

# SANCTUARY

464 East Walnut, Pasadena, CA

*Entertainment Venue ♦ Creative Office ♦ Corporate Headquarters*



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**KENNEDY WILSON**

# The Sanctuary



The Sanctuary at 464 East Walnut has an incredible and unique presence in the heart of Pasadena, California, within the Pasadena Playhouse District. The 90,000 square foot building, a late-1920s ecclesiastical structure in the Gothic Revival style on 1.1 acres of land, is constructed of poured-in-place concrete and features many distinctive decorative elements inside and out, most notably the square tower with multiple turrets, elaborate stained glass and façade details. The large floor plates are divisible, providing flexibility for a myriad of single- and multi-tenant occupancy options. Core assets of this age and quality rarely come to market and present tremendous opportunity for an occupier with passion, vision and a focus to occupy a one-of-a-kind, historic property, all self-contained as one creative campus.

± 90,000 SF (divisible) | \$1.50/SF NNN



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# Sanctuary Hall

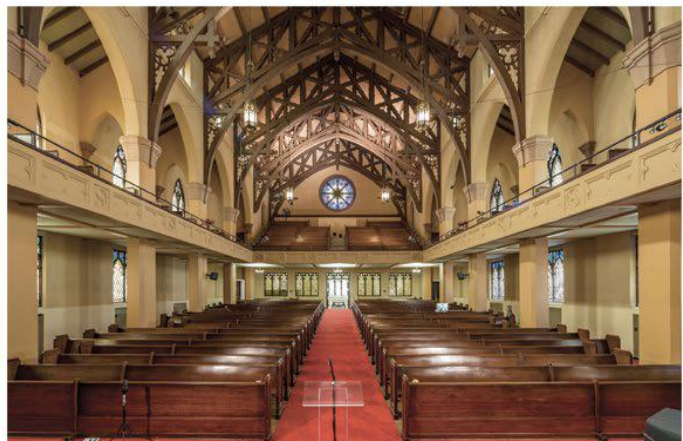
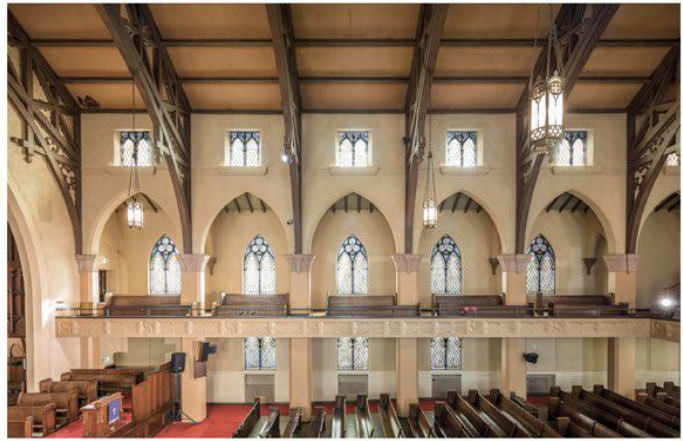
Sanctuary Hall at 464 E. Walnut is a triumph of Gothic Revival architecture and retains a majority of its historic interior materials and finishes, including leaded stained-glass windows, elaborate tracery, decorative wood roof trusses, and elaborate, finely-detailed light fixtures. The hall is a roughly 12,000 sf self contained opportunity.

The impressive workmanship, design elements and open plan lend themselves to a number of viable uses including an entertainment/experiential venue, fitness, creative office & co-working, and social spaces.

Available as a stand-alone venue or as part of the larger campus, the Sanctuary Hall marries character and functionality at a main-and-main location in the heart of Pasadena.

On-site parking available (contact broker for details).

**± 12,000 SF**  
**\$1.50/SF NNN**



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# Office Campus

Beyond the Sanctuary Hall, there is an additional 78,000 square feet of office available, for a total of over 90,000 square feet of available space. The large floor plates and existing improvements will work well for both creative and traditional office uses and can be modified to fit the needs of an incoming tenant, whether they be a full or partial user. On-site parking available (contact broker for details).

