

Where Integration  
Meets Innovation

# 70 SOUTH LAKE

# Overview

70 South Lake is a Class A boutique office building in a prominent location within Pasadena's CBD. Centrally situated in the Lake Avenue Corridor, one of Pasadena's premier business environments, the building is surrounded by world renowned financial institutions, groundbreaking technology companies and some of California's most prestigious educational institutions. 70 South Lake also offers excellent visibility and convenient access to the 110, 134 and 210 freeways, as well as the Metro Gold Line.

- Approximate \$2M planned renovations of Lobby, Community Areas, and Tenant Spaces
- Exterior Renovations to include: Building Facade, Outdoor Sitting Area, and Green Wall along Lake Avenue
- Newly renovated lobby & entrance
- Spec Suite being developed
- 11 story Class A 116,458 SF



Parking Ratio



Managed by





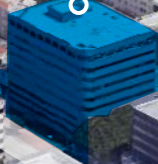
# The Penthouse

The building's 11th Floor features a one-of-a-kind full floor opportunity with floor-to-ceiling glass, 15 foot slab-to-slab heights, an exclusive outdoor patio area and spectacular panoramic views of Los Angeles, the Tri-Cities and the San Gabriel mountains.





# 70 SOUTH LAKE



S. LAKE AVE.

DEL MAR BLVD.



70 South Lake in the center of Lake Avenue corridor  
Pasadena's premier business location.

Asking Rate:  
\$3.60 to \$3.75

Parking Rates:  
\$90 unreserved  
\$160 reserved

Suite 600	2,643 RSF
Sutie 630	1,765 RSF
Suite 690	8,017 RSF
Suite 810	2,540 RSF
Suite 1000	10,665 RSF
Suite 1040	39,300 RSF
Suite 1100	12,843 RSF

Tenant Improvements:  
Modify to Suite or generous  
allowance using building  
standard materials

# Pasadena Amenities



## Restaurants / Cafe's

- Eating: Lake at Del Mar  
Abricot  
Café 140 South  
Chipotle  
Coffee Bean & Tea Leaf  
Hamburger Hamlet  
Jamba Juice  
Jersey Mikes Subs  
Lemonade  
Mediterranean Cafe  
Panda Express  
Smitty's  
Wahoos Fish Tacos  
Zono Sushi
- Avanti Cafe
- Eating: Lake at Pasqual  
Baskin Robbins  
Bistro 45
- Eating: Lake at California  
Catalogo  
Noda Sushi  
Subway  
Winchell's Donut House
- Celestinos
- Corner Bakery
- Einstein Bros Bagel
- Euro Pane Bakery
- Green Street Restaurant
- Lovebirds
- Peets Coffee
- Pie & Burger
- Pumpernickel
- Real Food Daily

## Shops / Antiques

- Sharky's Woodfire Mexican Grill
- Urban Plates
- Starbucks
- Zona Rosa
- shopping: Lake at Del Mar  
Aaron Brothers  
Anthropologie  
Men's Warehouse
- shopping: Lake  
Ann Taylor  
The Children's Place  
Macy's  
Paul Martin's  
Pottery Barn Kids  
Smith & Hawken Talbots  
TJ Maxx
- Art & Antiques on Lake
- Break Thru Fitness
- Carroll & Company
- shopping: Lake at Pasqual  
Coldwater Creek  
Pier I Imports  
Ross
- Williams Sonoma
- Magnolias
- Orvis
- shopping: Paseo Colorado  
Bath & Body Works  
DSW  
J Jill  
Lenscrafters  
MAC Cosmetics  
Macy's
- Target
- Walgreens

## Grocery Stores

- Gelson's Market
- Pavillions
- Trader Joe's

## Banks

- Bank of America
- Chase
- Citi Bank
- First Financial  
Credit Union
- Wells Fargo

