



70 S. LAKE AVENUE

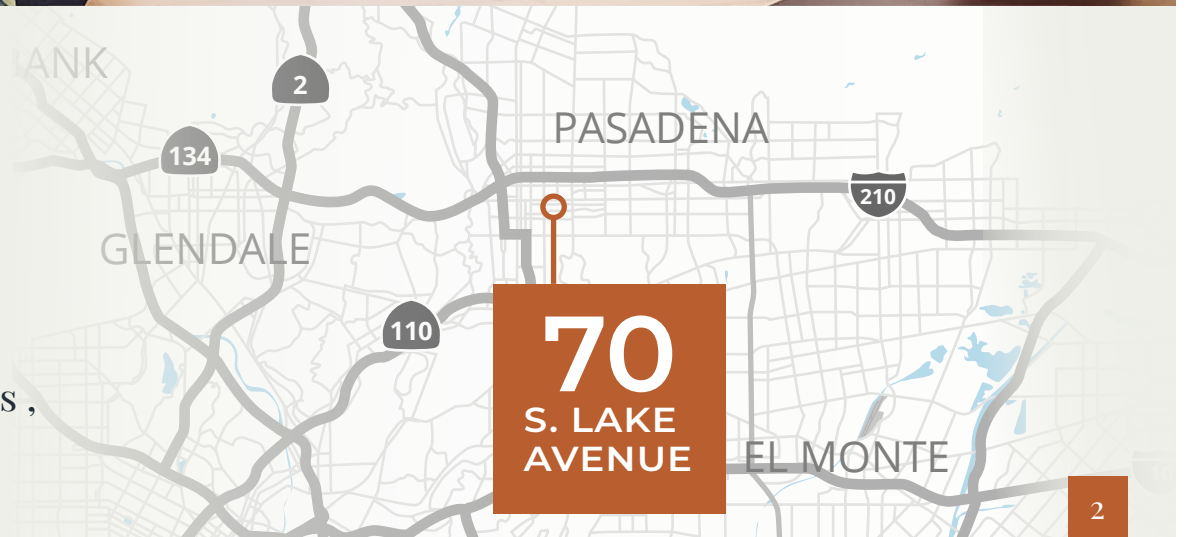




CLASS A OFFICE BUILDING

In prime location of central
business district

—
Walkable amenities, restaurants,
and retail





WHY 70 S. LAKE AVENUE ?



Parking: 3/1000

Monthly Parking Rates:

Reserved \$169 | Unreserved \$100 | Tandem \$90



Class A Office Building Located on South Lake Avenue



Upcoming Building Interior Renovations



Offering Various Sized Move-In Ready Suites



Unique Penthouse Suite on the 11th Floor with Usable Balcony Space



Unobstructed Views of Downtown Pasadena and San Gabriel Mountains



Within walking distance to many area restaurants and retail establishments



70 S. Lake Avenue



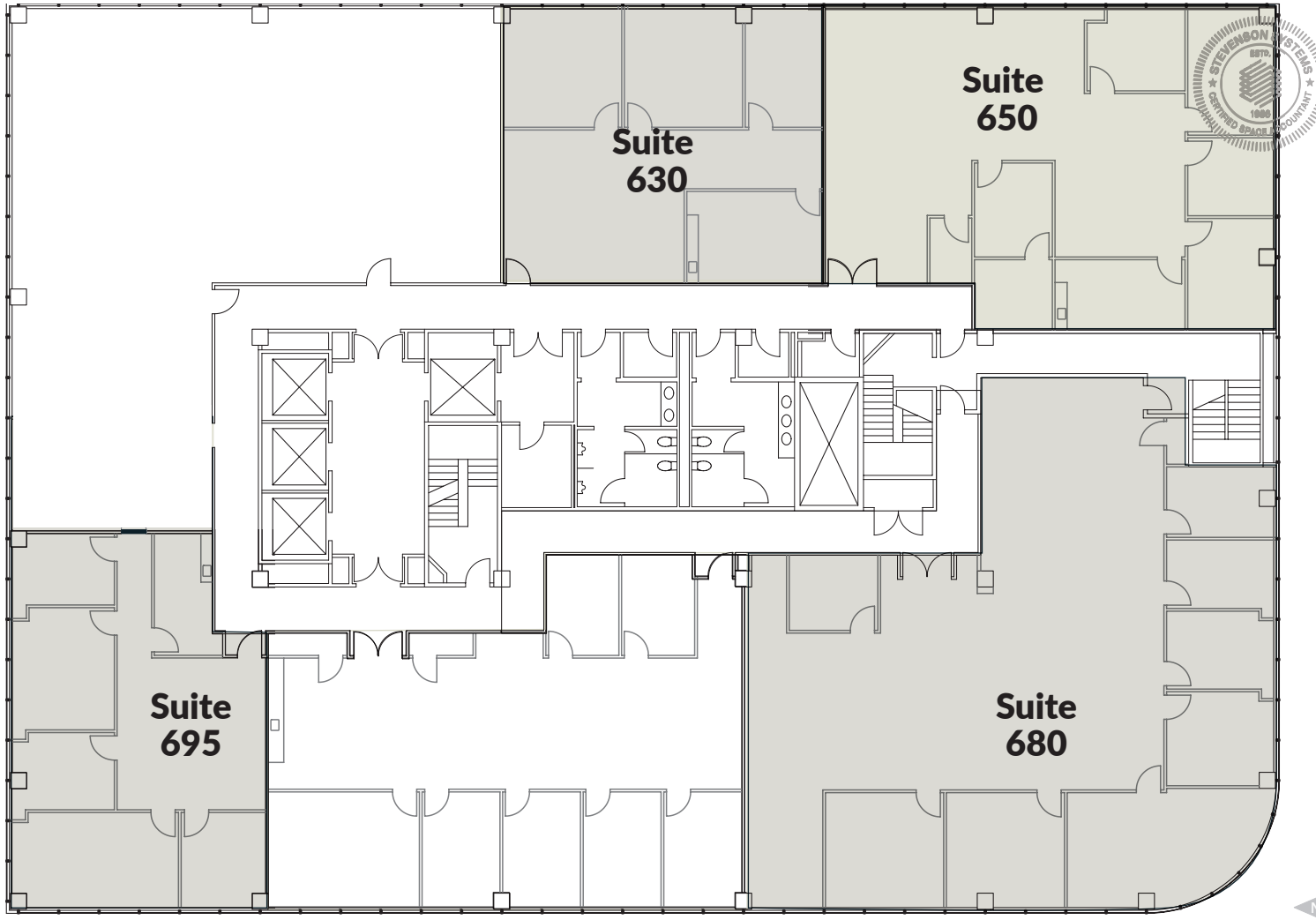
70 S. Lake Avenue

WHAT'S AVAILABLE?

Suites	RSF	Availability	Asking Rate	
630	1,837	Vacant	\$3.25 FSG	
650*	2,879	Vacant	\$3.25 FSG	*Contiguous for 4,716 RSF
680	4,742	Vacant	\$3.25 FSG	
695	2,122	Vacant	\$3.25 FSG	
800	8,213	Vacant	\$3.25 FSG	
900	1,728	Vacant	\$3.25 FSG	
927	2,865	April 2025	\$3.25 FSG	
1000	8,028	Vacant	\$3.25 FSG	
1100	13,215	Vacant	\$3.25 FSG	Full Floor



