

70 S. Lake Avenue

70 S. LAKE AVENUE

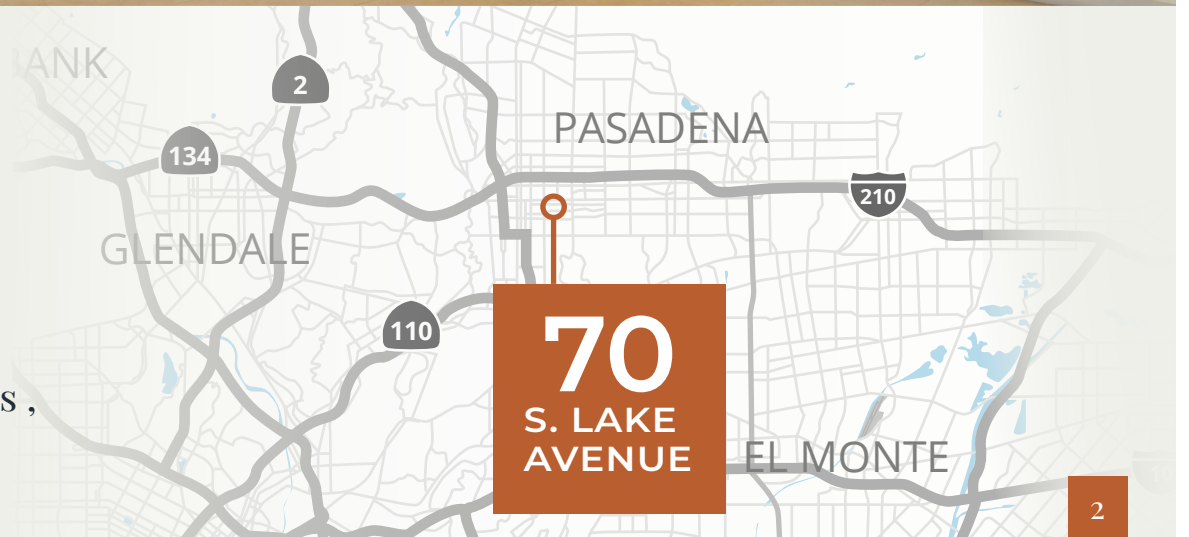




CLASS A OFFICE BUILDING

In prime location of central
business district

—
Walkable amenities, restaurants,
and retail





WHY 70 S. LAKE AVENUE ?



Parking: 3/1000

Monthly Parking Rates:

