

PASARROYO



A CAMPUS WHERE
COMMUNITY THRIVES
IN PASADENA

Office Space for Lease

201-283 S. Lake Avenue | Pasadena, CA

WELCOME TO PASADENA

Where everything you need to be successful
is in close proximity



[City of Pasadena Economic Development](#)

[South Lake Avenue](#)

[Pasadena Magazine](#)

PREMIER NEIGHBORS



Top School Districts:

La Cañada | San Marino | South Pasadena | Sierra Madre

Distance to DTLA:
12 miles

AMENITIES TOO GREAT TO COUNT

BARRY'S **DUNKIN'** **CITI** **SOULCYCLE**

Mendocino Farms **EREWHON** **GRAVILLE** **TRADER JOE'S**

LA FITNESS. **CAVA** **URBAN PLATES**

Centrally located along South Lake Avenue in a bustling neighborhood known for its vibrant energy and welcoming charm, this area offers the best amenities in Pasadena. Whether you need a meal, groceries, or a workout, everything is just footsteps away. The incredible walkability and surface parking lots along Lake provide easy access and convenience.

Pasadena is easily accessible to the best talent and the San Gabriel Valley's most highly educated labor base. Some of the nation's top academic institutions (CalTech, USC, UCLA) are minutes away and breed success.

