

70 SOUTH LAKE

**Premier, Class
A Office Space
for Lease**

PASADENA, CALIFORNIA

\$3 PSF

**1ST YEAR
TEASER RATE***

\$3 PSF

BROKER BONUS**

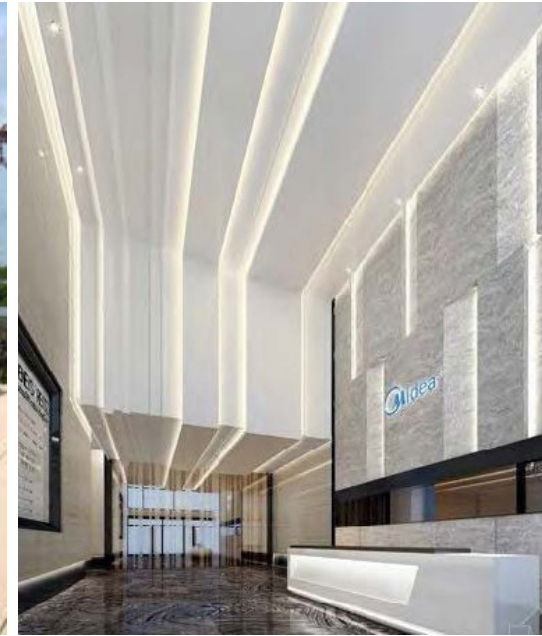
\$2 PSF

**TENANT
RELOCATION
ALLOWANCE****

**km Kidder
Mathews**

*SUBJECT TO MARKET ADJUSTMENT THEREAFTER **FOR QUALIFIED TENANTS, TERMS AND NEW LEASES

70 SOUTH LAKE



Reintroducing the Crown Jewel of the Crown City