## Education

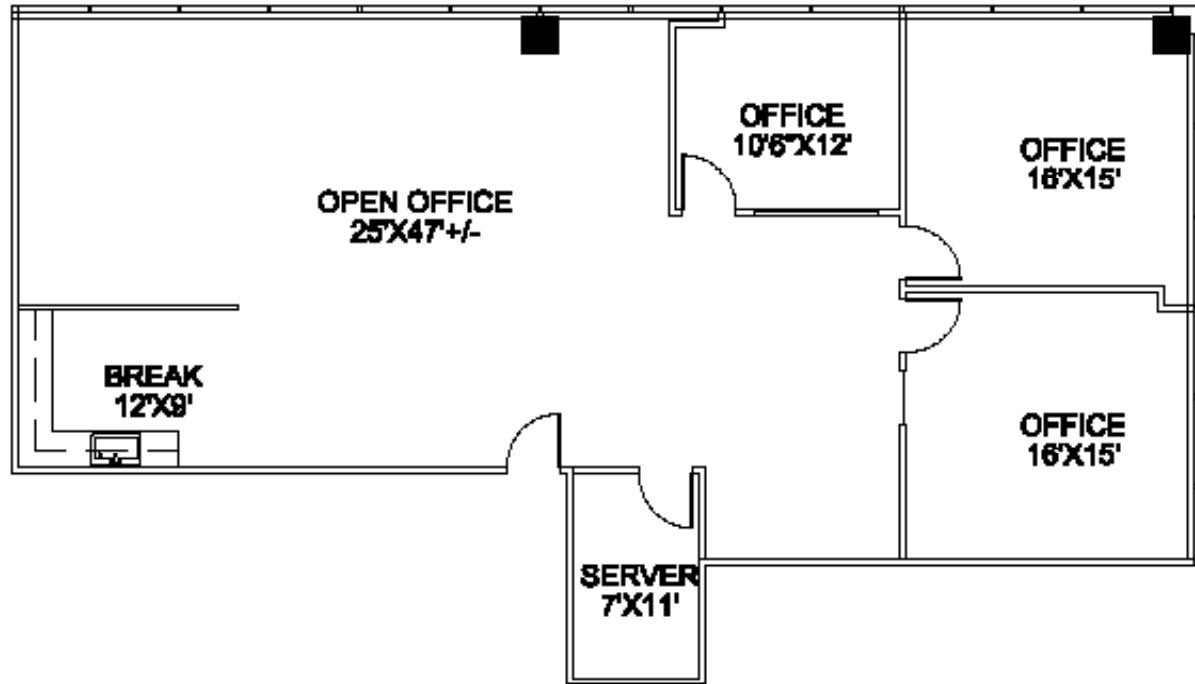
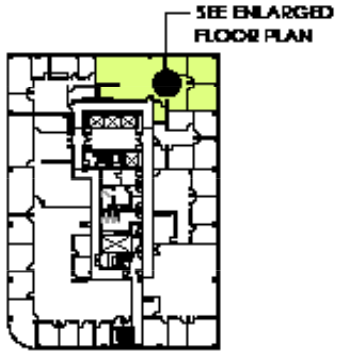
- California Institute of  
Technology
- California School of  
Culinary Arts
- Pasadena City College

## Museums / Culture

- Pasadena Museum of  
California Art
- Boston Court Theater
- Central Park
- Grant Park
- Huntington Botanical  
Gardens
- Memorial Park
- Norton Simon Museum
- Pacific Asian Museum
- Pasadena Convention  
Center
- Tournament Park

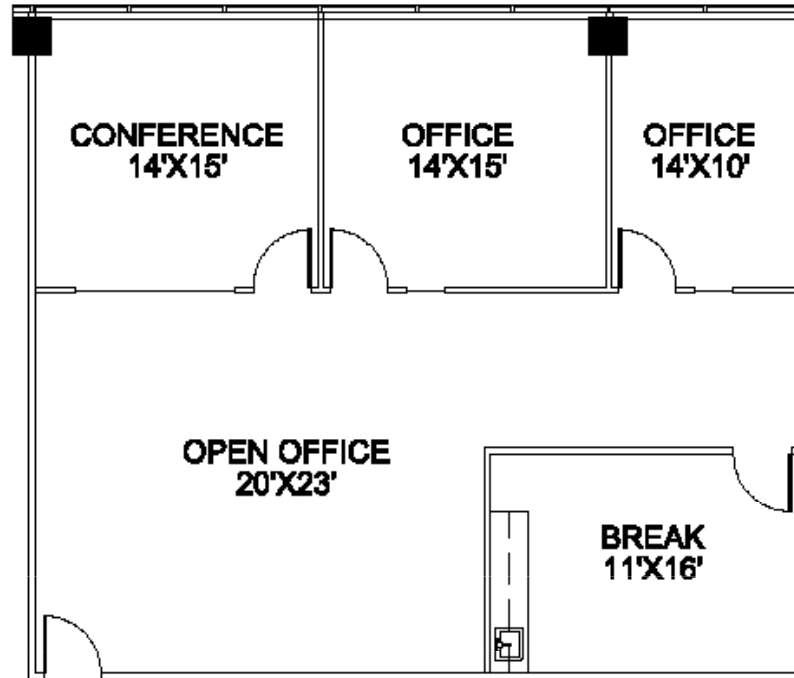
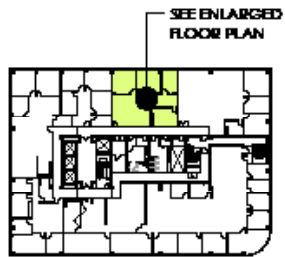






