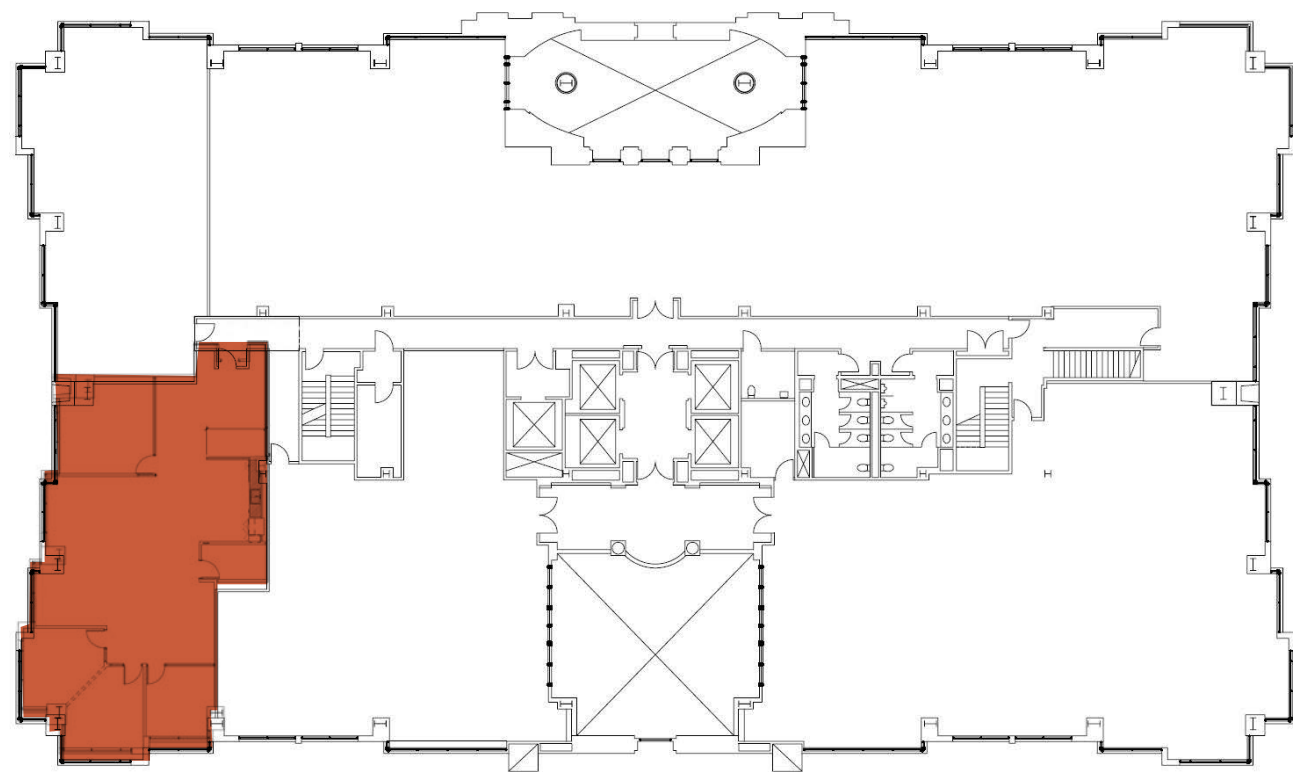
The management team, engineers, security and maintenance staff are not only incredibly responsive and attentive, but bring an engaging and great attitude. - Morgan Stanley (Alan Whitman)

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 staff are always professional and engaged with the tenants. They go above and beyond their duties and clearly take pride in their work. The quality of the building and its appearance are excellent. - Stout, Warren C.M.D. (Dr. Warren Stout)