Reserved \$169 | Unreserved \$100 | Tandem \$90



Class A Office Building Located on South Lake Avenue



Building Interior Renovations taking place



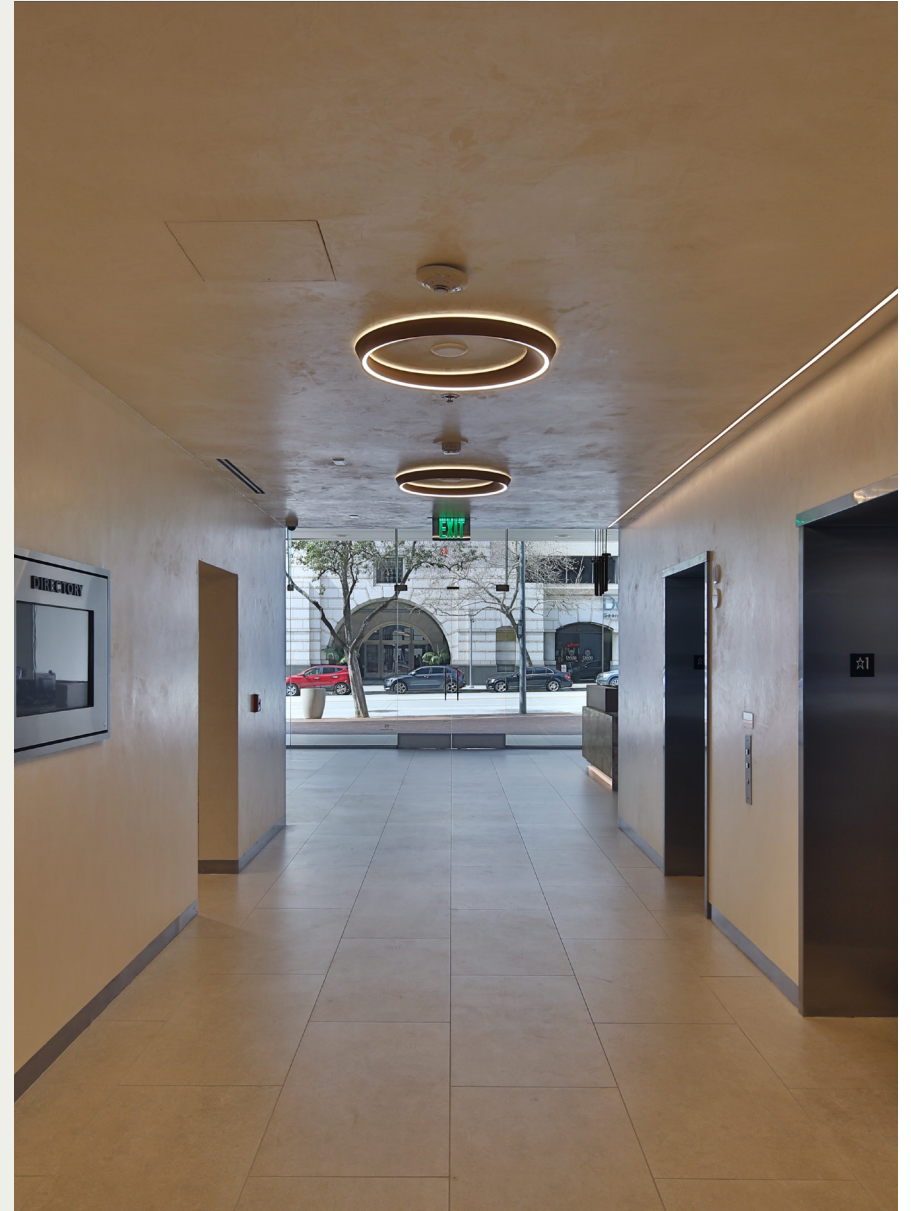
Offering Various Sized Move-In Ready Suites



Unobstructed Views of Downtown Pasadena and San Gabriel Mountains



Within walking distance to many area restaurants and retail establishments



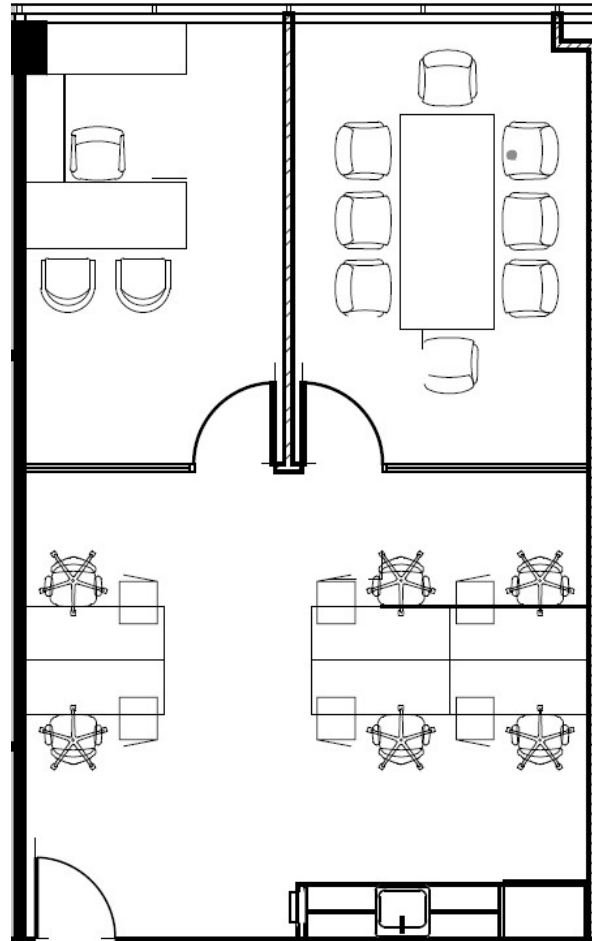


WHAT'S AVAILABLE?

