

70 SOUTH LAKE

70 S. LAKE AVENUE | PASADENA, CA

Colliers

Prime Location.

everyday convenience. exceptional value in office.



70 S. LAKE AVENUE
PASADENA, CA

Prime Location

Located on Lake Avenue between Green Street and Colorado Boulevard, 70 South Lake sits at the center of one of Pasadena's most walkable and vibrant corridors. Steps from South Lake's tree-lined shopping and dining district, tenants enjoy immediate access to local boutiques, cafés, and national retailers. Just a short stroll away, the Pasadena Playhouse Village adds a cultural edge with theaters, galleries, and neighborhood landmarks. Together, these surrounding districts create an energetic, amenity-rich setting for today's employees.



Building Highlights

Move-in ready office
suites available for
immediate occupancy

Various suite sizes
ranging from $\pm 1,500$
to $\pm 5,087$ RSF

Supports light
medical use

Secure parking at a
3.0/1,000 ratio

Sweeping views
overlooking Old
Pasadena and the San
Gabriel Mountains

Surrounded by South
Lake's abundant mix
of dining, retail, and
hospitality amenities

Highly walkable,
transit-rich Pasadena
location (0.5 miles from
the Lake Metro station)

Connected to the
I-210, CA-134, and
CA-110 freeways



Newly renovated building lobby
and common areas



Availabilities

Click on each  to go to the suite plan.

SUITE	SIZE	NOTES	ASKING PRICE	
750	±4,130 RSF	Existing Buildout 90 Days	\$3.75 FSG	
850	±1,502 RSF	Spec Suite Coming Soon	\$3.75 FSG	
880	±2,167 RSF	Spec Suite Coming Soon	\$3.75 FSG	
925	±4,526 RSF	Spec Suite Coming Soon	\$3.75 FSG	
1060	±5,087 RSF	Shell Condition	\$3.75 FSG	



SUITE 750

±4,130 RSF

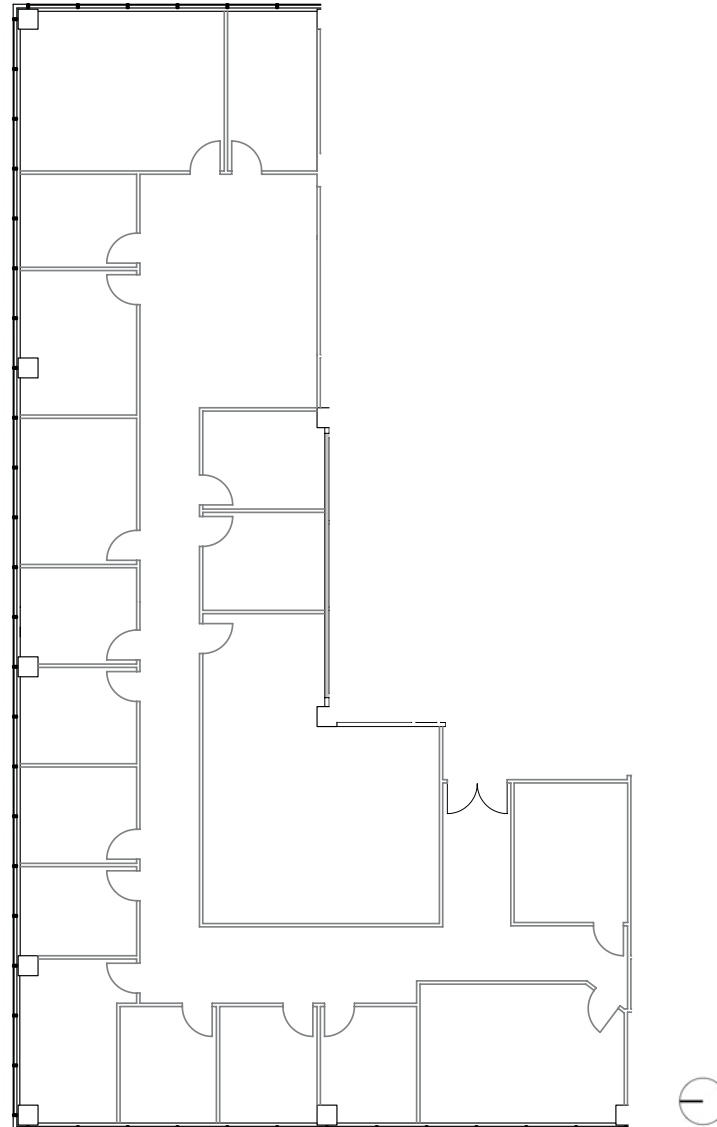
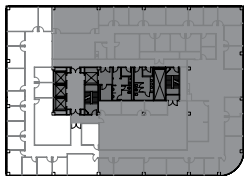
Fully furnished opportunity