Additional features include:

- Towering Ceilings
- Unique Architectural Details
- Abundant Natural Light
- Core Pasadena Location
- Garden Space and Light Wells
- Operable Windows
- Flexible Floor Plans
- Build-to-Suit As Needed

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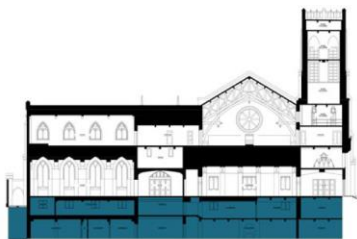
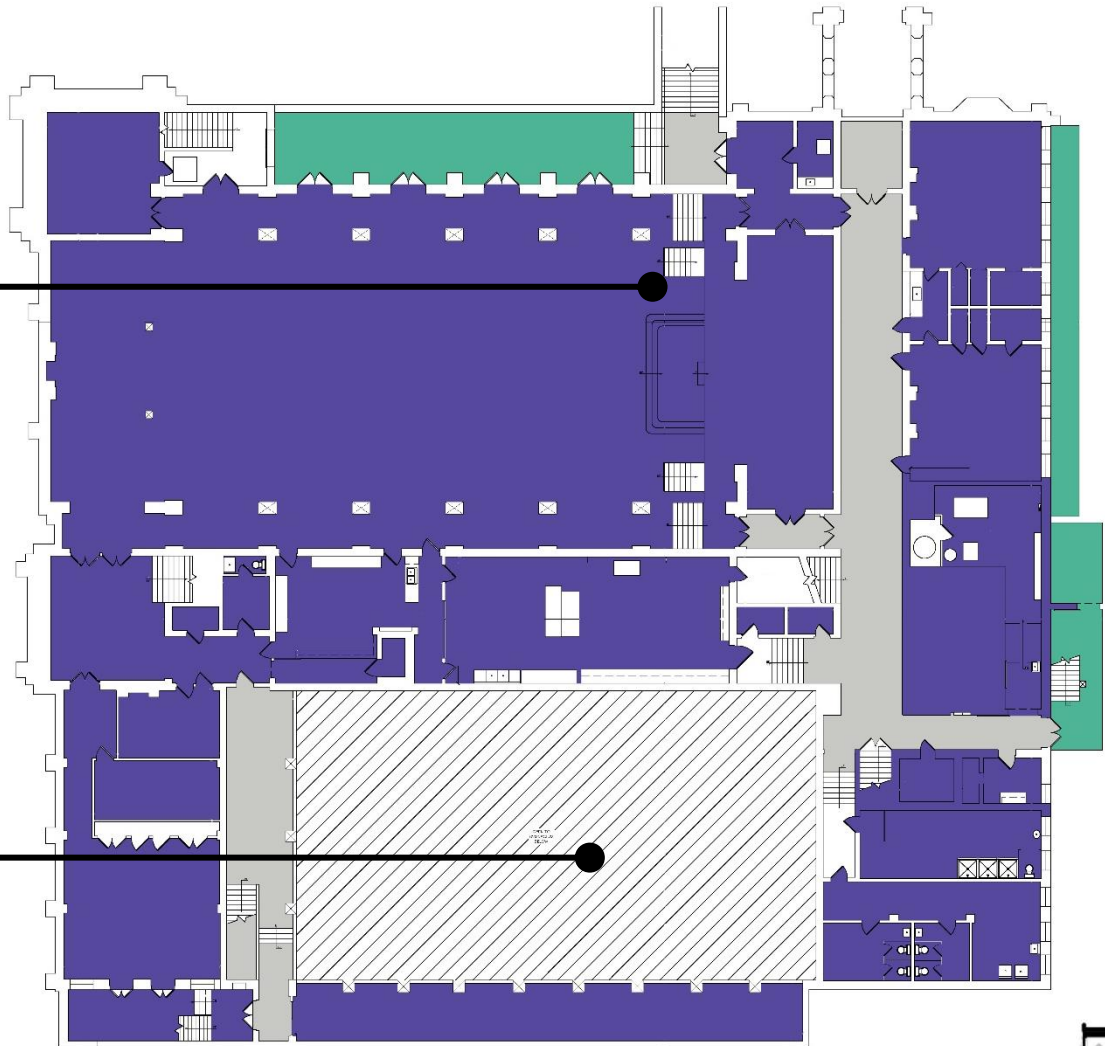
# Garden Level