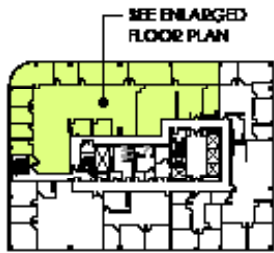
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SCALE: NTS.



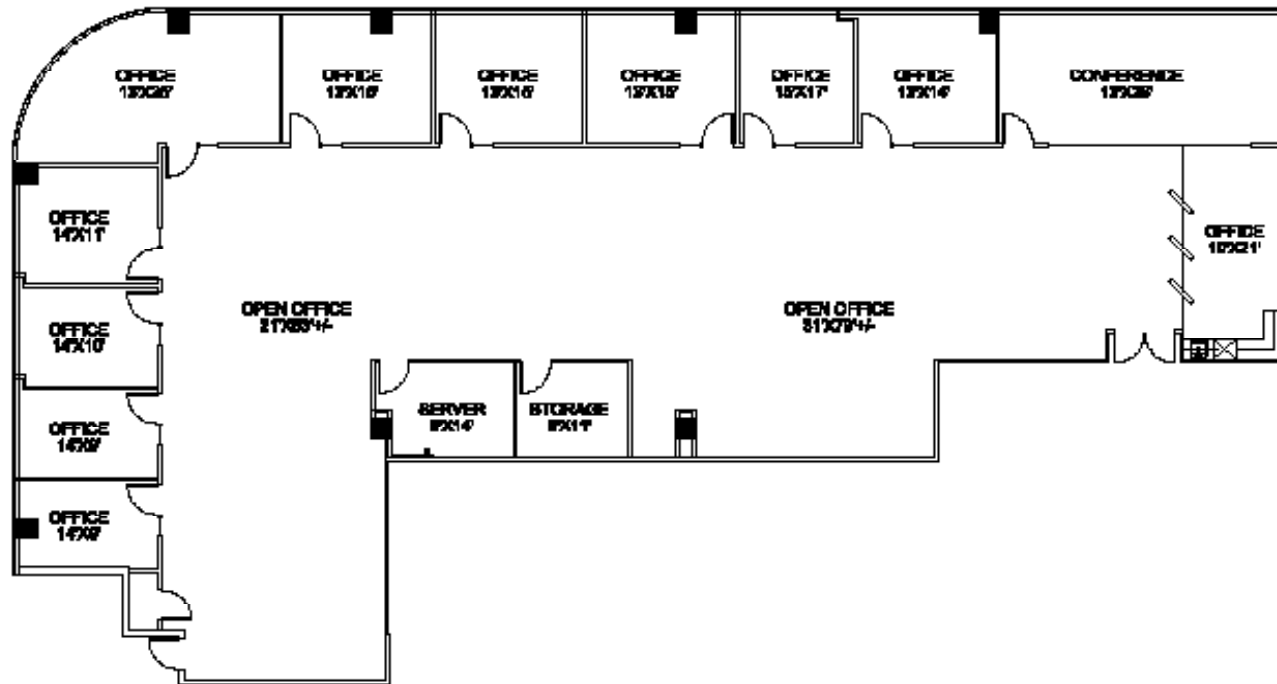


**FLOOR PLAN**  
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**KEY PLAN**  