Caltech

0.5 Miles - 3 minutes

 KAISER PERMANENTE.
SCHOOL OF MEDICINE
0.7 Miles - 3 minutes

Glendale

8.5 miles - 15 minutes

DTLA
11 miles - 25 minutes

ArtCenter

5.4 Miles - 12 minutes

 **Jet Propulsion Laboratory**
California Institute of Technology

6.2 Miles - 10 minutes

Burbank Airport

17 miles - 35 minutes

NEARBY AMENITIES



S Lake Ave

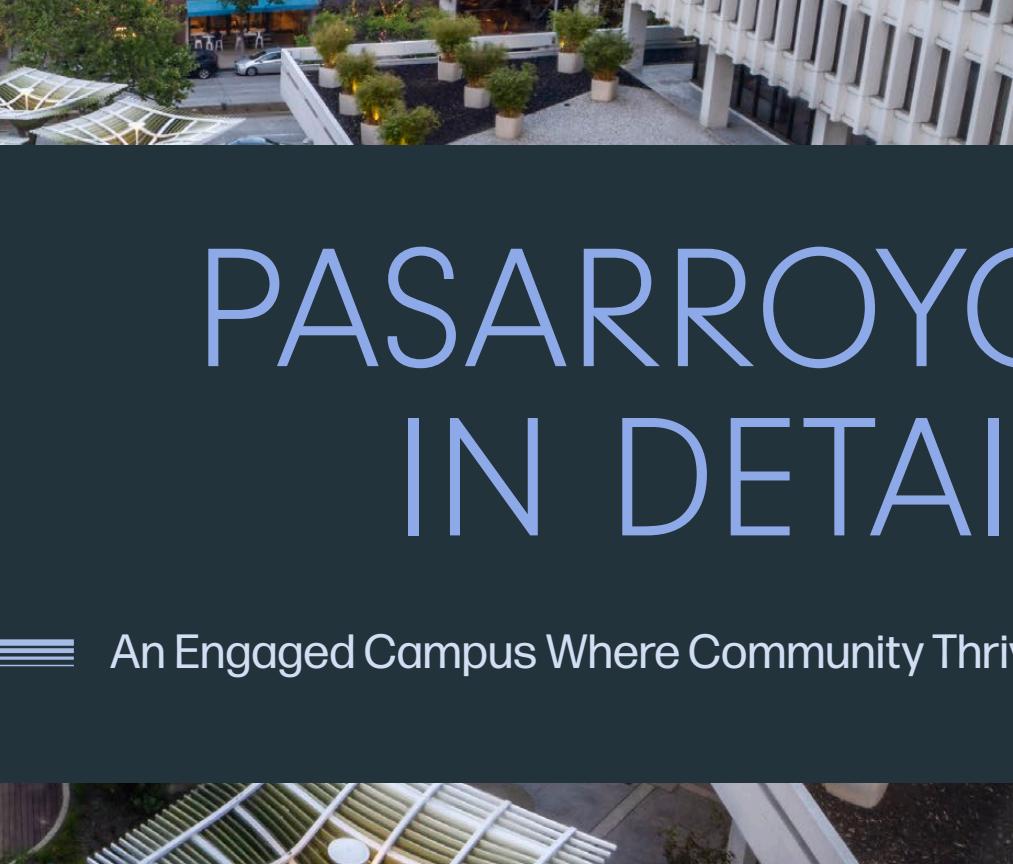
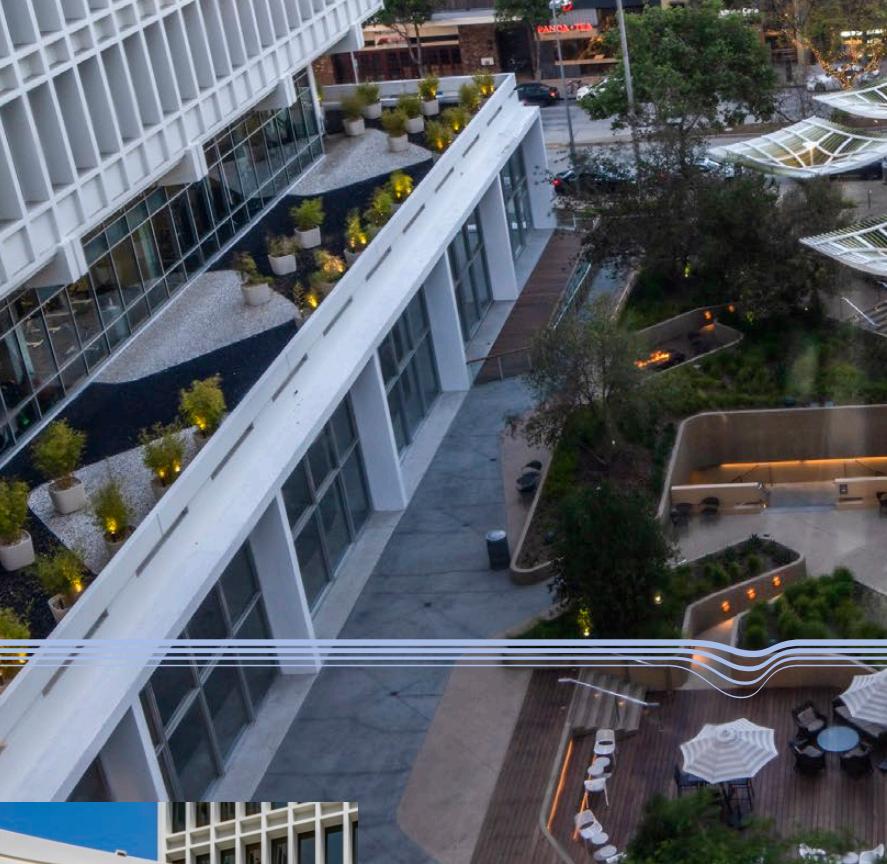


E Colorado Blvd



E Del Mar Blvd

E California Blvd



PASARROYO IN DETAIL

An Engaged Campus Where Community Thrives



- » Class A 4-building campus complex
- » Office space available for lease, from ±1,400 to 30,000 RSF
- » Campus features a 60,000 SF landscaped main plaza for work and relaxation
- » State-of-the-art, on-site conference and event center, complimentary for tenants
- » 3.0/1,000 Parking
Unreserved: \$95.00/pass/month
Reserved: \$140.00/pass/month
- » Tenant portal enables easy, free, first-come, first-served booking of on-site amenities
- » Vibrant and engaged tenant community supported by frequent on-site events
- » Responsive, friendly on-site property management