The Garden Sanctuary



Indoor Basketball/Volleyball Court



# First Floor



Sanctuary Hall



Main Entrance



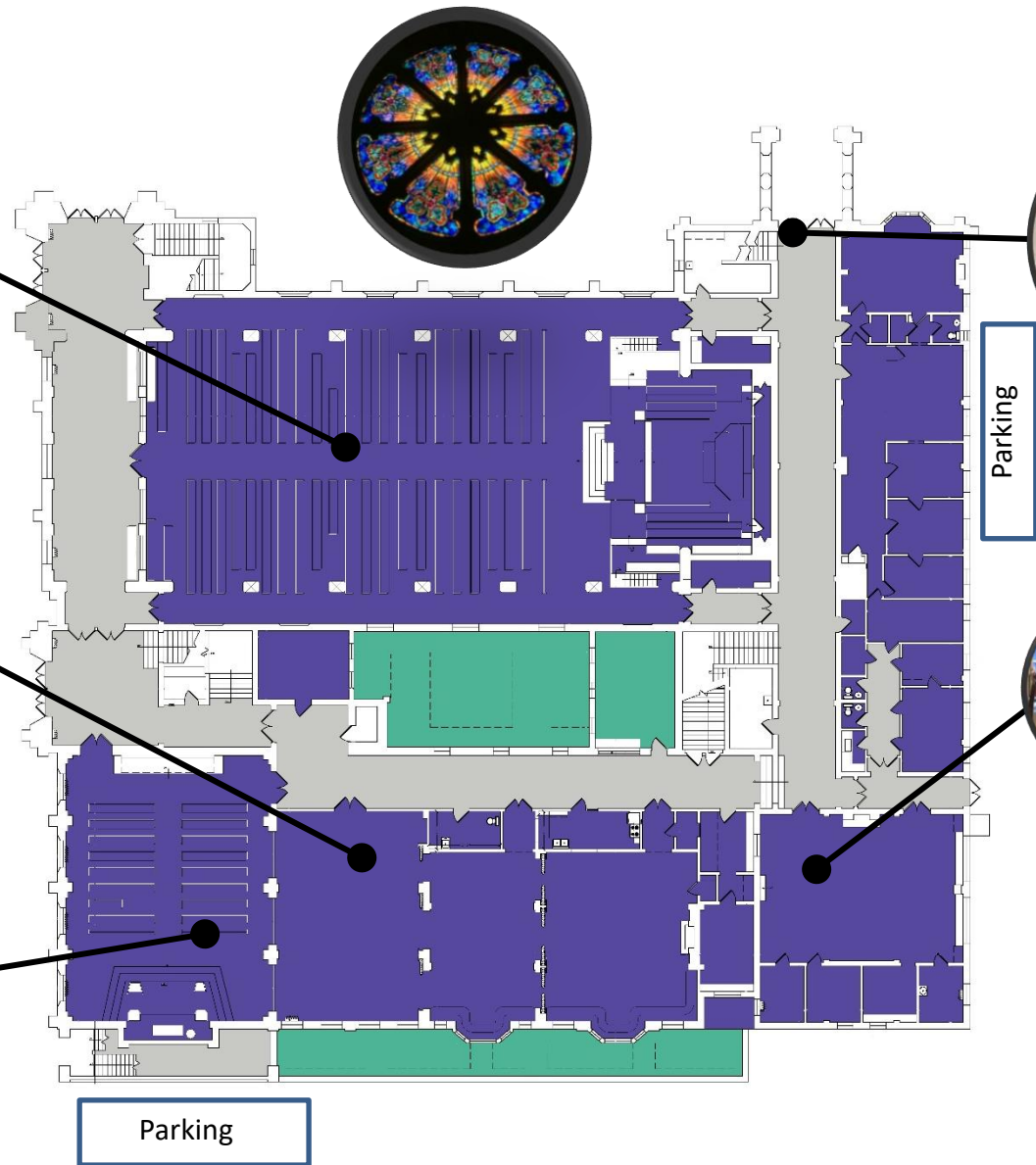
The Classroom



The Library



The Chapel Lounge



# Second Floor



Teachers Lounge



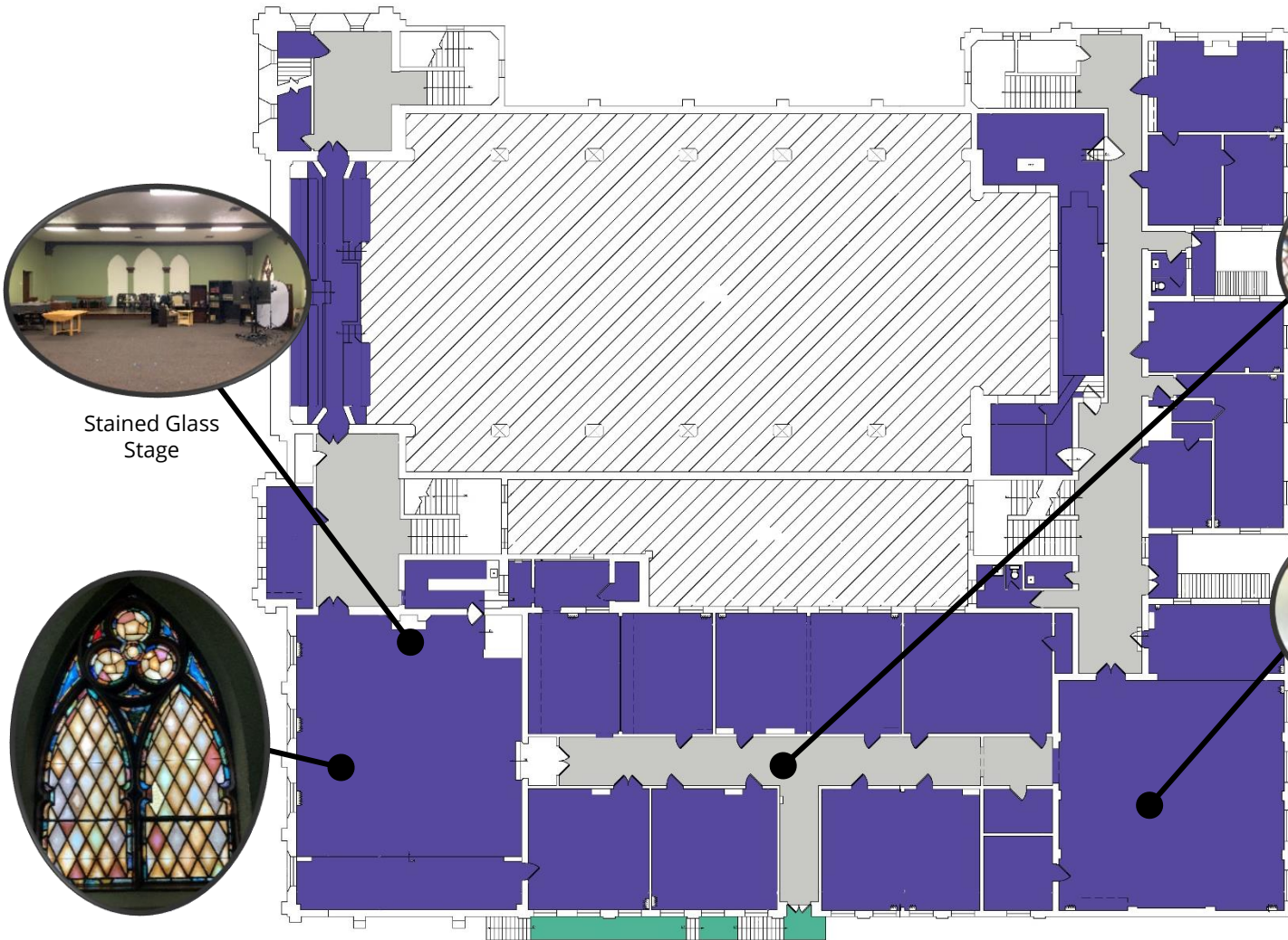
Fireplace Lounge



The Reading Room



# Third Floor



Stained Glass Stage



The Hallway



The Game Room



Multiple Huge Stained-Glass Windows



# Pasadena

With excellent access to Greater Los Angeles via the 210, 134 and 110 Freeways along with the Metro Gold Line, a well-educated population and rich amenities in Old Town, Pasadena represents one of the more unique and accessible markets in the region. Driven by a number of world renowned secondary-education institutions and research facilities such as JPL, Caltech and the Art Center College of Design, Pasadena has been a hotbed for healthcare, green energy, technology and life science uses such as Bluebeam, Huntington Hospital, OpenX, Arrowhead Pharmaceuticals, Cogent and iRobot. This, in addition to the more traditional legal, financial and engineering firms that call Pasadena home, provides a strong economic engine and market fundamentals and an exceptionally strong, talented, and deep employee talent pool.