Suites	RSF	Availability	Asking Rate
610	1,033	Vacant	\$3.50 FSG
700	19,228	March '26	\$3.50 FSG
800	8,213	Vacant	\$3.50 FSG
925	4,526	April '26	\$3.50 FSG
1000	8,028	Vacant	\$3.50 FSG



70 S. LAKE AVE. - SUITE 610 | 1,033 RSF



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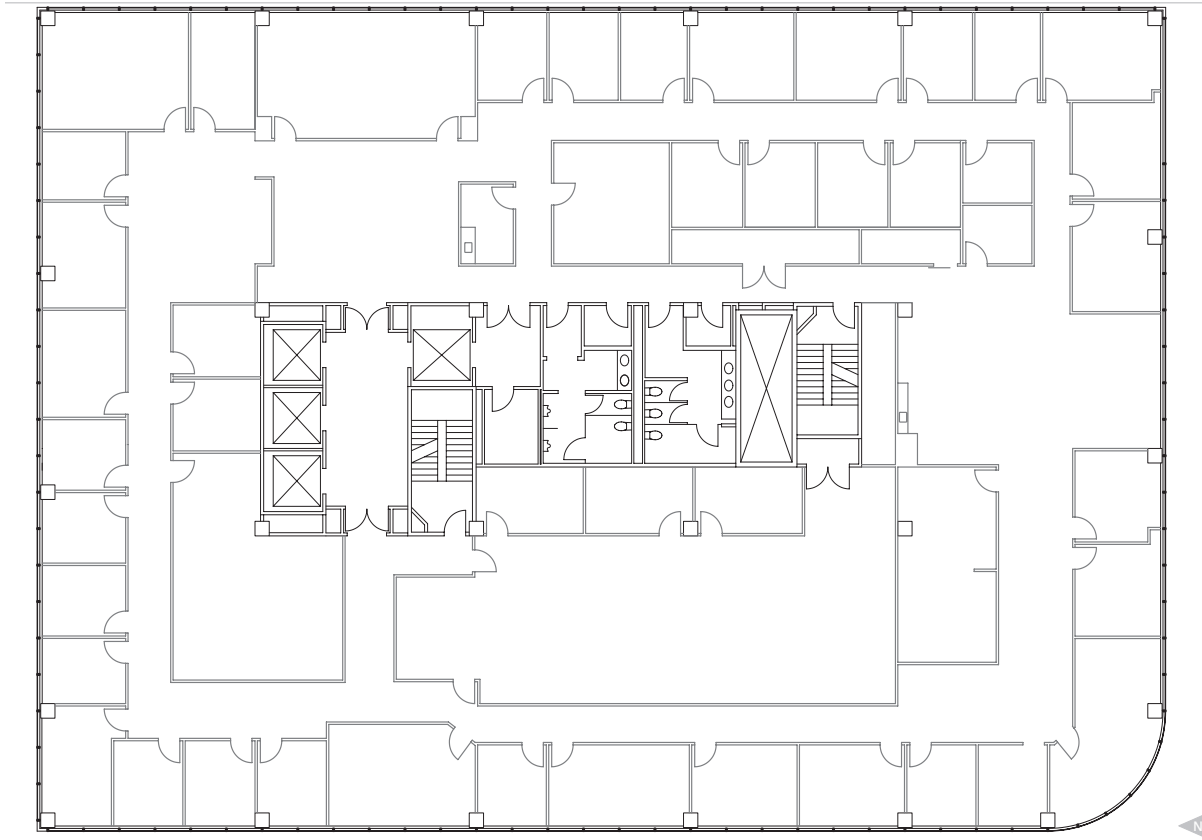
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70 S. LAKE AVE. - SUITE 700 | 19,288 RSF