# Tower I

800 E COLORADO BLVD



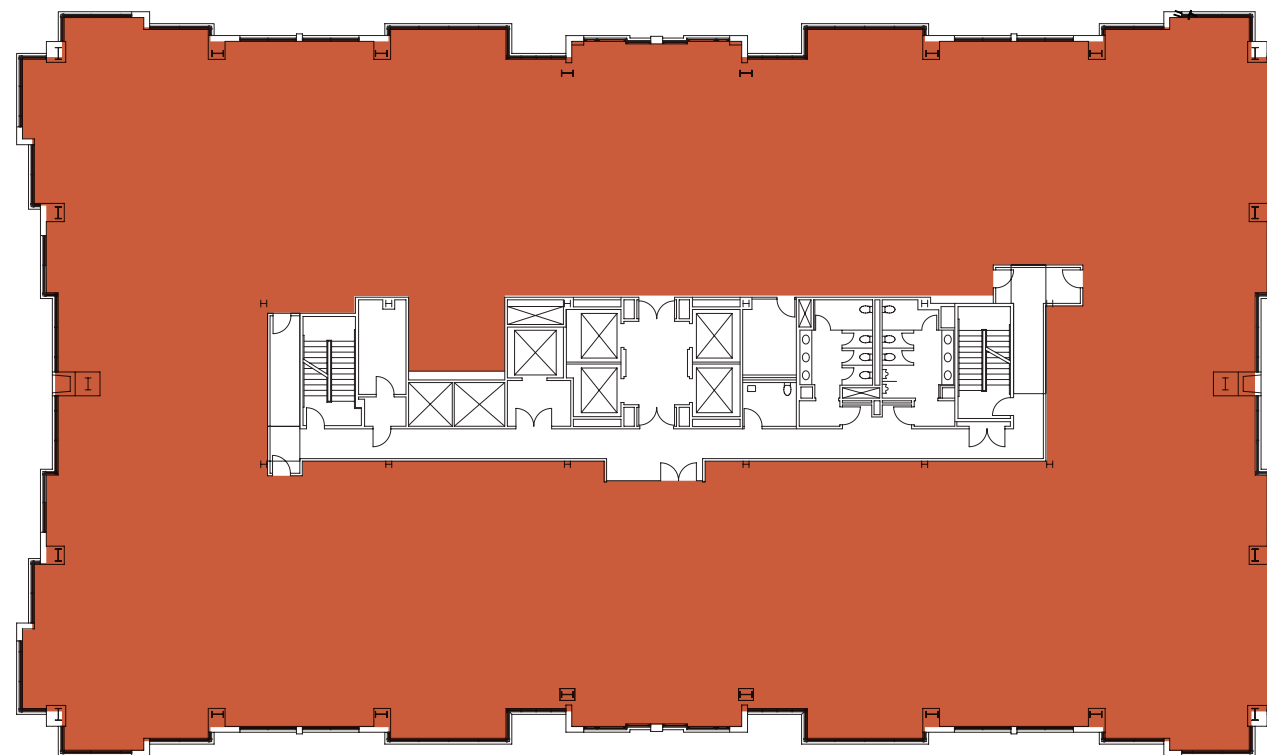
**SUITE 240**  
**2,891 RSF**

Creative office space with exposed ceilings and polish concrete. This move-in condition space is surrounded by mature trees the privacy of a corner suite.