11-story, Class-A office building

Located in the heart of the South Lake Avenue District

Easy walk to abundant restaurants and retail amenities

Upcoming building renovations

Move-in ready spec suites available

PARKING

3/1,000 ratio

MONTHLY RATES

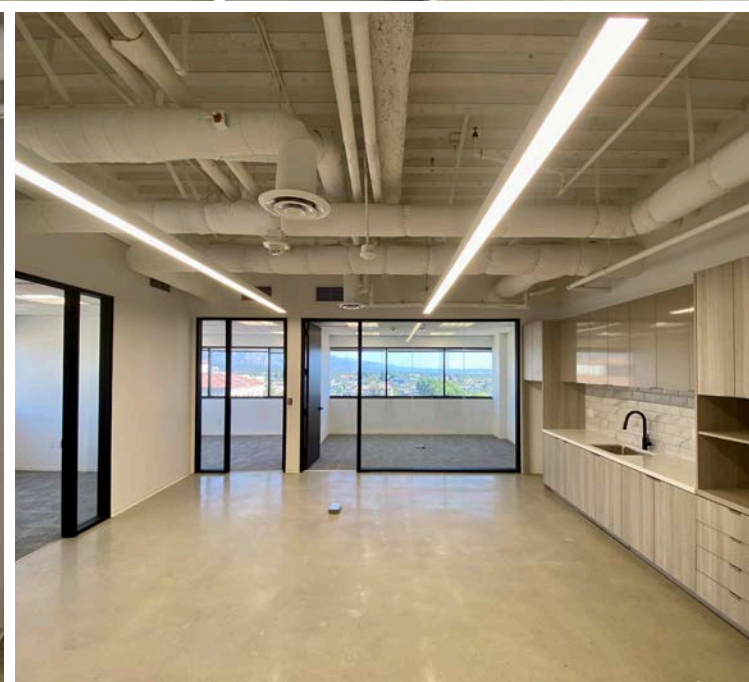
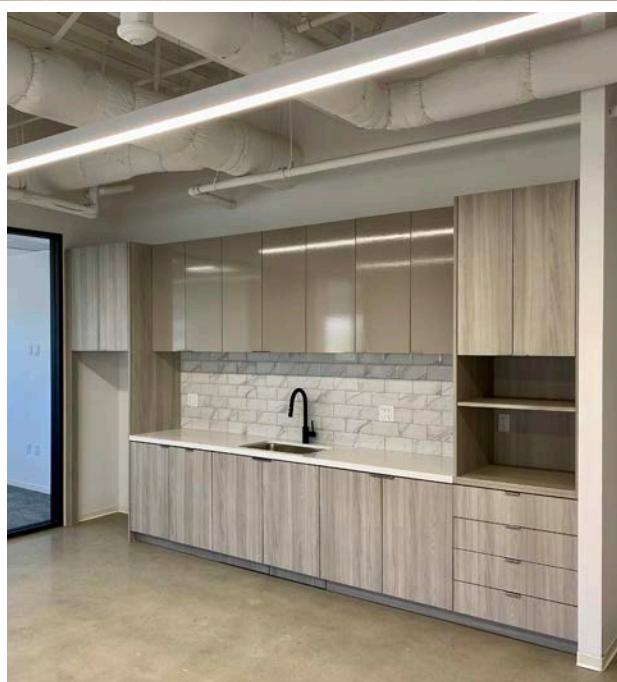
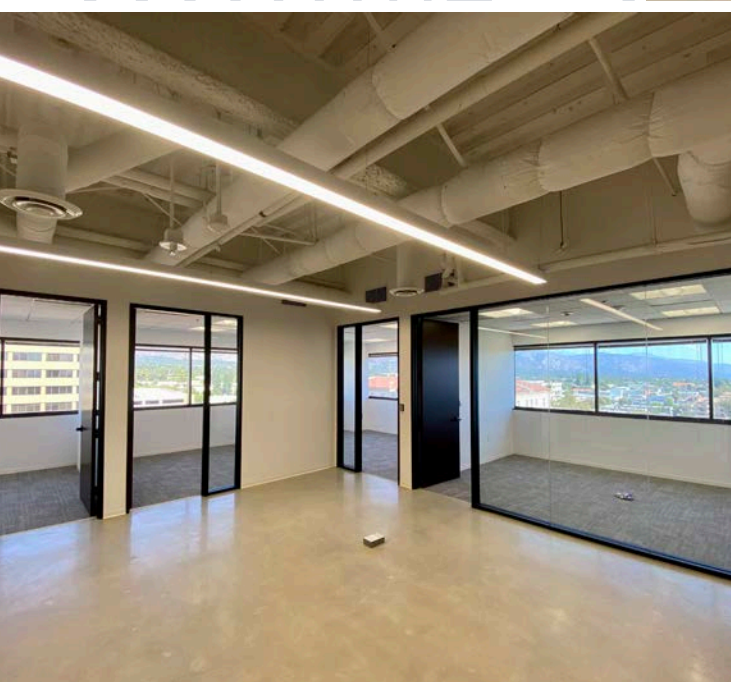
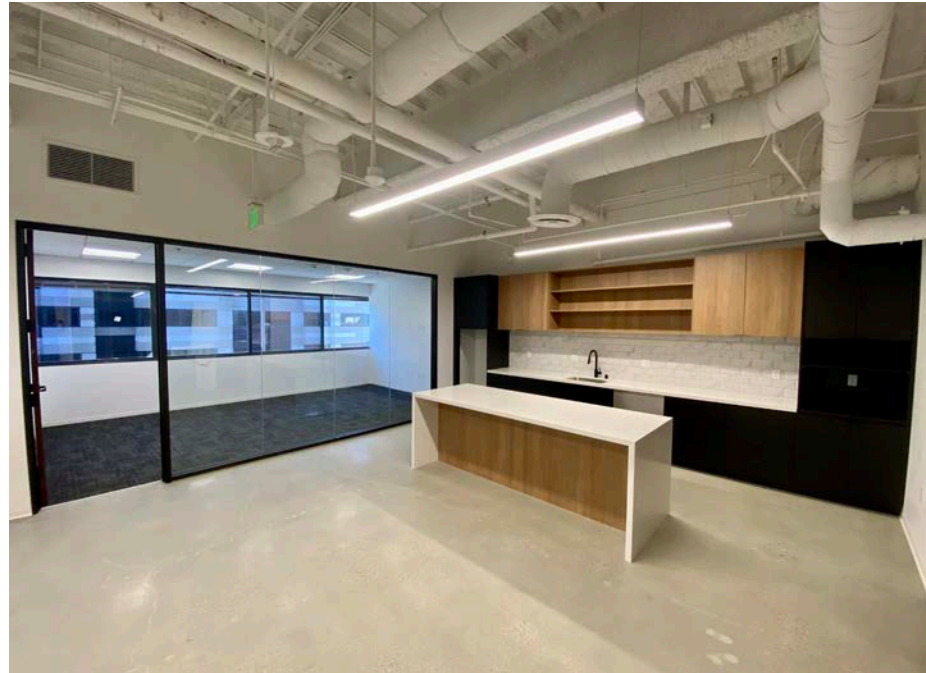
\$100 unreserved