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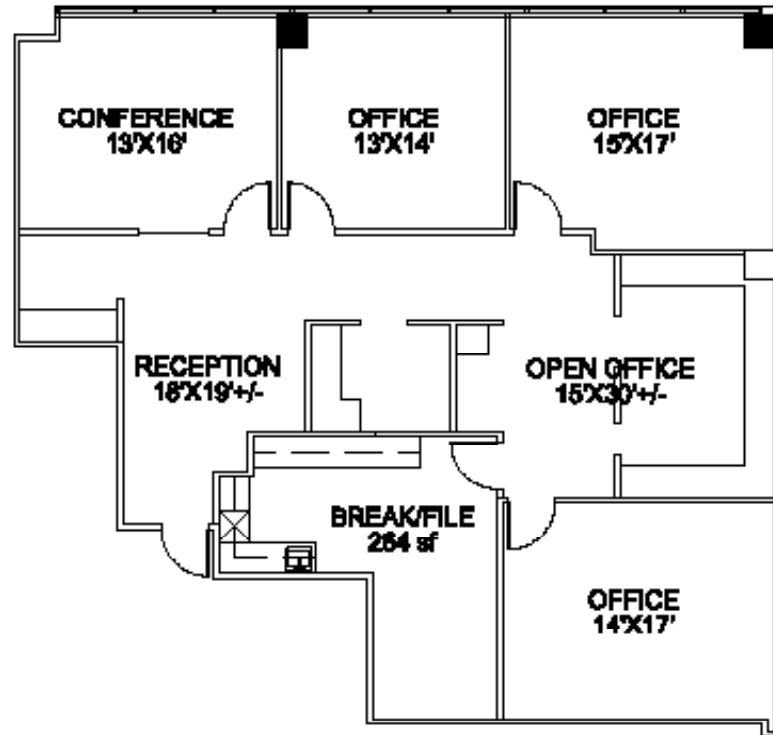


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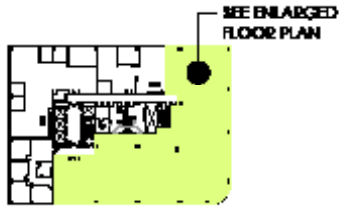


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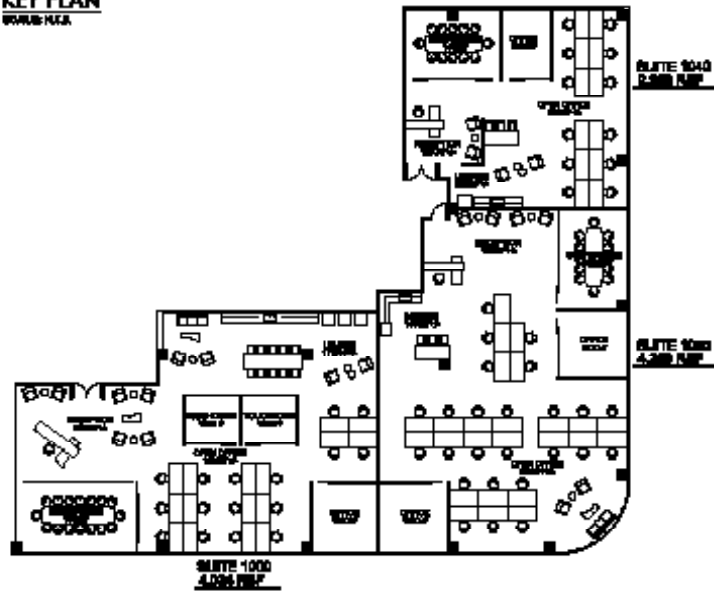