# Tower I

800 E COLORADO BLVD



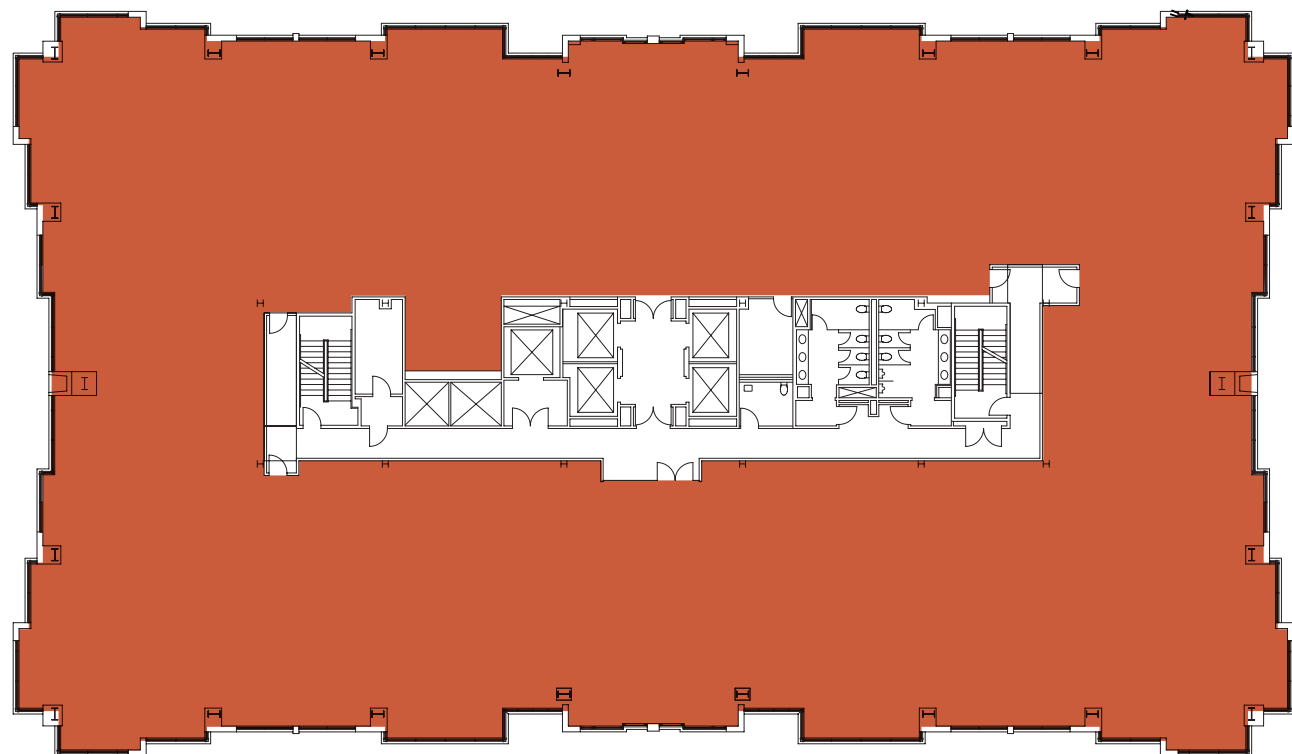
**SUITE 600**  
**26,754 RSF**

Enjoy a 360-degree view of Pasadena; its vibrant setting, City Hall and the San Gabriel Mountains.



# Tower I

800 E COLORADO BLVD



**SUITE 700**  
**26,719 RSF**

Nestled between the 6th & 8th Floors for a total of 64,737 sq. ft., the 7th Floor can be leased on its own for a full panoramic view of Pasadena, Old Town and what's new and happening in Pasadena.