\$90 tandem

\$170 reserved

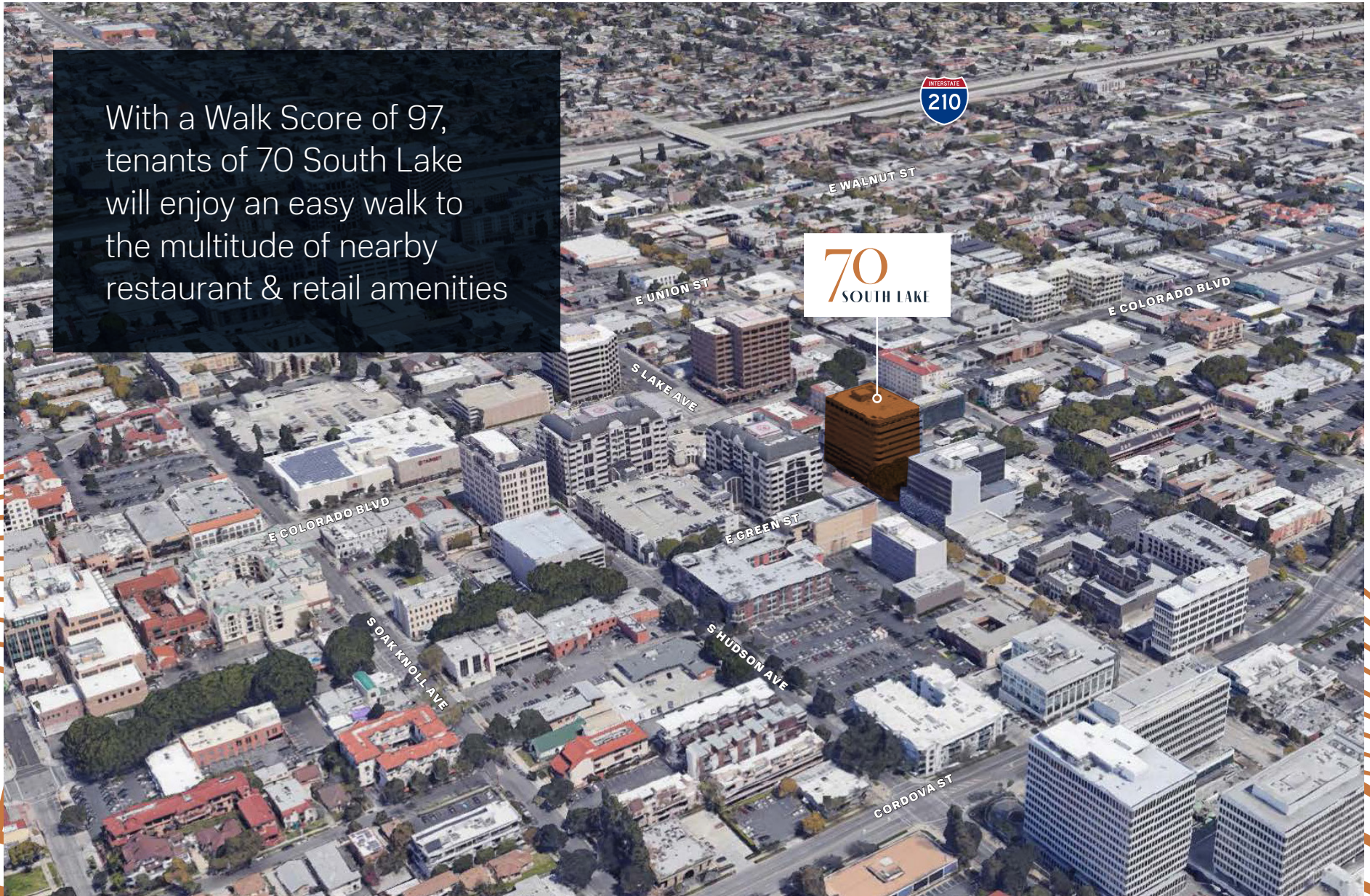
70
SOUTH LAKE

Move-In
Ready
Spec Suites
Available



70 SOUTH LAKE

With a Walk Score of 97, tenants of 70 South Lake will enjoy an easy walk to the multitude of nearby restaurant & retail amenities