6TH FLOOR PLAN

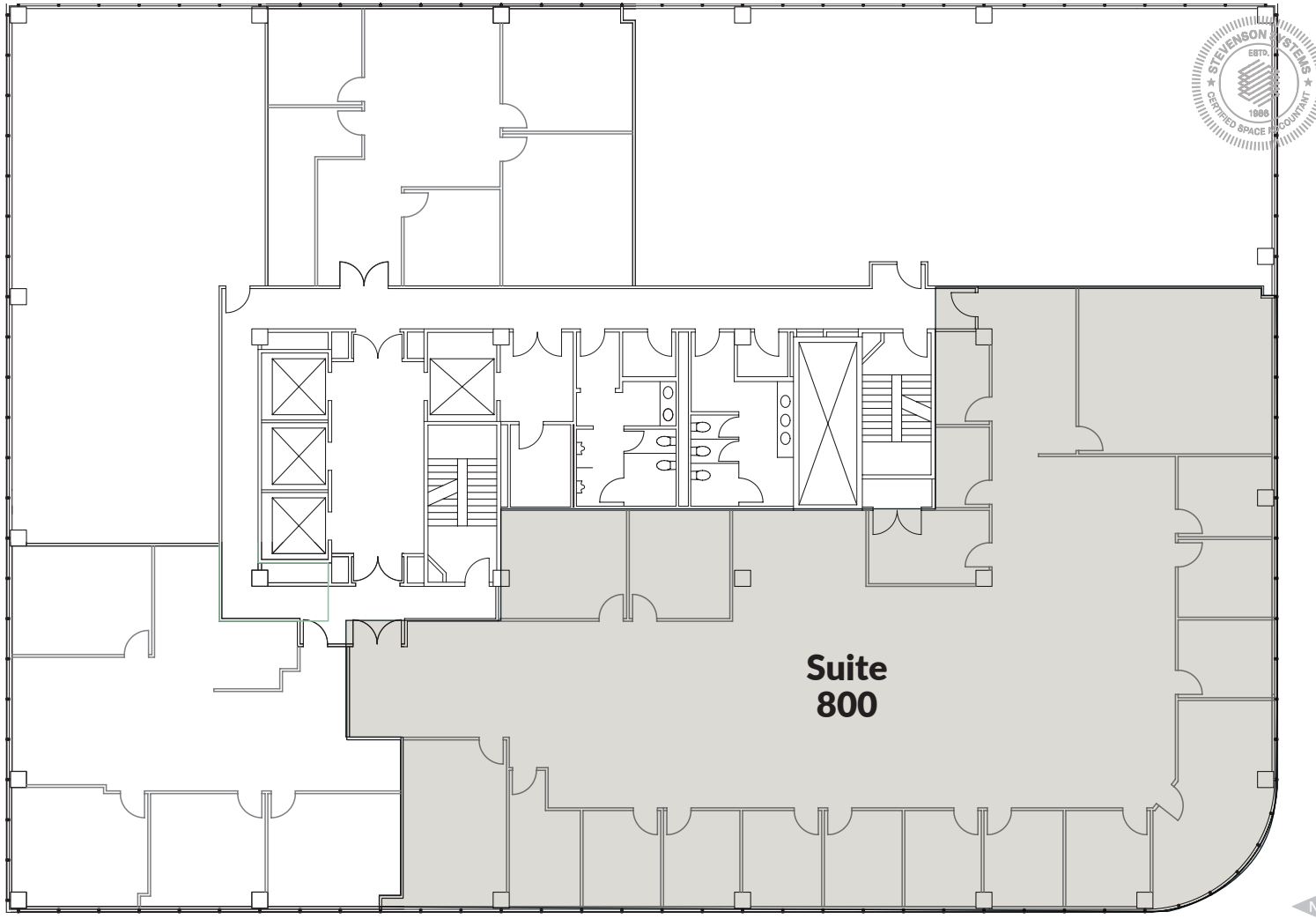


Available Suites

- Suite 630 - 1,837 RSF*
- Suite 650 - 2,879 RSF*
- Suite 680 - 4,742 RSF
- Suite 695 - 2,122 RSF