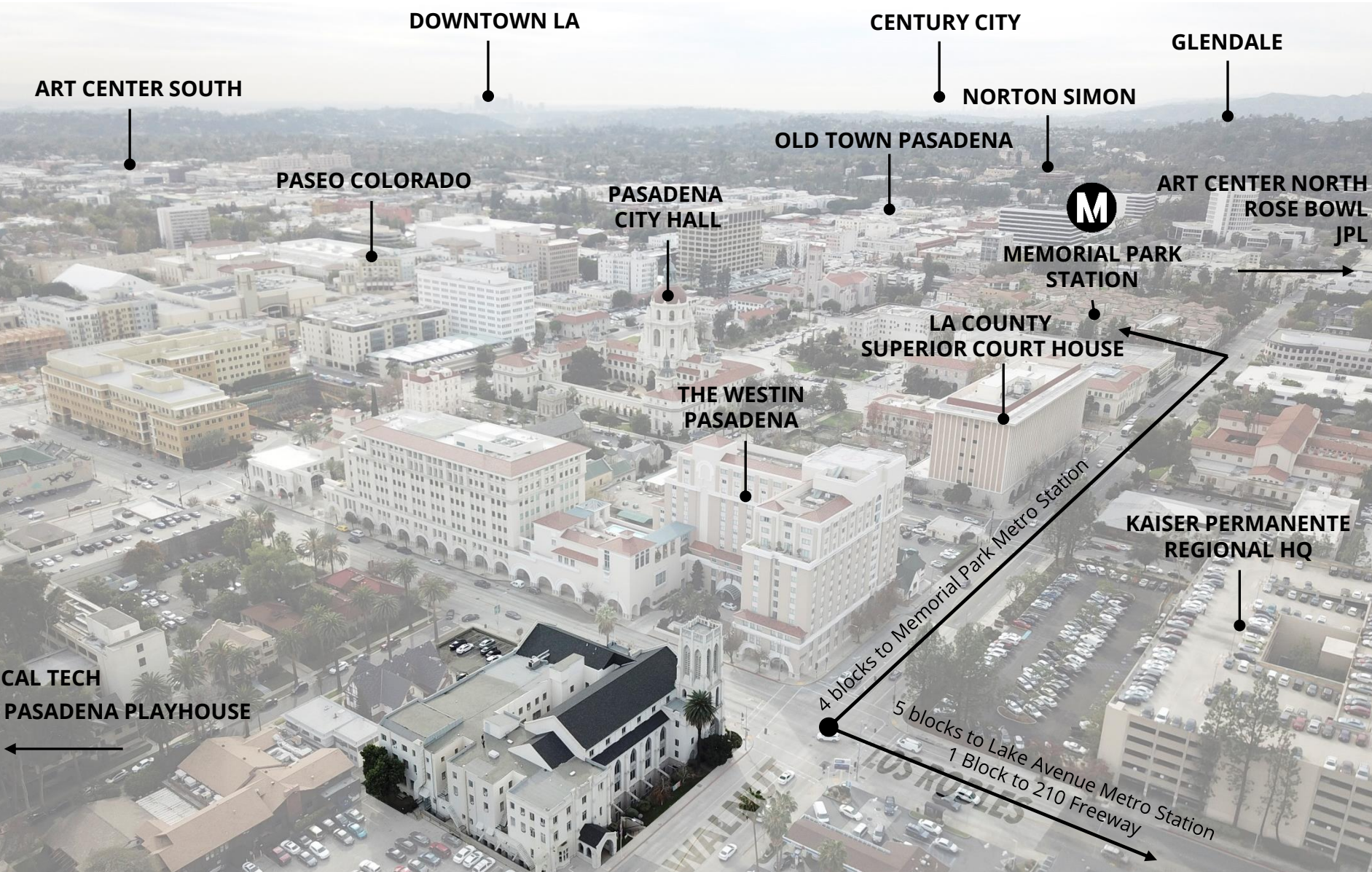


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# Pasadena



ART CENTER SOUTH

DOWNTOWN LA

CENTURY CITY

GLENDALE

PASEO COLORADO

PASADENA CITY HALL

OLD TOWN PASADENA

NORTON SIMON

ART CENTER NORTH  
ROSE BOWL  
JPL



MEMORIAL PARK STATION

LA COUNTY SUPERIOR COURT HOUSE

THE WESTIN PASADENA

KAISER PERMANENTE REGIONAL HQ

CAL TECH PASADENA PLAYHOUSE