Sweeping views across Old Pasadena
and the San Gabriel Mountains

Available in 90 days



Click to go to availabilities.



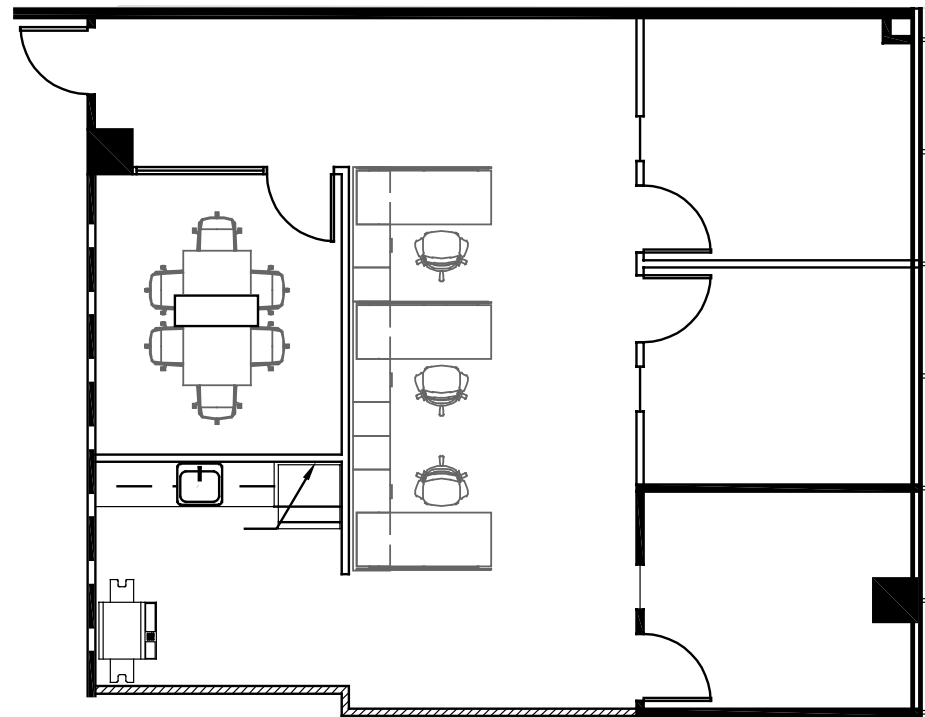
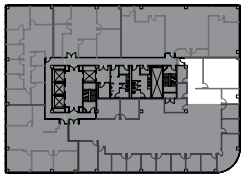
SPEC
SUITE **850****±1,502 RSF**

Coming Soon | As-Built | Southern
exposure featuring open and private
office layouts

Conceptual floor plan. Final configuration subject to
design development and approvals.



Click to go to availabilities.



