

A Workplace Experience Unlike Any Other

 PASADENA
TOWERS





Welcome to Pasadena Towers

Where thoughtfully designed spaces create an environment that feels inspiring yet comfortable. This is where people connect, build meaningful relationships, and enjoy the moments that make each workday feel memorable.

www.pasadena-towers.com

What We Do Differently



We value culture—both as a crucial element of the workplace, and as a part of what makes Pasadena such a special place to work.



Each artistic element, architectural detail, and finish honors Pasadena in **one exceptional setting**.



We are committed to environmental efficiency—earning us LEED® Gold certification—with our efficient HVAC systems for maximum circulation.



Above all else, **we provide extraordinary workplace experiences** with tenant well-being as our top priority.

Standout Specifications

WORKPLACE FLEXIBILITY

Expansive ±26,500-square-foot rectangular floor plates offer optimal flexibility for modern workplace configurations.

SHARED GREEN SPACE

Two Premier Class A+ buildings are seamlessly integrated by a meticulously designed collaborative outdoor courtyard with fresh-air workspace areas.

STEPS AWAY

Within walking distance to restaurants, banks and other retail amenities with a Walk-Score of 96; “Walker’s Paradise”.

WORKPLACE EXPERIENCE

Attentive on-site management, a well-maintained and secure property, and a best in class approach to service to meet each tenants needs.

SUSTAINABLE

WELL Building Standard™, LEED® Gold Certified and Energy Star® Rated

TENANT FOCUSED

Conference center, fitness center, bike room and more.

ELEGANT ARCHITECTURE

Beaux-arts-inspired architecture with marble-clad lobbies and hand painted murals.

BUILT FOR PERFORMANCE



Our focus on health, comfort, and high-performance building standards has earned us WELL Certification —**recognizing spaces designed to enhance wellbeing.**



And when you work at Pasadena Towers, you work at **the most operationally efficient workplace in Pasadena.**



Our standout facilities and forward-thinking features have earned us **LEED® Gold certification**—the most elite national recognition for sustainability—as well as an **ENERGY STAR® rating of 95.**

Heritage You Can See. Hospitality You Can Feel.

Make your day easier with our full range of concierge services:

- + On-site Workplace Experience Coordinator
- + Conference center reservations
- + Meeting planning assistance
- + Travel and dining reservations
- + Exclusive discounts on local dining and entertainment

*Image shown is a rendering.



Built For Connection

- + 3,000 sq. ft. fitness center
- + 2,000 sq. ft. adaptable conference center
- + Bike room and individual bike lockers
- + Wi-Fi enabled collaborative open-air courtyard
- + Sundry & deli shop, salon and car wash services

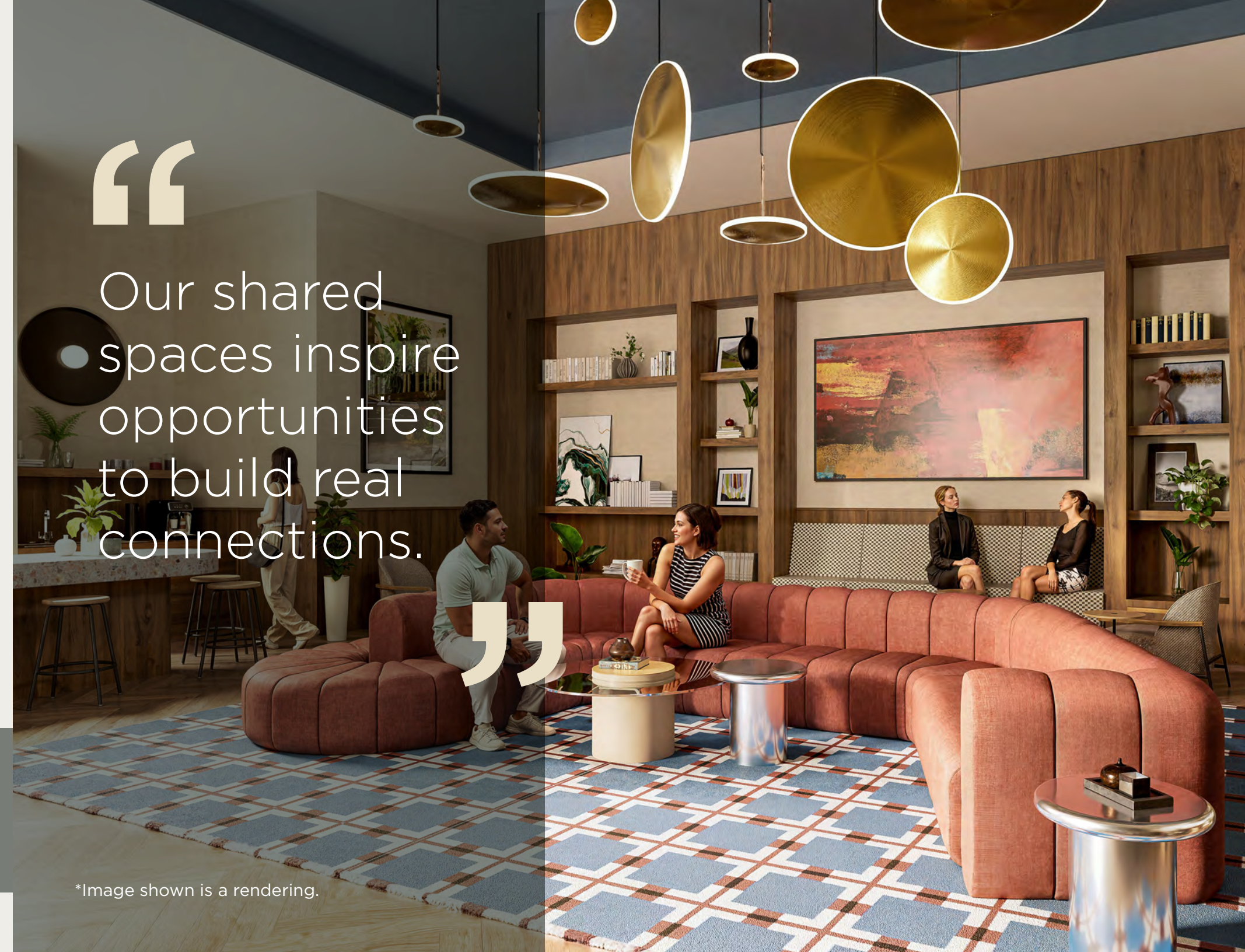
New renovations offering a peaceful outdoor escape, great for gatherings, working outdoors, or unwinding.