SITE PLAN

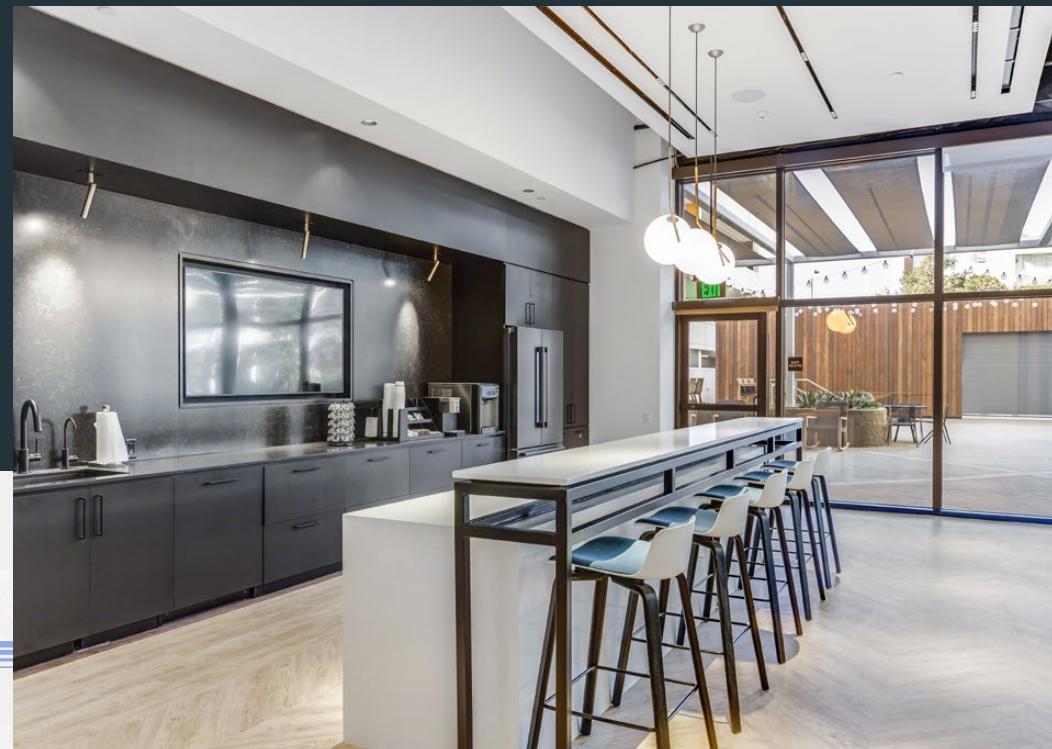
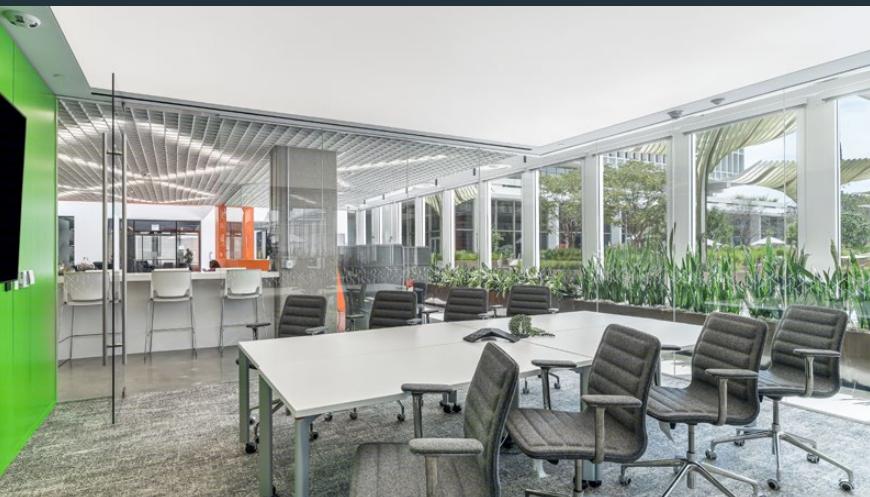


