



PASARROYO



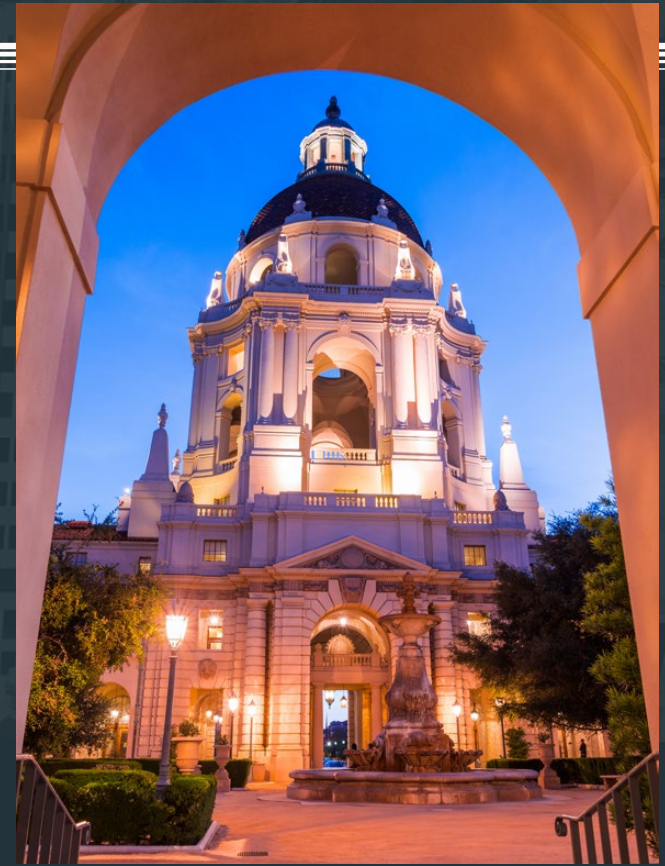
A CAMPUS WHERE COMMUNITY THRIVES IN PASADENA

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



AMENITIES TOO GREAT TO COUNT

BARRY'S

DUNKIN'

CITI

SOULCYCLE

Mendocino
Farms

EREWON

GRAINVILLE

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

 ArtCenter
5.4 Miles - 12 minutes

 Jet Propulsion Laboratory
California Institute of Technology
6.2 Miles - 10 minutes

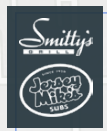
Glendale

8.5 miles - 15 minutes

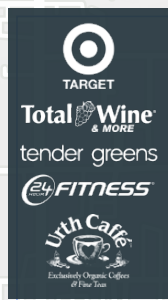
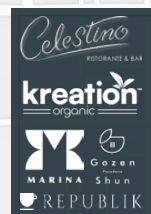
DTLA
11 miles - 25 minutes

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 $\pm 1,400$ 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