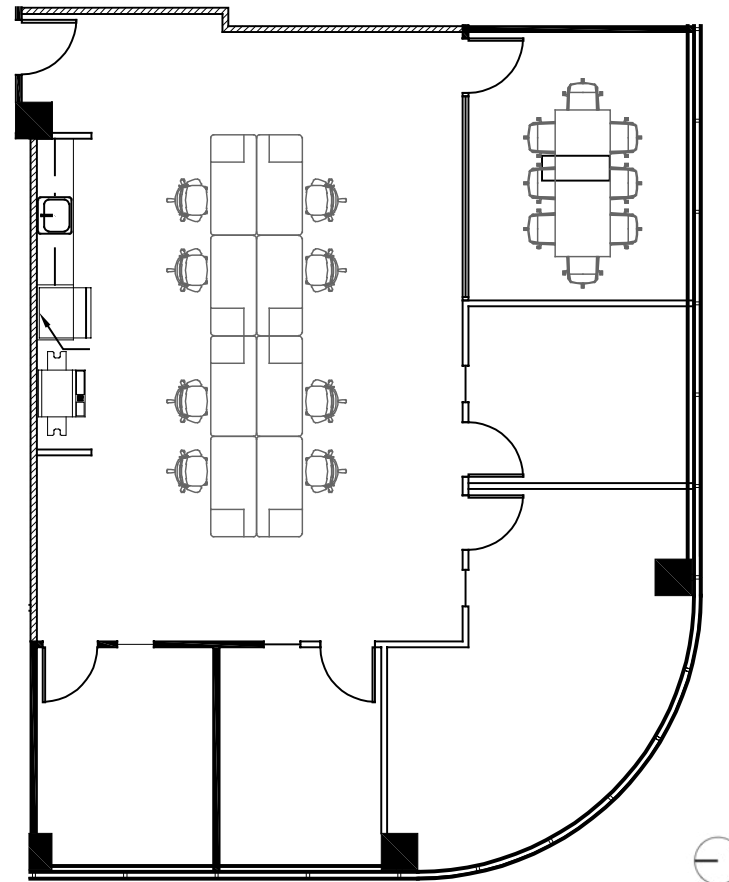
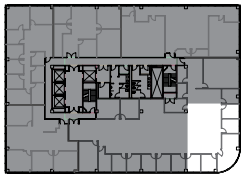
SPEC SUITE
880**±2,167 RSF**

Coming Soon | As-Built | Southwestern
exposure featuring open and private
office layouts

Conceptual floor plan. Final configuration subject to
design development and approvals.



Click to go to availabilities.

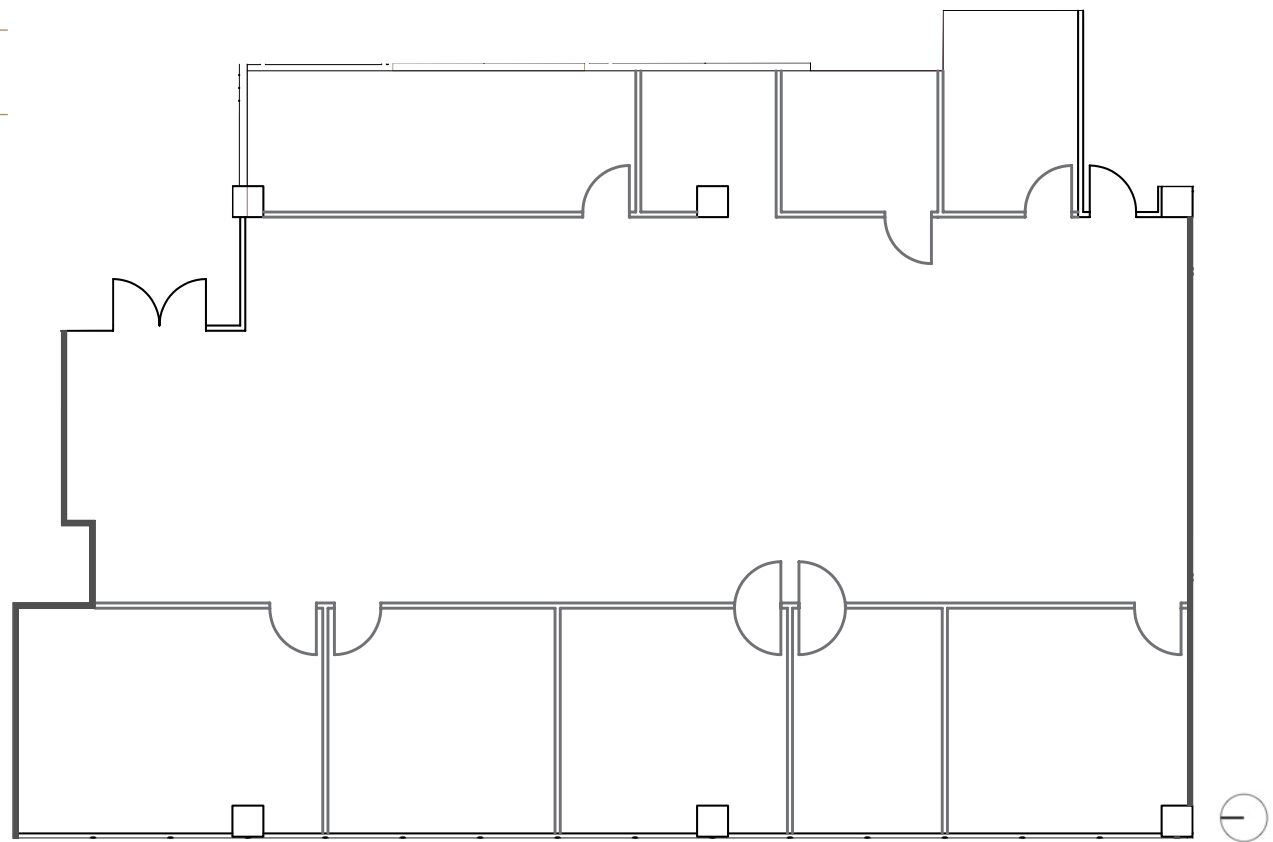
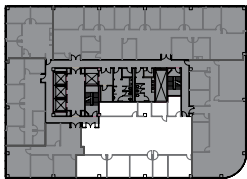