70 SOUTH LAKE

RESTAURANTS

- 01 Chipotle
- 01 Coffee Bean & Tea Leaf
- 01 Hamburger Hamlet
- 01 Jamba Juice
- 01 Jersey Mike's Subs
- 01 Lemonade
- 01 Mediterranean Cafe
- 01 Panda Express
- 01 Smitty's
- 02 Avanti Cafe
- 02 Baskin Robbins
- 02 Bistro 45
- 03 Cataloop
- 03 Noda Sushi
- 03 Subway
- 03 Winchell's Donut House
- 04 Celestino's
- 05 Corner Bakery
- 06 Einstein Bros. Bagels
- 07 Europe Bakery/Cafe
- 08 Green Street Restaurant
- 09 Lovebirds
- 10 Peets Coffee
- 11 Pie & Burger
- 12 Pumpernickel
- 13 Real Food Daily
- 14 Urban Plates
- 15 Starbucks

RETAIL

- 16 Aaron Brothers
- 16 Anthropologie
- 16 Men's Warehouse
- 17 Ann Taylor
- 17 The Children's Place
- 17 Macy's
- 17 Paul Martin's
- 17 Pottery Barn Kids
- 17 Smith & Hawken Talbots
- 17 TJ Maxx
- 18 Antiques & Design
- 19 Break Thru Fitness
- 20 Carroll & Company
- 21 Coldwater Creek
- 21 Ross
- 22 Williams Sonoma
- 23 Magnolia's
- 24 Orvis
- 25 Bath & Body Works
- 25 J. Jill
- 25 Lenscrafters
- 25 MAC Cosmetics
- 25 Macy's
- 26 Target
- 27 Walgreens