# Tower I

800 E COLORADO BLVD



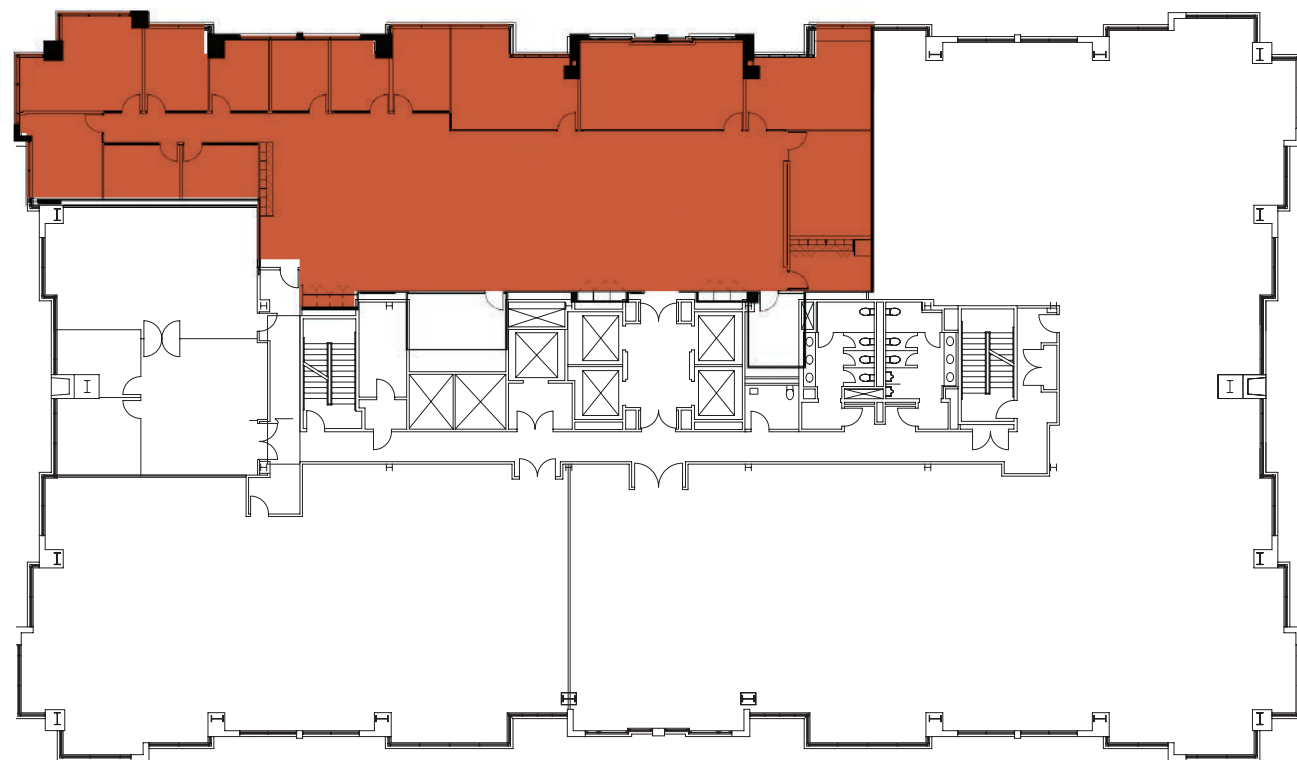
**SUITE 800**  
**6,732 RSF**

With spec suites on the way, Pasadena Towers' 8th Floor efficient floor plate and bay depth provide a blend of private offices and open work space.



# Tower II

55 S LAKE AVE



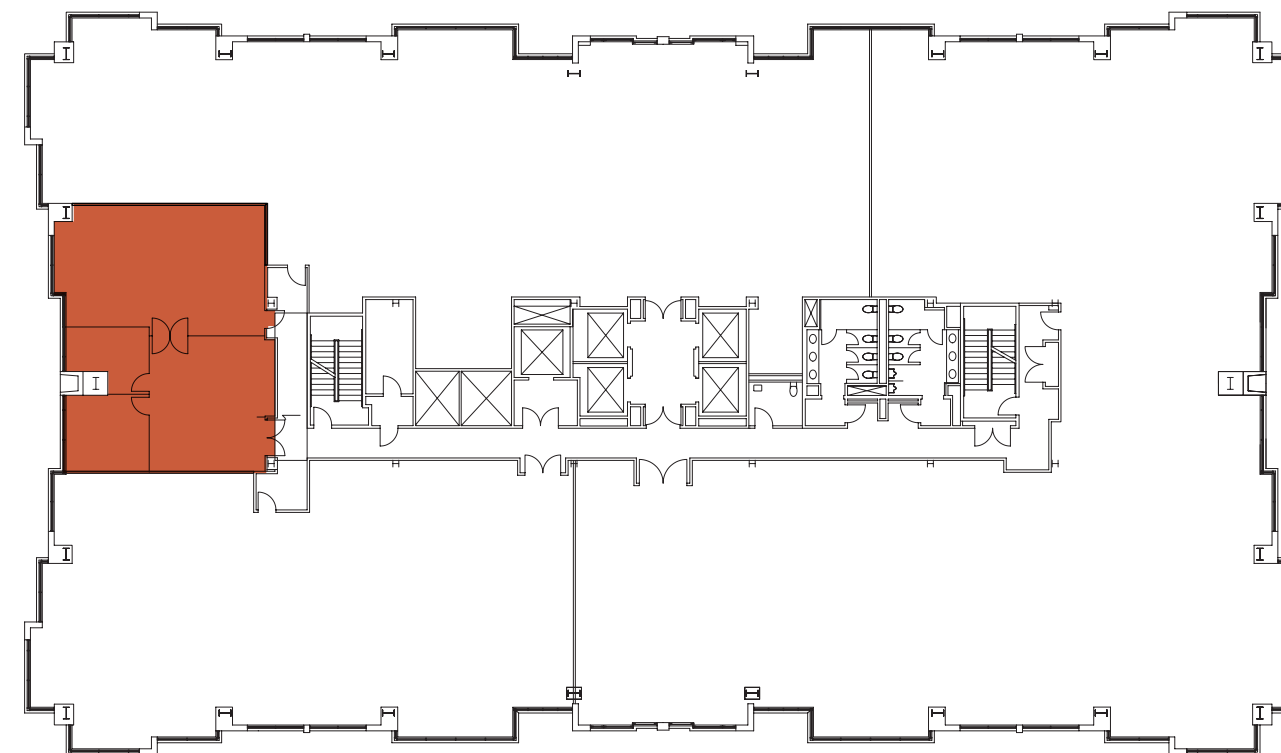
**SUITE 600**  
**7,668 RSF**

With western views, this suite boasts Lobby exposure with a double door entry from the Lobby, a balance of window-lined offices, prominent conference room, break room, corner executive office and an open bullpen.