*Contig. 4,716 RSF

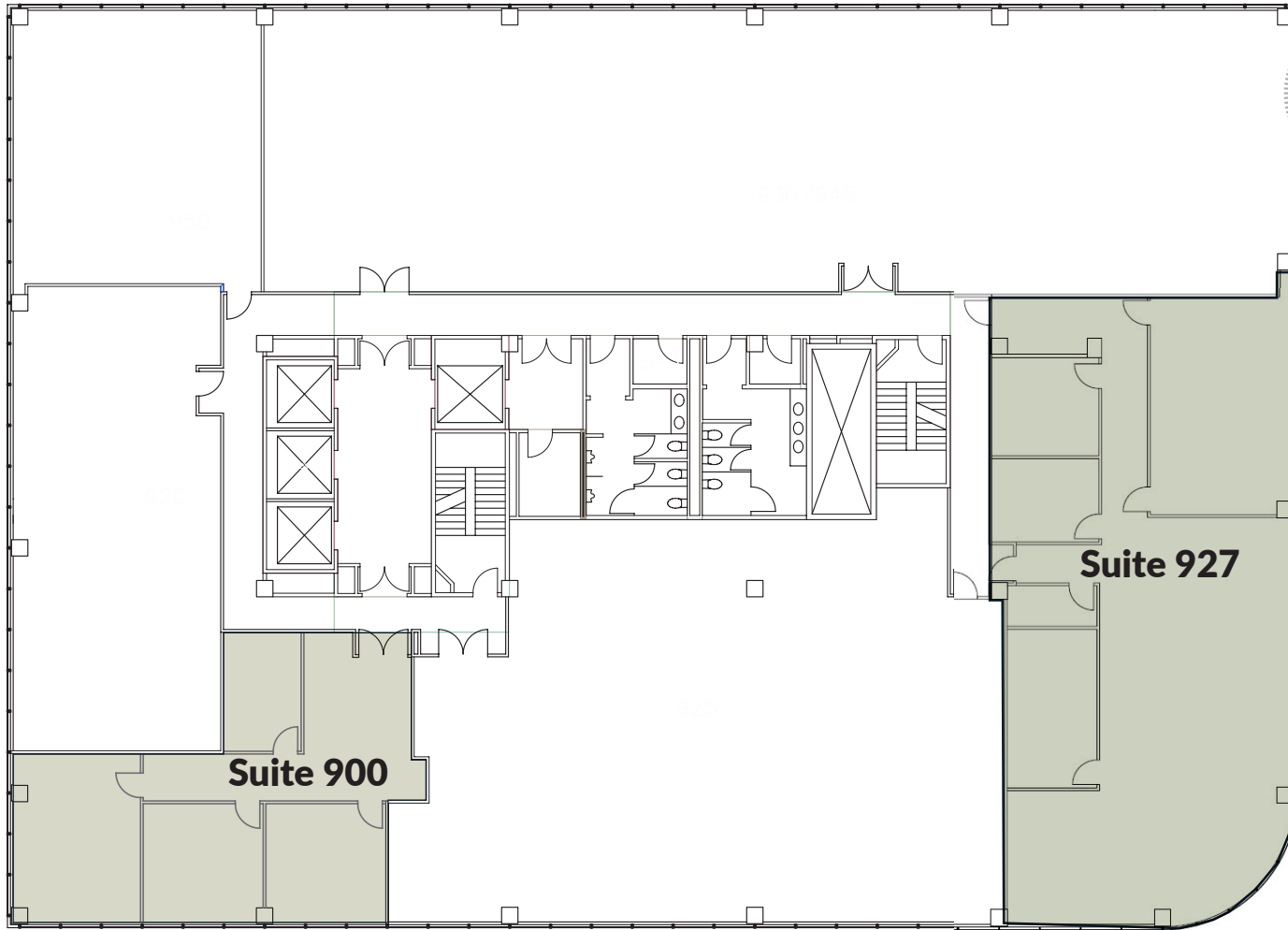
8TH FLOOR PLAN



Available Suites

Suite 800 - 8,213 RSF*

9TH FLOOR PLAN

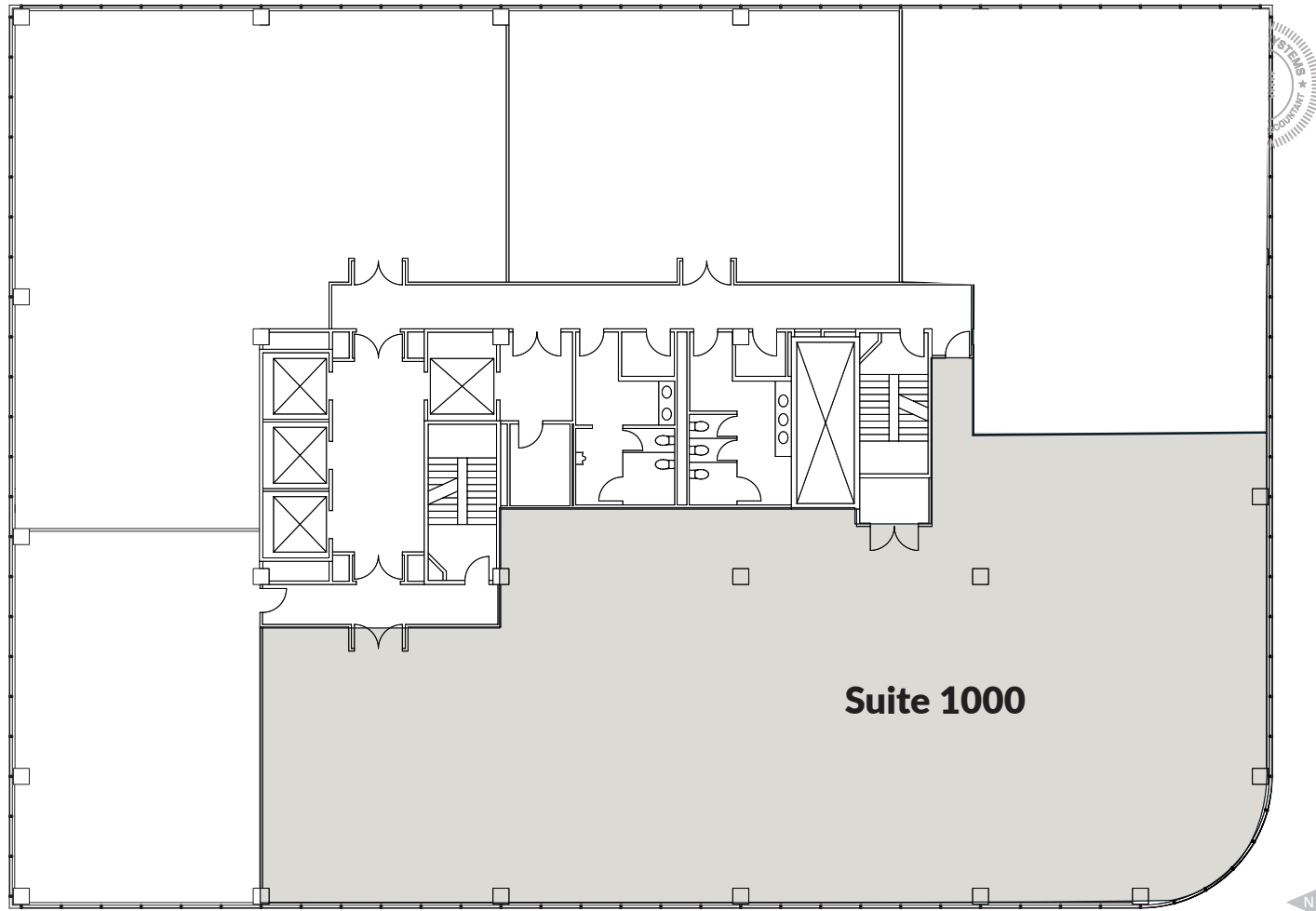