Click for Availabilities

ELEGANT FIRST IMPRESSIONS

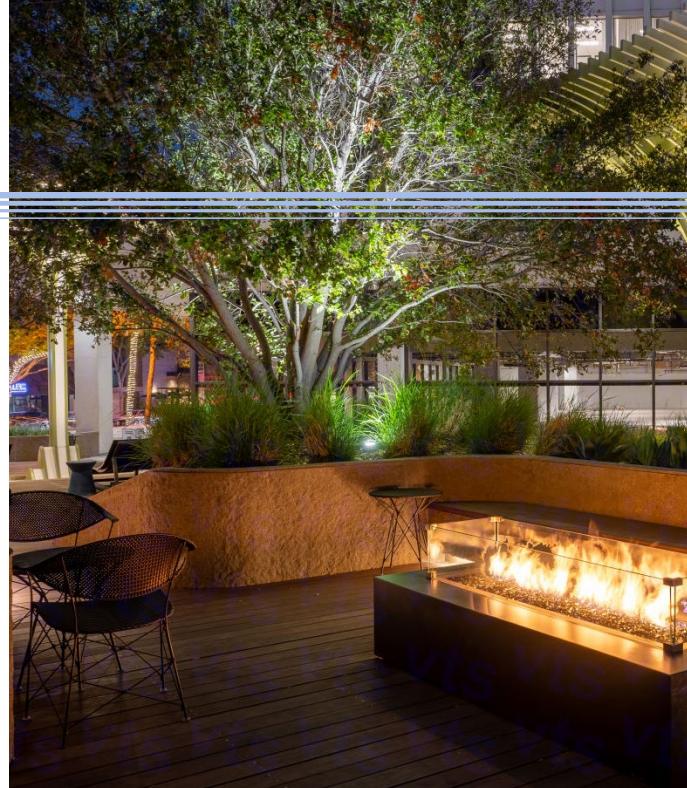
Our stunning lobbies create a warm, welcoming atmosphere that makes your visitors and clients feel right at home.

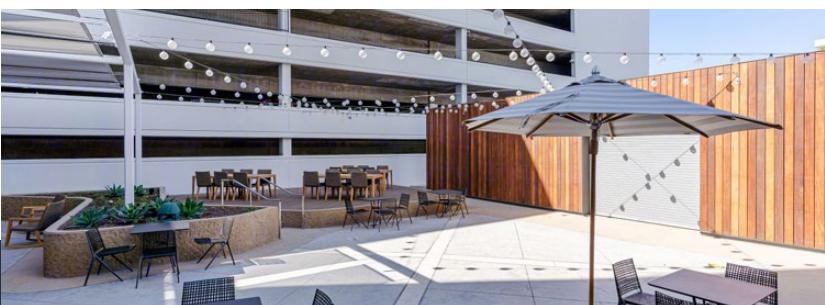
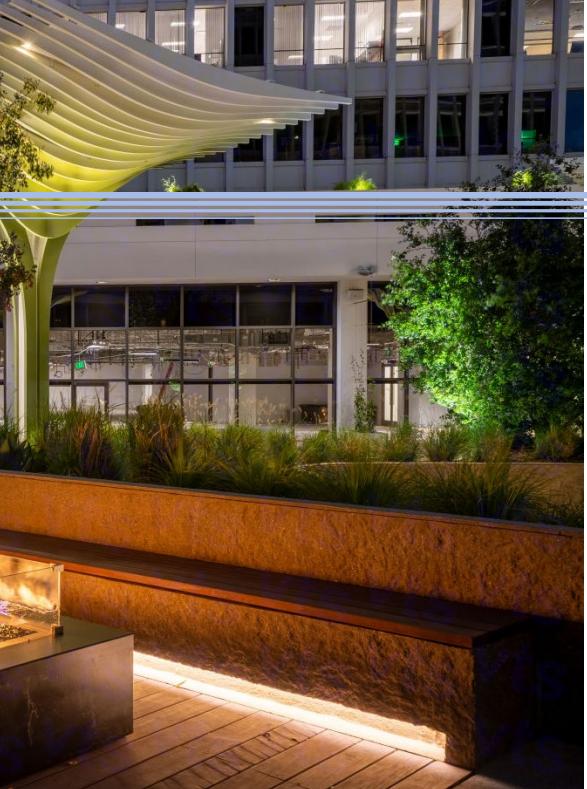