GROCERY STORES

- 28 Fresh & Easy
- 29 Gelson's
- 30 Pavillions
- 31 Trader Joe's

BANKS

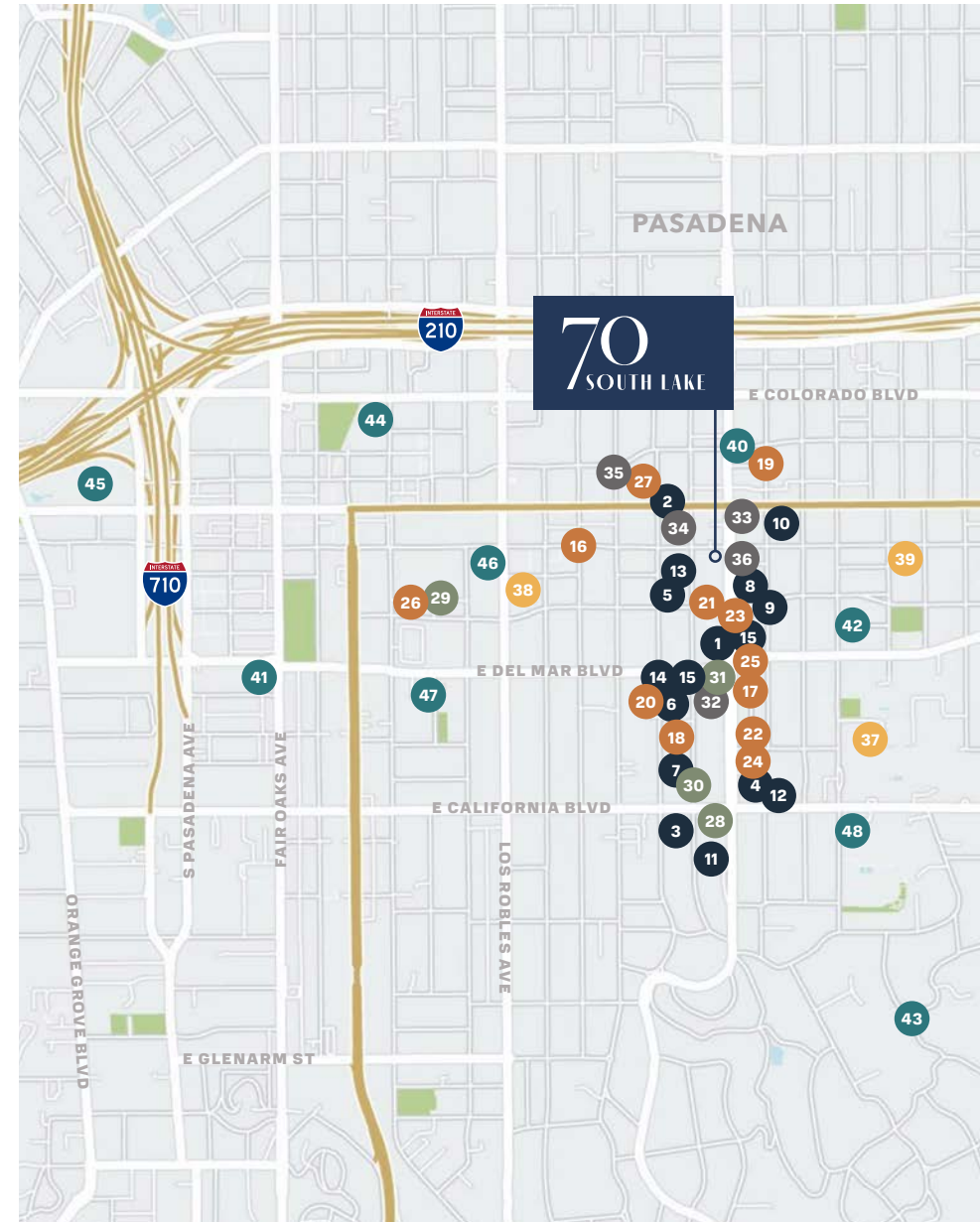
- 32 Bank of America
- 33 Chase
- 34 Citibank
- 35 First Financial
- 36 Wells Fargo

EDUCATION

- 37 California Institute of Tech
- 38 California College of Music
- 39 Pasadena City College

MUSEUMS/CULTURE

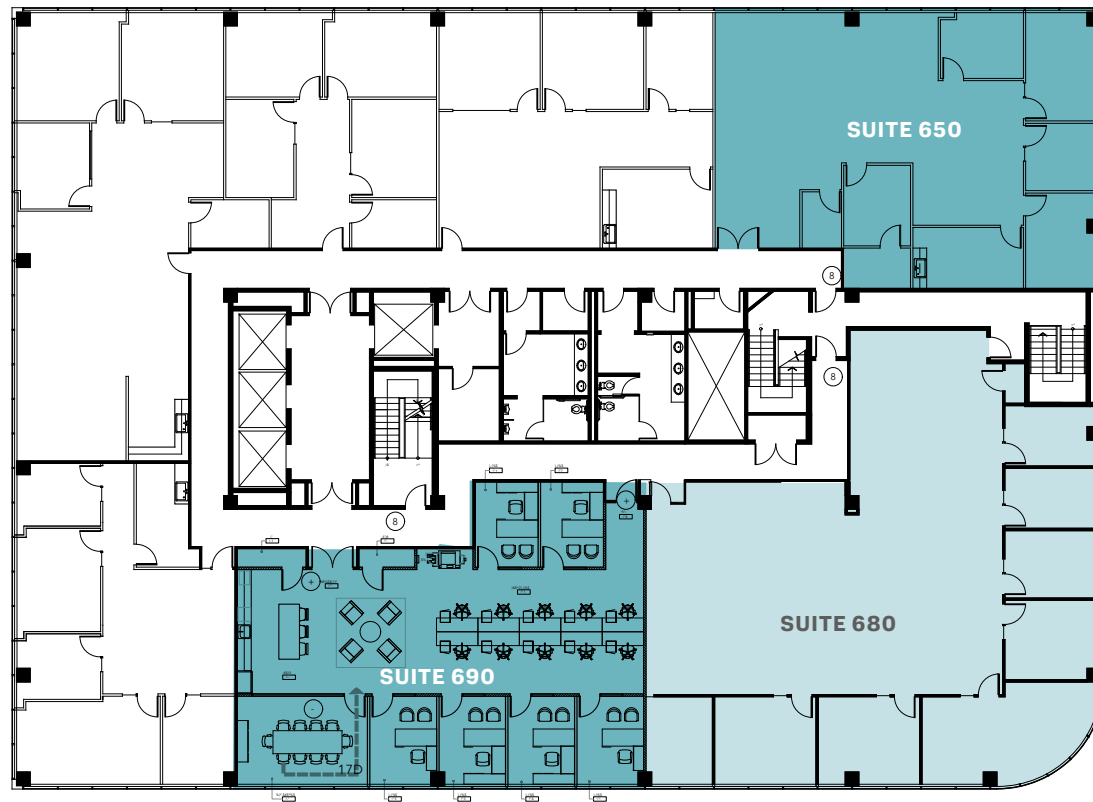
- 40 Boston Court Pasadena
- 41 Central Park
- 42 Grant Park
- 43 Huntington Library
- 44 Memorial Park
- 45 Norton Simon
- 46 USC Pacific Museum
- 47 PAS Convention Center
- 48 Tournament Park



