

Western Asset Plaza

385 EAST COLORADO BLVD.
PASADENA, CA



 IRVINE COMPANY



OVERVIEW



The Ultimate *Business Advantage*

Imagine the possibilities for your business at Pasadena's leading workplace, with high-end amenities, customizable office space and maximum brand visibility along Colorado Boulevard.

// WESTERN ASSET PLAZA

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

The Center of Pasadena

Enjoy seamless commutes and access to the best of Pasadena and beyond with an ideal location along Colorado Boulevard that’s walkable to a variety of dining destinations, including Urth Cafe, Tender Greens and Yard House.

Elevated Amenities

Upgrade your workday with a private outdoor lounge and workspace, fine dining at Ruth's Chris Steak House, access to Bond Market cafe, Venue Meetings & Events, and time-saving on-site conveniences like valet and EV charging.

Your Space, Your Way

Flexible floor plates make it easy to tailor your space to your needs, from shared collaboration areas to private offices, all with abundant natural light.



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FEATURES

Set Your Team up for Success

Discover a collection of high-end amenities and thoughtful conveniences that enable employees to do their best work every day.



1 mid rise, 270K SF



Flex+ move-in ready workspace



Ruth's Chris Steak House,
Bond Market



The Commons
outdoor workspace



Venue Meetings & Events



Close to 70+ shopping, dining
and entertainment destinations

Certifications



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LOCATION

Western Asset Plaza *Area Map*

Create a connected workday with a central location offering proximity to nearby freeways and the Metro A Line and walkable access to The Paseo and other surrounding area retail, dining and entertainment.



15

APARTMENT
COMMUNITIES



25

ENTERTAINMENT
VENUES



9

FITNESS
CENTERS



3

HOTELS



22

RESTAURANTS



24

RETAIL SHOPS

WITHIN A 1/4 MILE RADIUS

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We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129 million SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences. Our commitment to excellence drives us to create a better work day, every day.

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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