**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

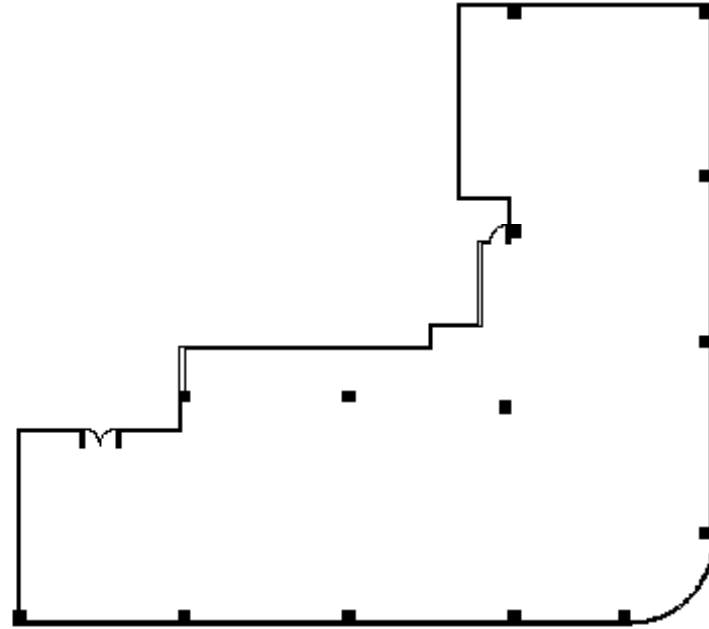




**KEY PLAN**  
SCALE: N.T.S.



**CREATIVE FLOOR PLAN**  
SCALE: N.T.S.

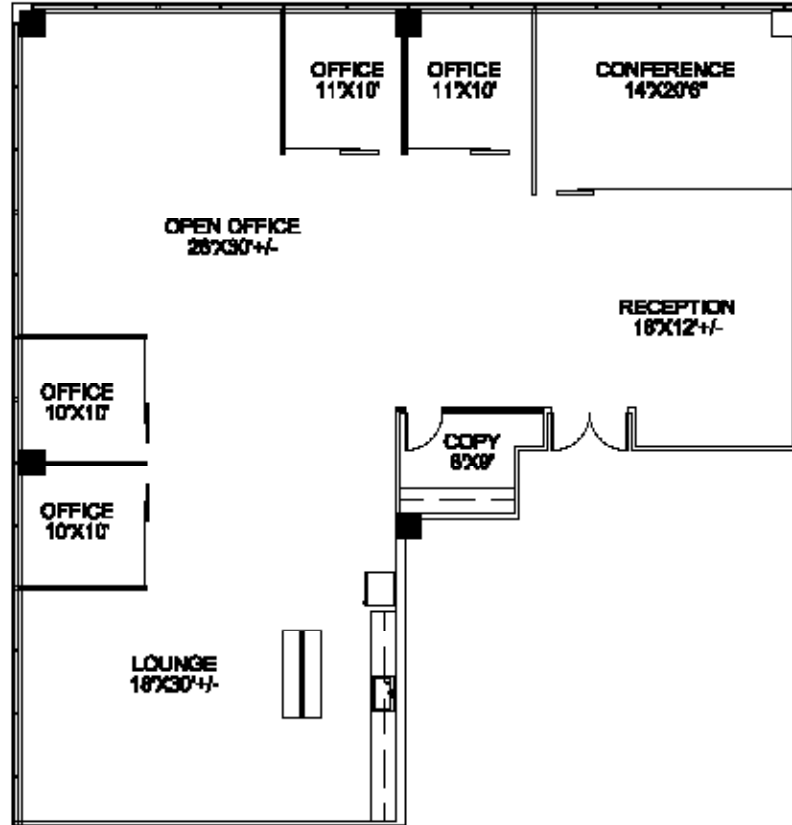