AVAILABILITIES

Suite	RSF	Description
650	2,879	Double-door identity with three window offices, conference room, reception, kitchen, storage and open work area.
680	4,742	Suite customizable to tenant's specifications.
690	3,041	Move-in ready spec suite with creative finishes. Double-door identity off the elevator lobby with four window offices, one conference room, reception, open kitchen, storage and open work area.
800	8,213	Double-door identity off the elevator lobby with twelve window offices, conference room, training room, reception, kitchen, storage and open work area. Suite is divisible. Contiguous with Suite 810 to 10,857 RSF.
810	2,644	Three window offices, conference room, reception, kitchen, and open work area. Contiguous with Suite 800 to 10,857 RSF.
830	2,030	Double-door identity off the elevator lobby with three window offices, conference room, reception, kitchen, storage and open work area.
1000	10,959	Double-door identity off the elevator lobby. Suite is customizable to tenant's specifications. Suite 1000 and Suite 1100 contiguous to 24,174 RSF.
1100	13,215	Top floor of the building with dramatic views and private balcony. Suite 1000 and Suite 1100 contiguous to 24,174 RSF.

Sixth Floor



SUITE 650 | 2,879 RSF

Double-door identity
Three window offices
One conference room
Includes reception, kitchen, storage, open work area

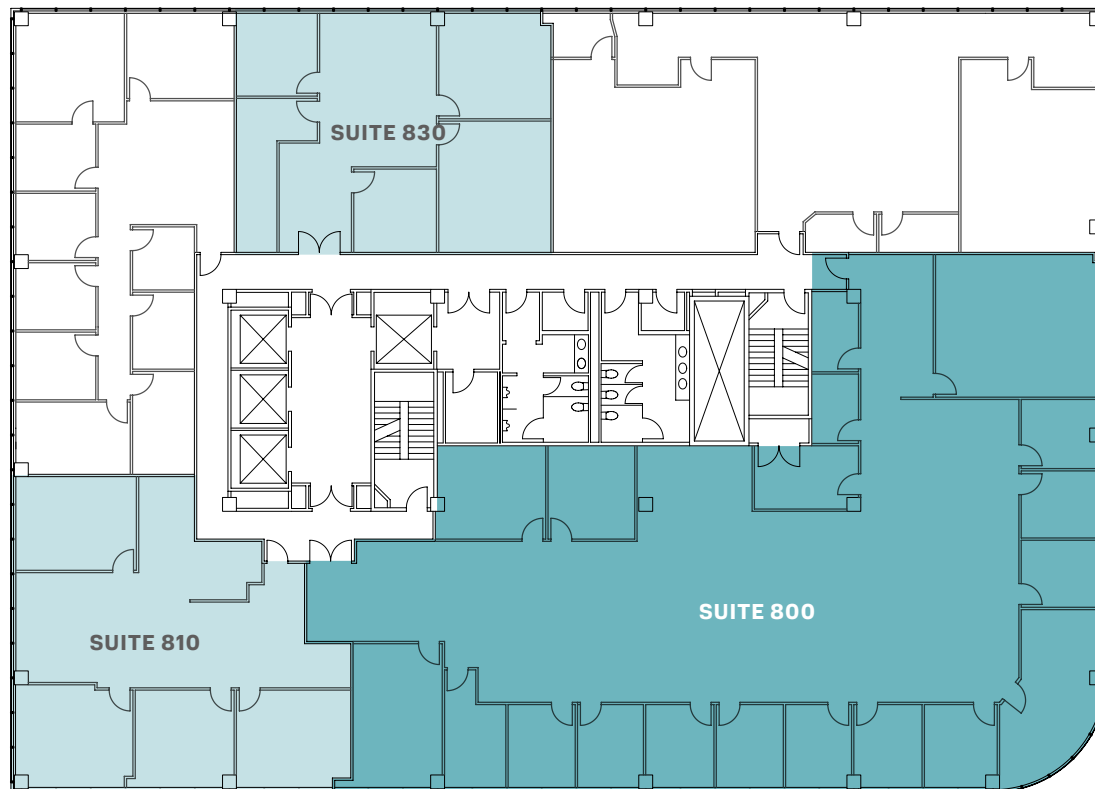
SUITE 680 | 4,742 RSF

Suite customizable to tenant's specifications

SUITE 690 | 3,041 RSF

Move-in ready spec suite
Double-door identity
Four window offices
One conference room
Includes reception, kitchen, storage, open work area

Eighth Floor



SUITE 800 | 8,213 RSF*

Double-door identity

Twelve window offices, one conference room,
one training room

Includes reception, kitchen, storage, open
work area

SUITE 810 | 2,644 RSF*

Three window offices & one conference room

Includes reception, kitchen, storage, open
work area

SUITE 830 | 2,030 RSF

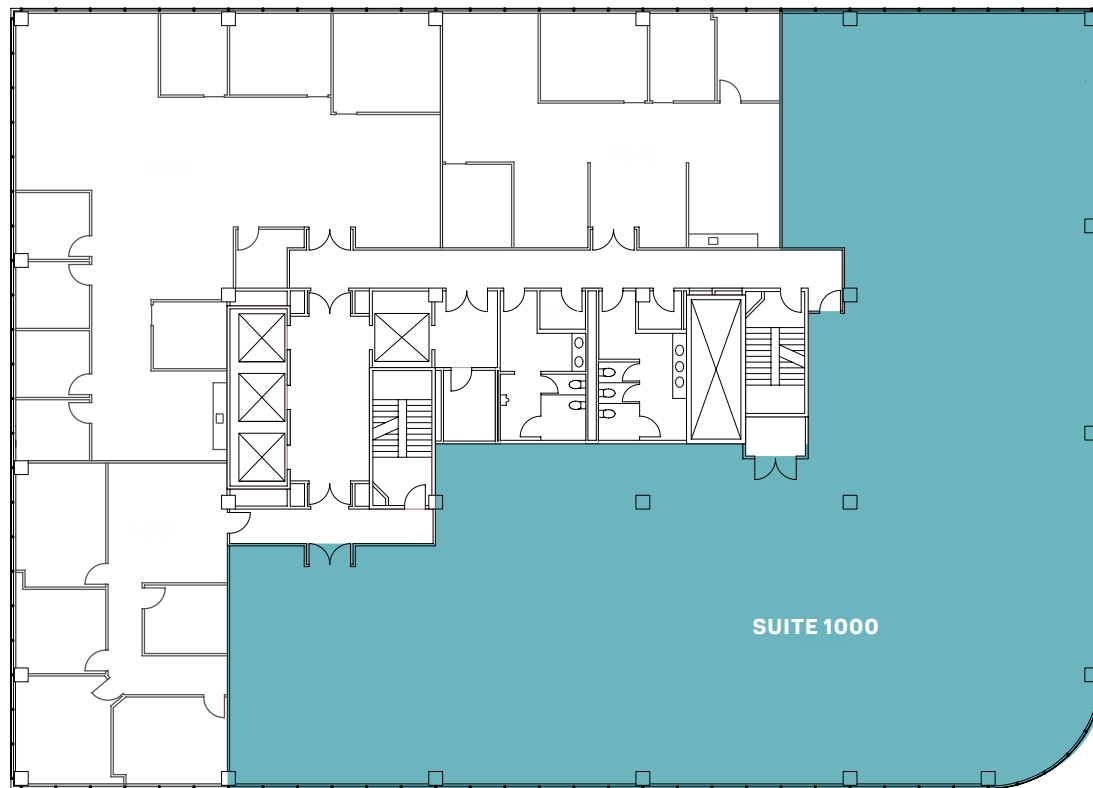
Double-door identity

Three window offices & one conference room

Includes reception, kitchen, storage, open
work area

*Contiguous to 10,857 RSF

Tenth Floor



SUITE 1000 | 10,959 RSF*

Double-door identity

Upper floor

Suite is customizable

*Contiguous with Penthouse space
(Suite 1100)