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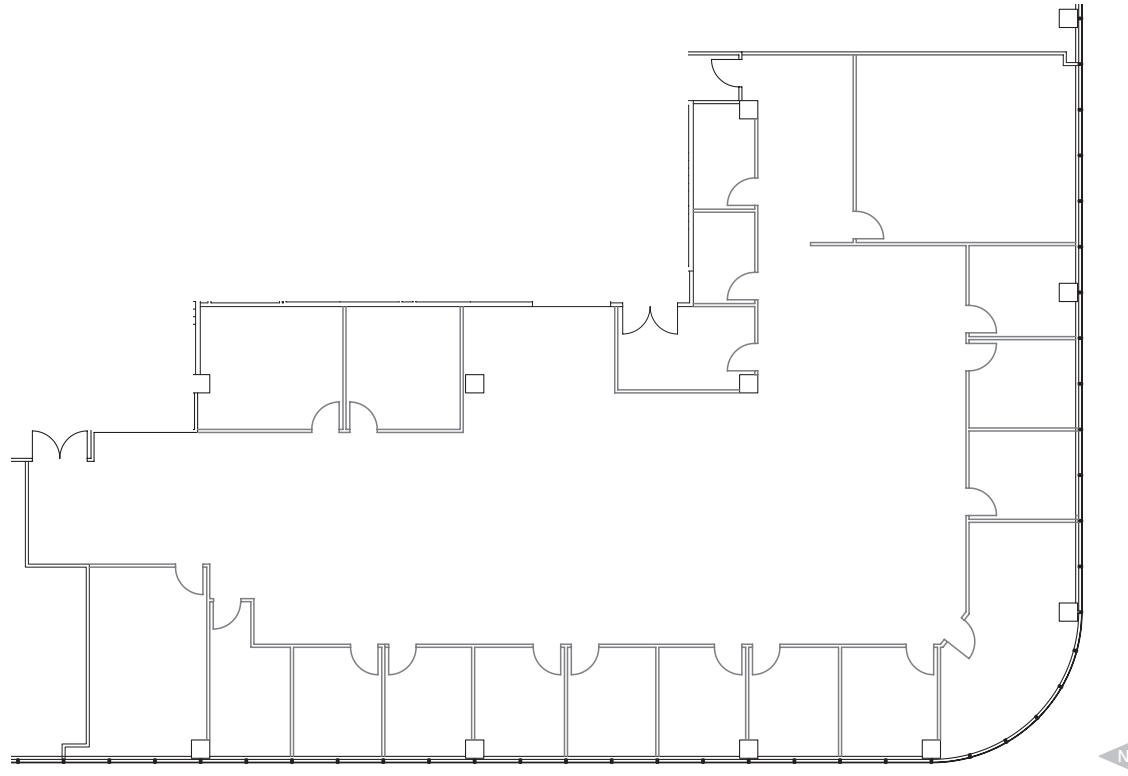
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70 S. LAKE AVE. - SUITE 800 | 8,213 RSF



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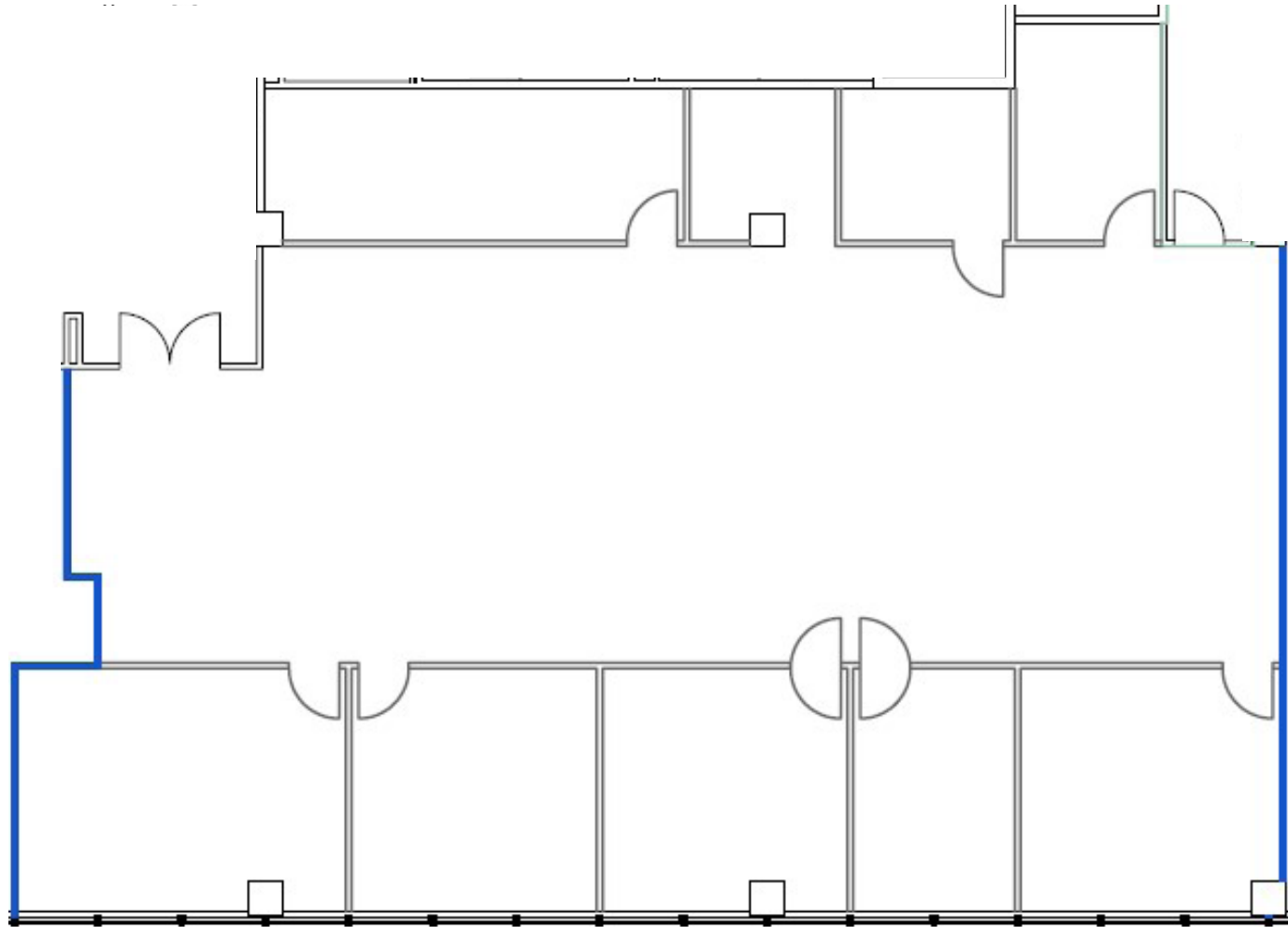
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70 S. LAKE AVE. - SUITE 925 | 4,526 RSF