**FLOOR PLAN**  
SCALE: N.T.S.





**KEY PLAN**  
SCALE: N.T.S.

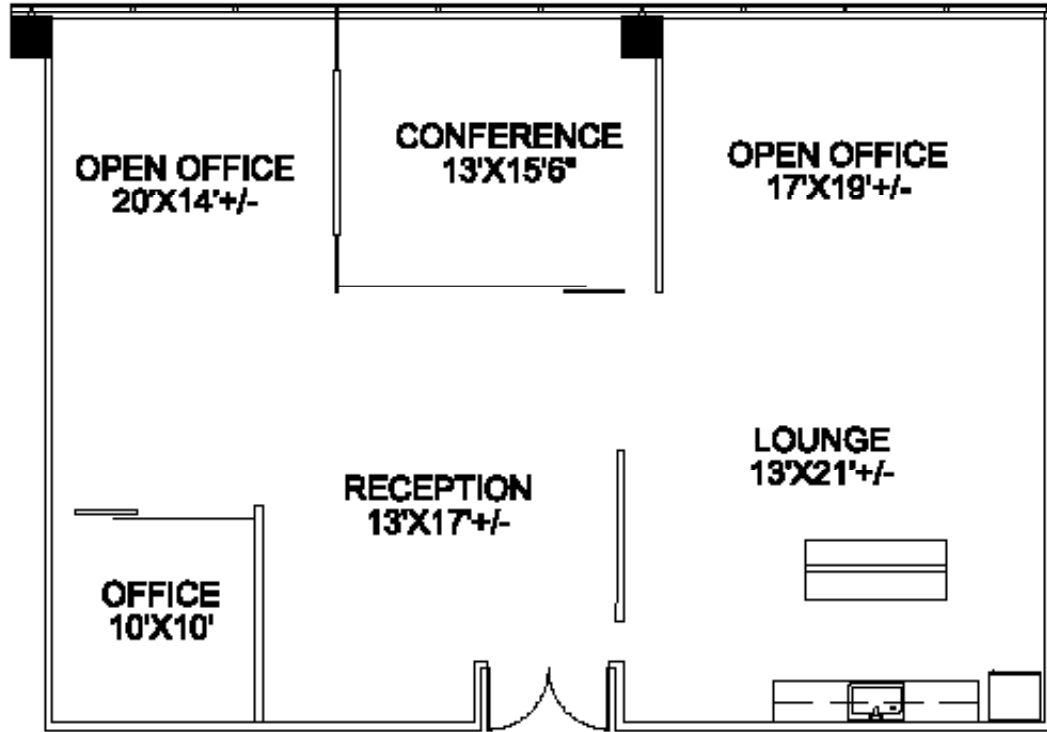


**FLOOR PLAN**  
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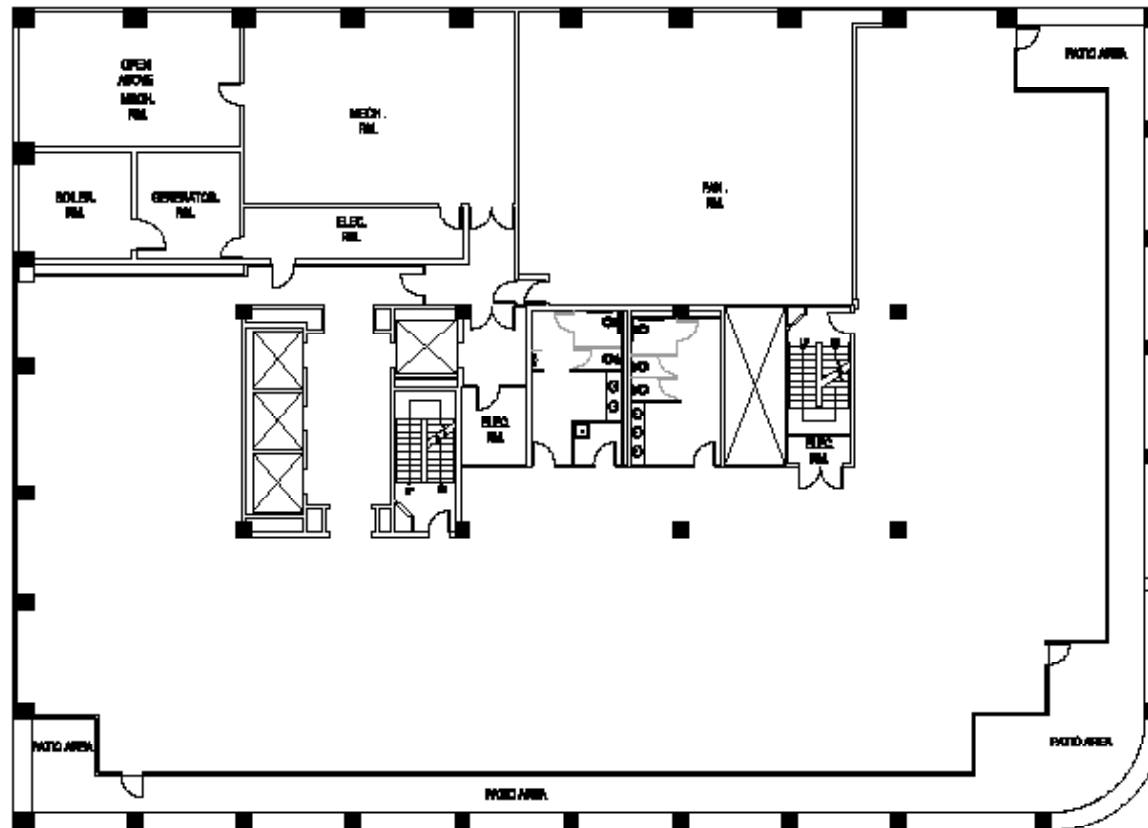