# Tower II

55 S LAKE AVE



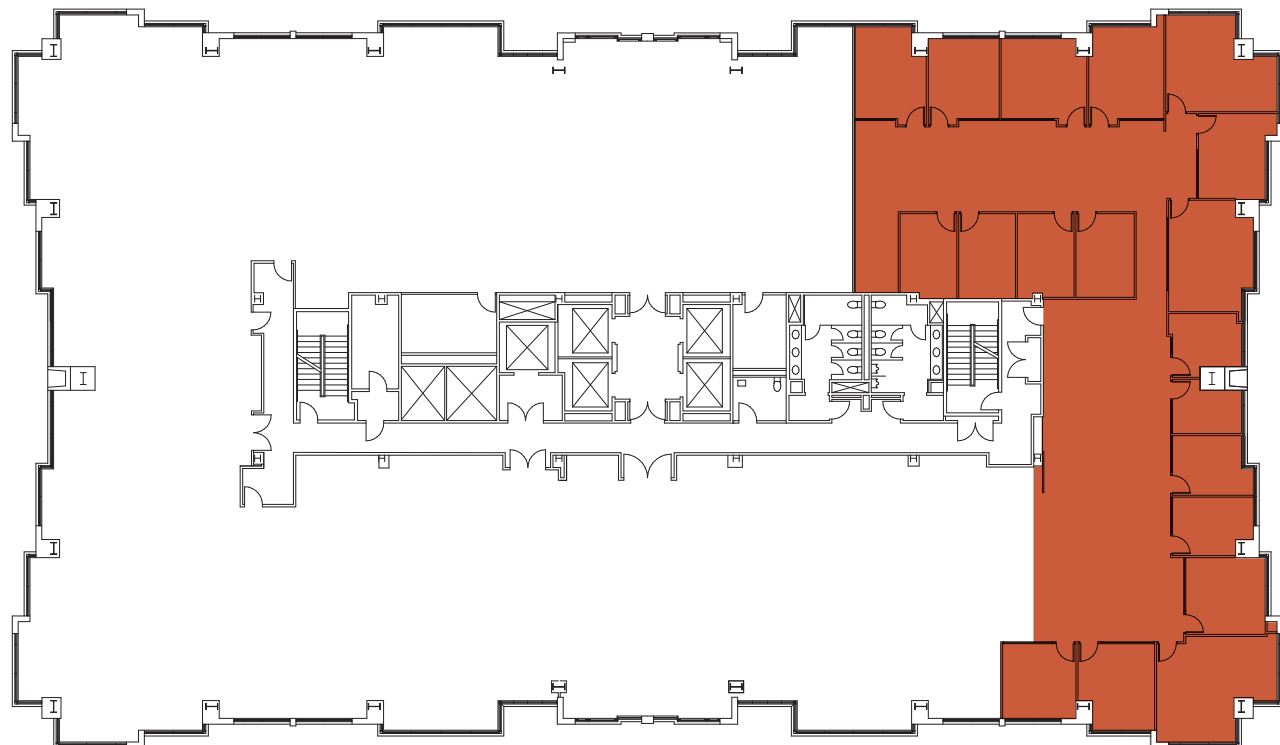
**SUITE 625**  
**2,047 RSF**

High exposed ceilings, 2 private offices exposed ceilings, modern kitchen with an inviting island over concrete-polished floors for work and collaboration and a cloud ceiling in the open area, the space was used as a Conference Center that converts well into an office space.



# Tower II

55 S LAKE AVE



**SUITE 665**  
**7,144 RSF**

With spectacular San Gabriel Mountain views on the northside of the Suite, this space offers a perfect balance of private offices and an open bullpen area.



# The Workday You've Been Waiting For.



## LEASING

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