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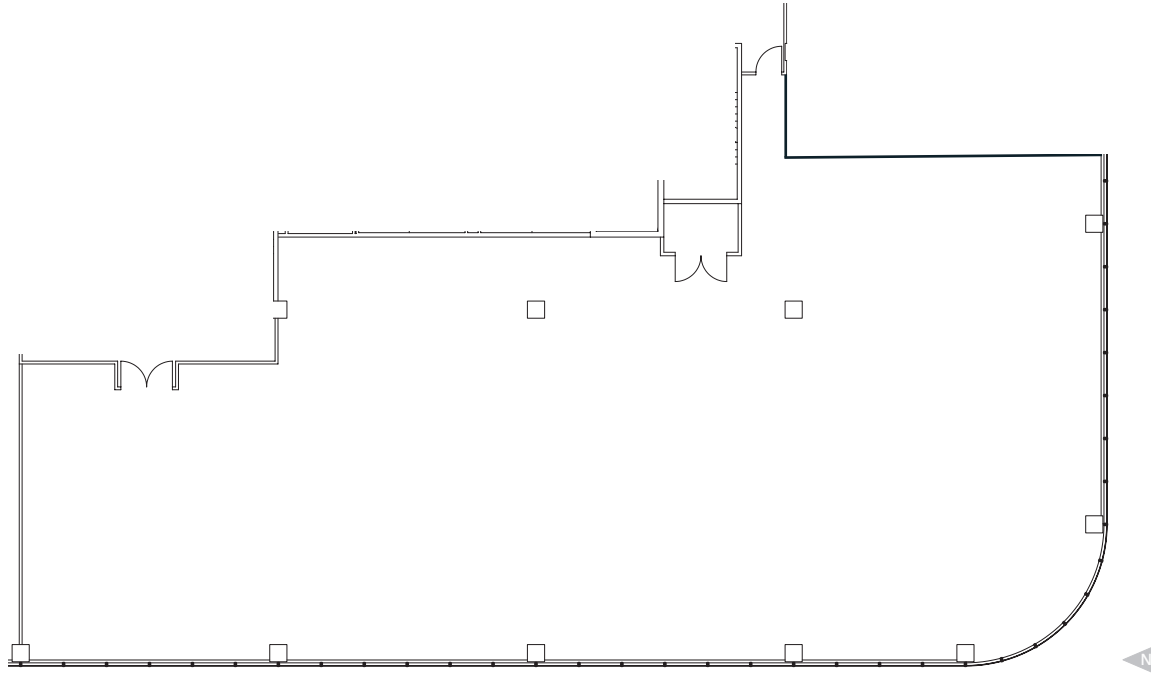
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70 S. LAKE AVE. - SUITE 1000 | 8,023 RSF



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