Available Suite

Suite 900 - 1,728 RSF
Suite 927 - 2,865 RSF*

**Available April 2025*

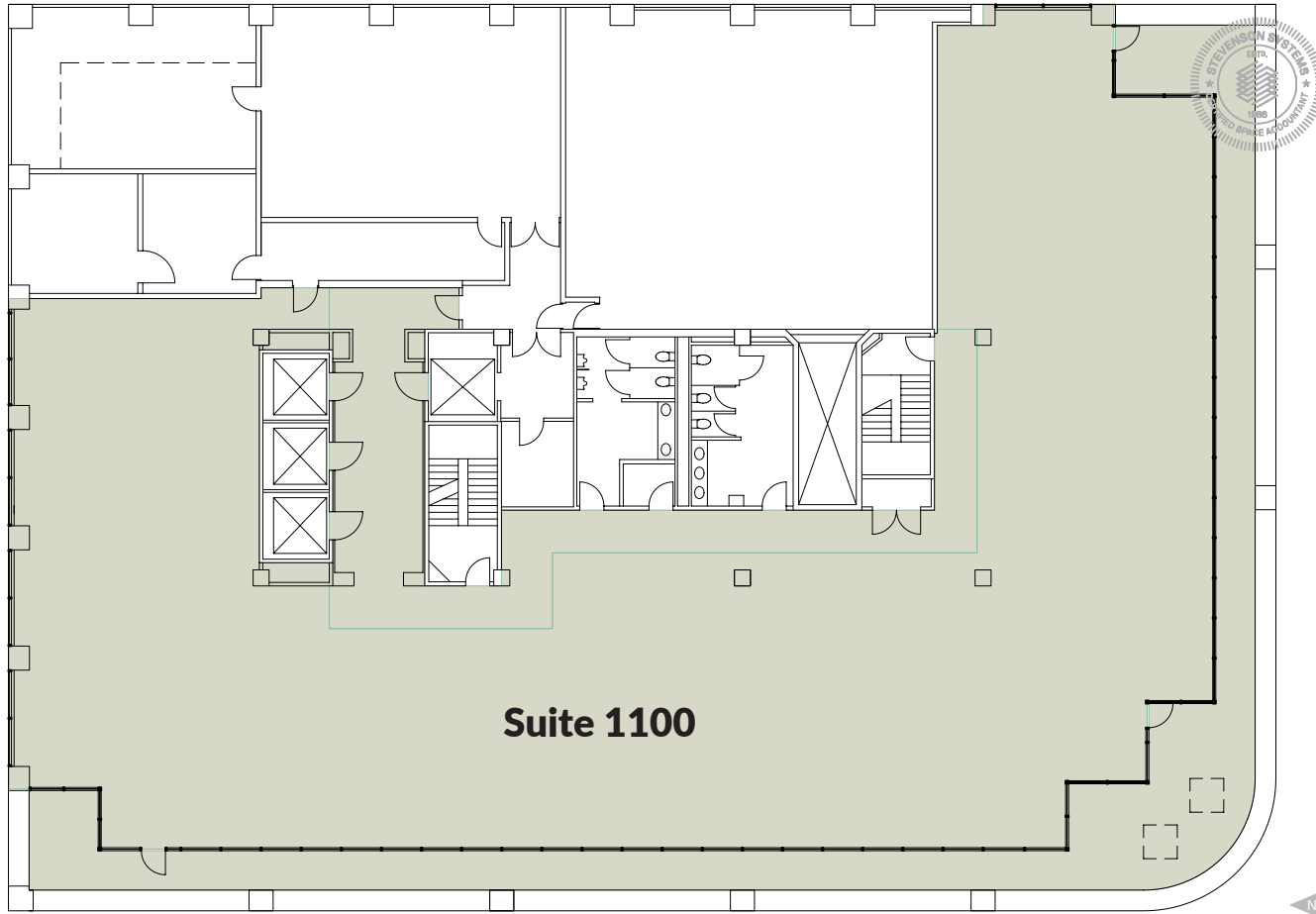
10TH FLOOR PLAN



Available Suite

Suite 1000
8,028 RSF

11TH FLOOR PLAN



Available Suite

Suite 1100
13,215 RSF

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S. LAKE
AVENUE