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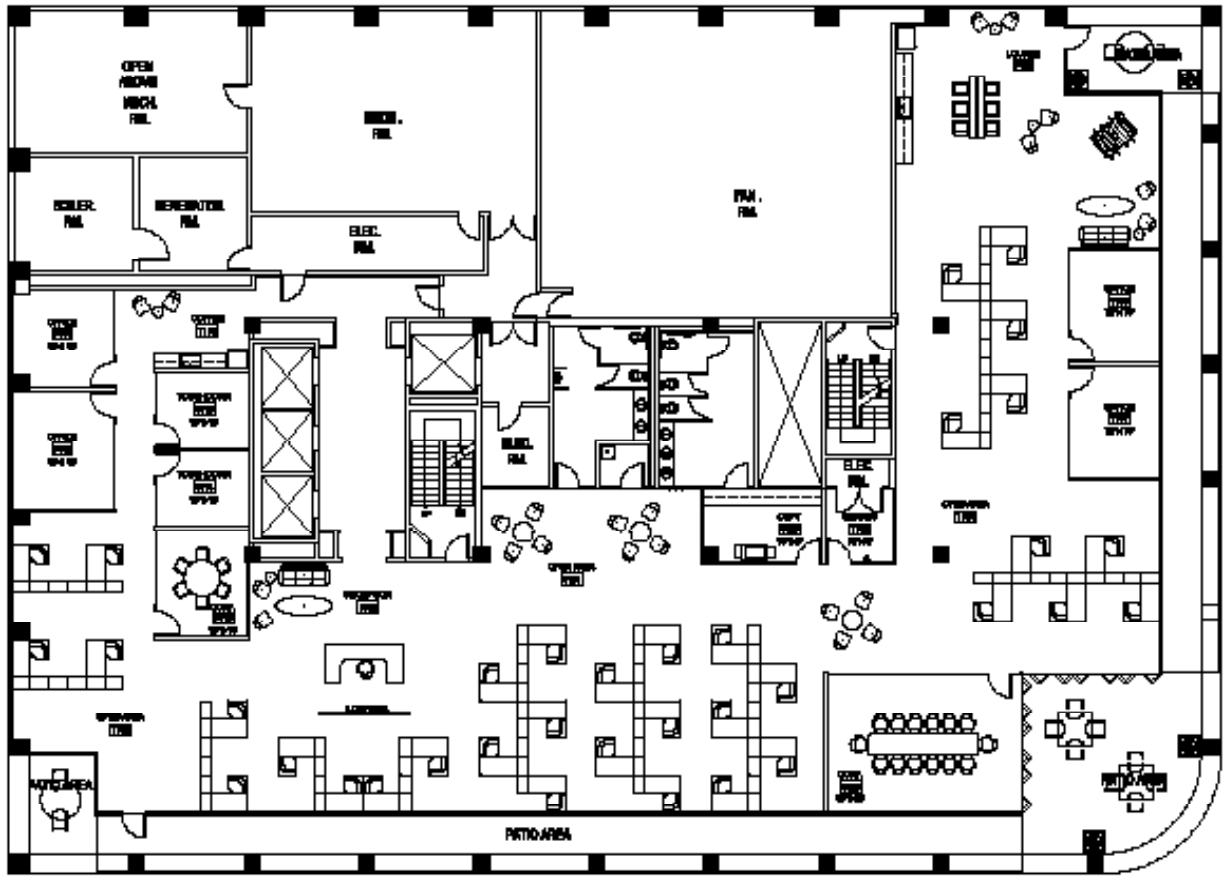
**FLOOR PLAN**  
SCALE: N.T.S.





**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"







# 70 SOUTH LAKE E

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