4 blocks to Memorial Park Metro Station

5 blocks to Lake Avenue Metro Station  
1 Block to 210 Freeway

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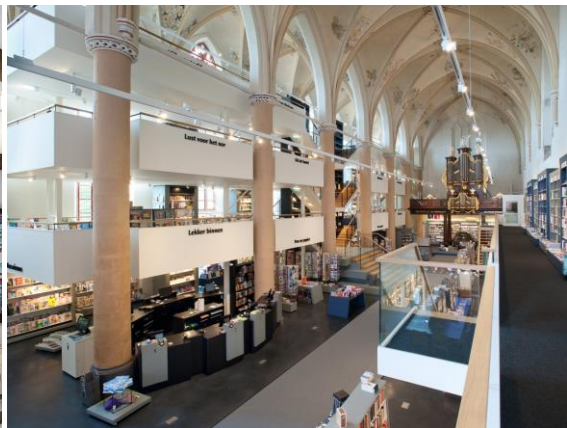
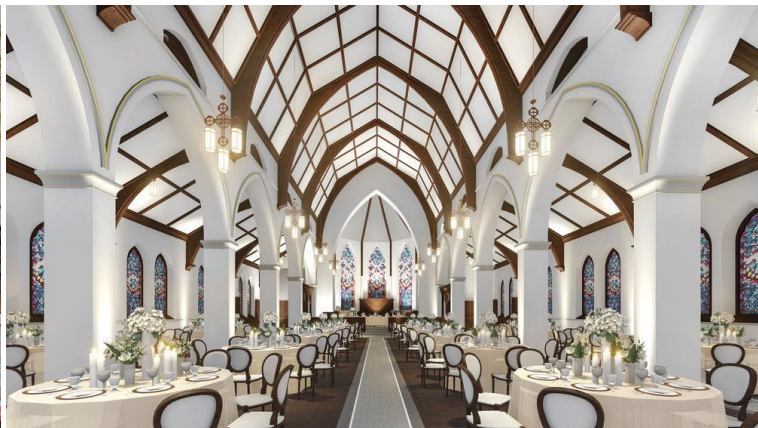
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# Inspiration at The Sanctuary



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