70
SOUTH LAKE

Welcome to The Penthouse



TOP FLOOR WITH
PRIVATE BALCONY



DRAMATIC VIEWS OF
BEAUTIFUL PASADENA



UP TO 24,174 SF OF
CONTIGUOUS SPACE



CAN CONNECT 10TH &
11TH FLOOR - INTERNAL
STAIRWELL POSSIBLE

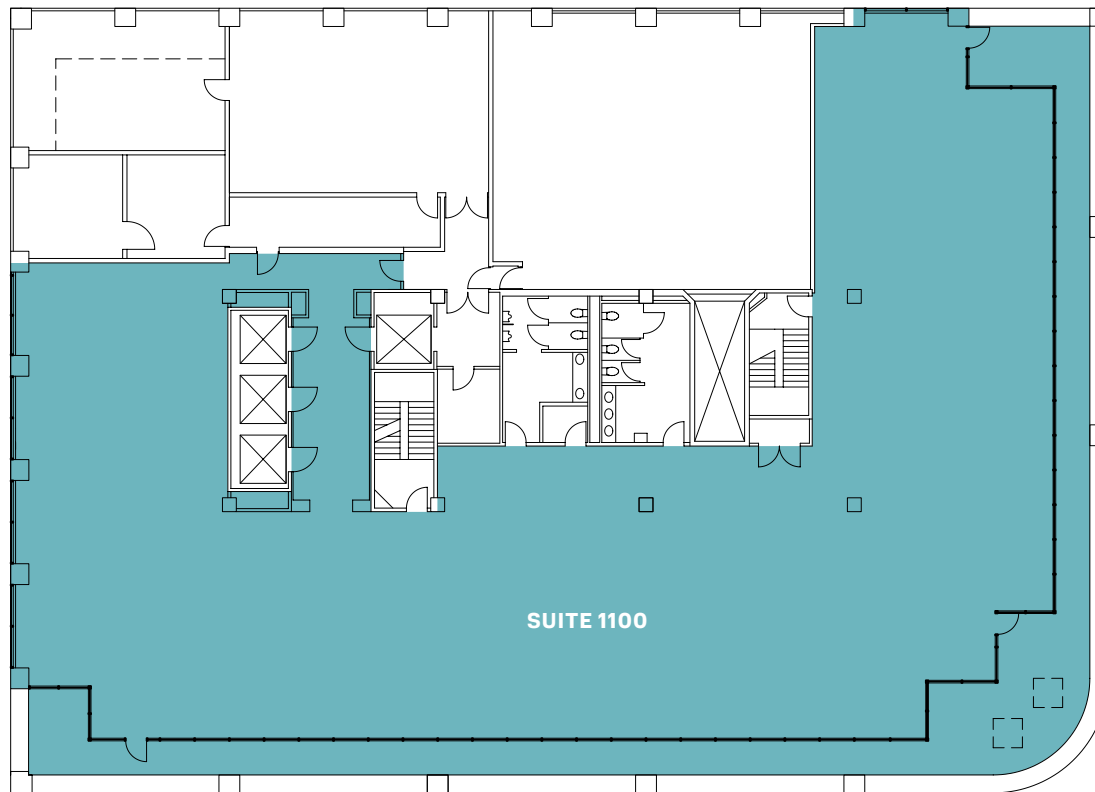


11TH FLOOR
FEATURES FLOOR TO
CEILING GLASS



EXCELLENT HQ
LOCATION

Eleventh Floor Penthouse



SUITE 1100 | 13,215 RSF*

Top floor

Private balcony

Suite is customizable

*Contiguous with Suite 1000

70 SOUTH LAKE

**FOR ADDITIONAL LEASING
INFORMATION, CONTACT**

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