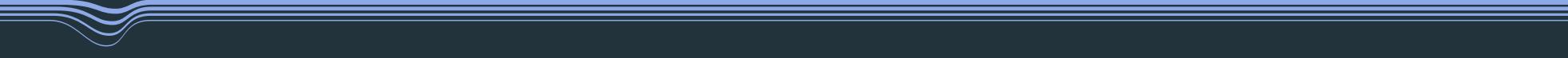


BALANCED LIVING WITH OUTDOOR OPTIONS

Foosball | Darts | On-Site Retail and Fitness |
Corn Hole & Bocce | Ping Pong | Hammock | Lush Landscaping |
Wi-Fi Throughout the Campus | Resort Style Seating |
Engaging Community Events Schedule







RESPONSIVE & RESPECTED OWNERSHIP



Ownership & Partner

HEITMAN

- » 50+ Years of Experience
- » Proactive Industry Leaders
- » Expertise-Driven Collaborative Dealmakers
- » \$49B of Assets Under Management

Property Management

AVISON YOUNG

- » Best-in-Class Management Team
- » Concierge Services for You and Your Team
- » Robust Tenant Experience Program
- » Full-Time Engineering, Security and Janitorial Teams
- » Construction Management Services

Project Architect

KLAWITER

INTERIOR PLANNING AND DESIGN

- » 30+ Years of Interior Planning Expertise
- » Allows You to Focus on Your Core Business

SYNERGY WITH FRIENDLY NEIGHBORS

 INDUSTRIOUS

Industrious offers flexible workspace solutions on-site, perfect for startups and growing businesses.

Neighboring Tenants Who Call Pasarroyo Home:



NORTHERN
TRUST



UBS

Primer

 WEDBUSH



BITCO INSURANCE COMPANIES



THE AGENCY



TOKIO MARINE

JPMorganChase

 KROST

charles SCHWAB

Friends and Industry Professionals Who Call Pasadena Home:



ArtCenter



idealab®



Raytheon
Technologies



BLUEBEAM®
A NEUMETIS®



ACCO
engineered
systems



NEW
YORK
LIFE



PRIMECAP
ODYSSEY FUNDS



Caltech



NASA
Jet Propulsion Laboratory
California Institute of Technology



BANK OF AMERICA



KAISER PERMANENTE.
SCHOOL OF MEDICINE



Whittier Trust



WESTERN ASSET
A Franklin Templeton Company

On-Site Restaurants and Retail:

DUNKIN'

**URBAN
PLATES**



CITI

PASARROYO



Office Space for Lease

201-283 S. Lake Avenue | Pasadena, CA

Integrated Advisory Services Team

Colliers

ANNEKE GRECO
LIC. #01390030
+1 818 334 1865
anneke.greco@colliers.com

DANNY REDELL
LIC. #02141509
+1 818 334 1853
danny.redell@colliers.com

MATTHEW HEYN
LIC. #01306148
+1 818 334 1860
matt.heyn@colliers.com

CAITLIN HOFFMAN
LIC. #01935762
+1 818 334 1850
caitlin.hoffman@colliers.com

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