SUITE
925**±4,526 RSF**

West exposure with panoramic Old
Pasadena views



Click to go to availabilities.



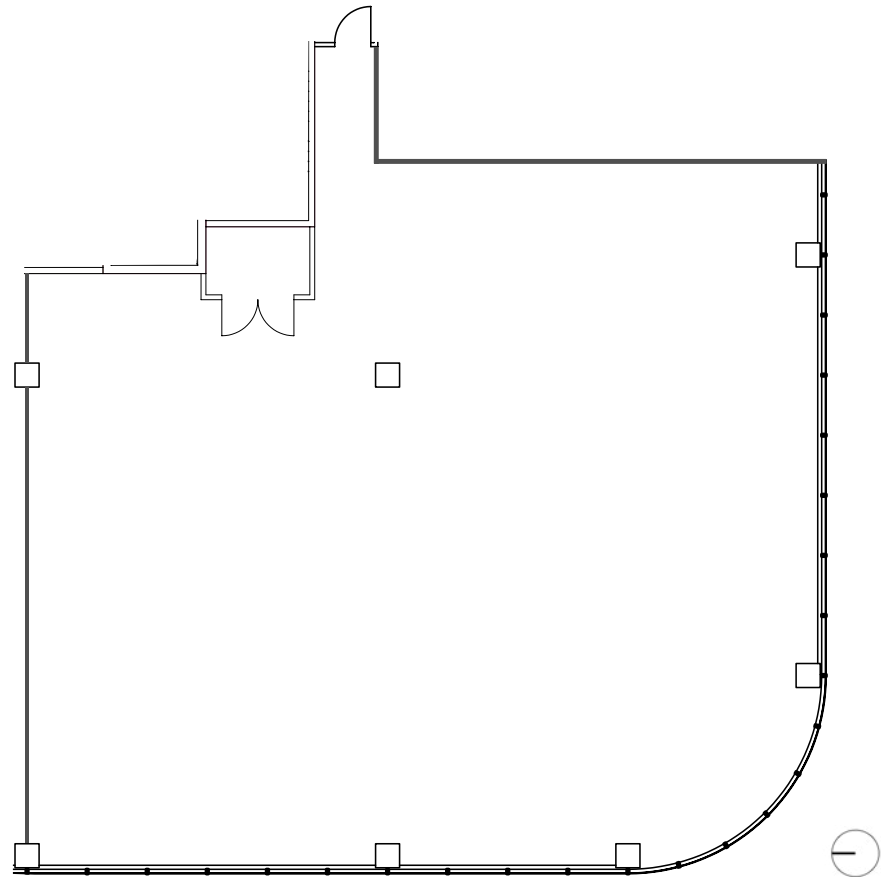
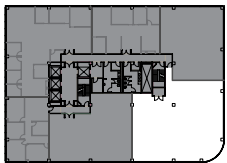
SUITE 1060

±5,087 RSF

Open plan layout with southwest exposure



Click to go to availabilities.



Lake Metro Station



Historic Route 66

S Lake Avenue

70 SOUTH LAKE



Nearby
Amenities

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