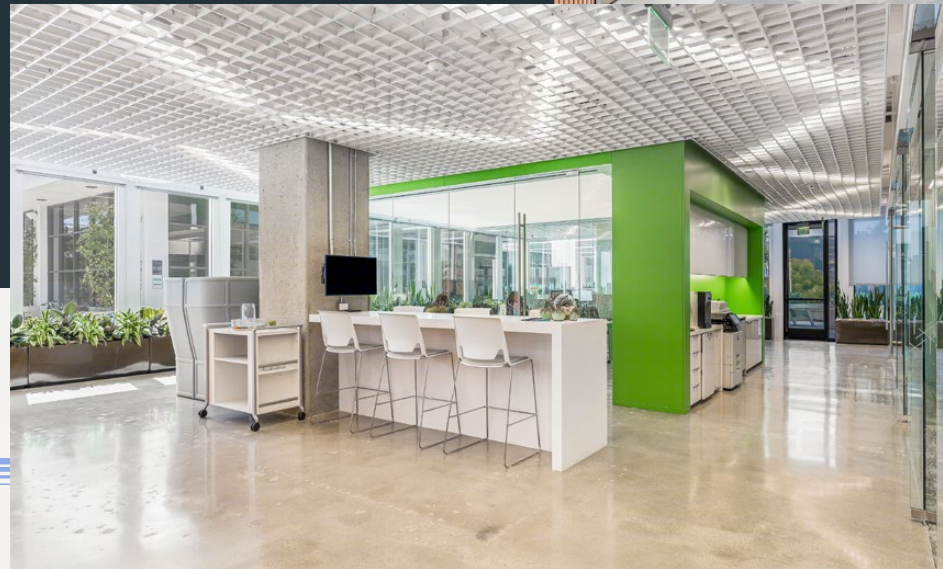
SITE PLAN

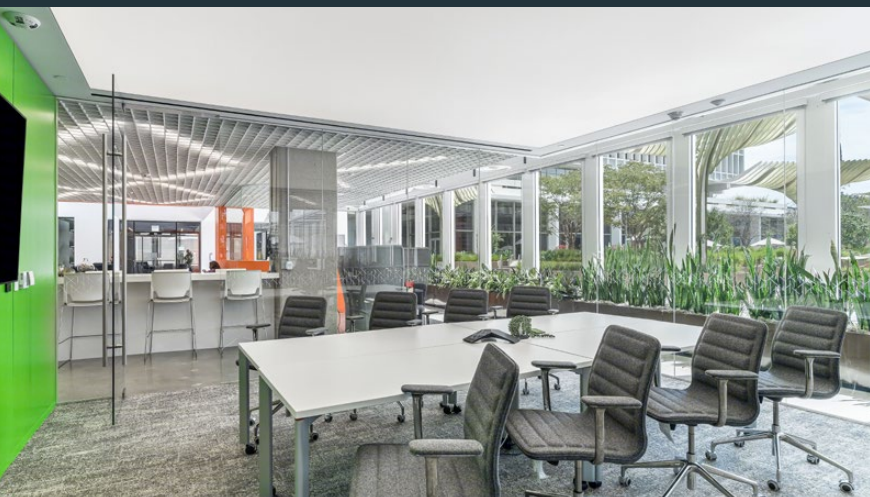


[Click for Availabilities](#)

ELEGANT FIRST IMPRESSIONS

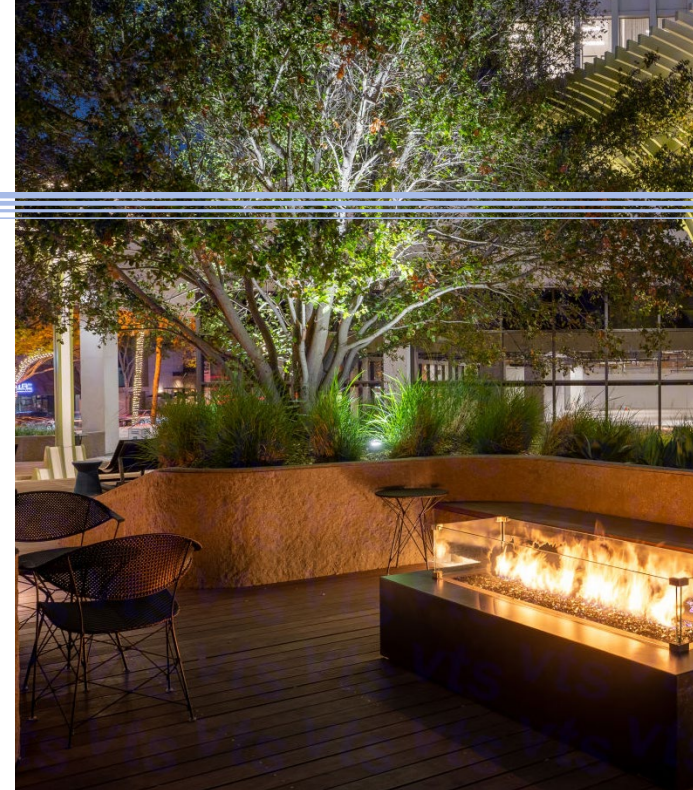
Our stunning lobbies create a warm, welcoming atmosphere that makes your visitors and clients feel right at home.

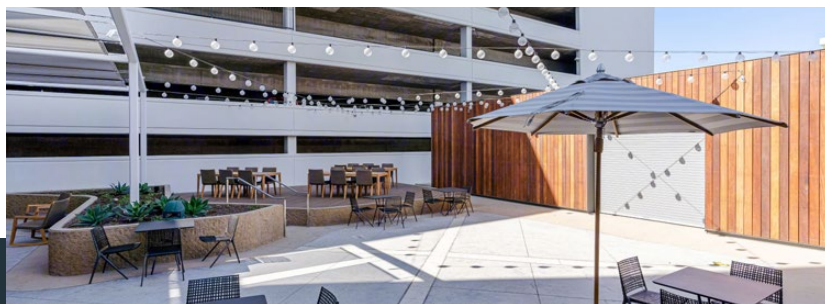




BALANCED LIVING WITH OUTDOOR OPTIONS

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

Neighboring Tenants Who Call Pasarroyo Home:



charles SCHWAB

Friends and Industry Professionals Who Call Pasadena Home:



On-Site Restaurants and Retail:

DUNKIN'

URBAN PLATES



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