*Image shown is a rendering.

“

Our shared spaces inspire opportunities to build real connections.

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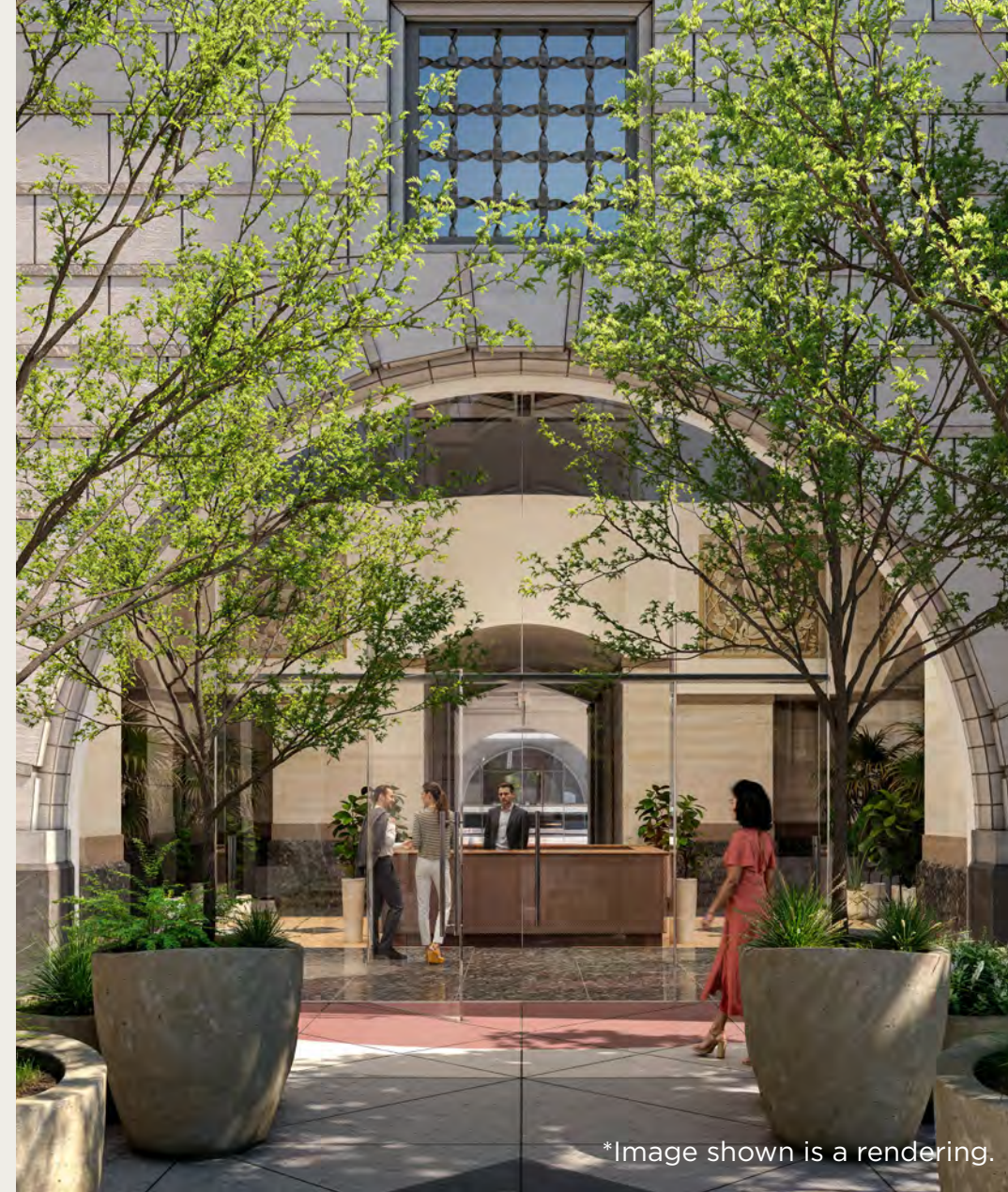


*Image shown is a rendering.



Difference Making Details

Our Pasadena-inspired features and finishes pay homage to the most well-loved aspects of the city... with just the right amount of added flair.



*Image shown is a rendering.

ABOVE

Beaux-Arts-inspired architecture with fountains, curved copper mansard roofs and landscaped plazas.

BELOW

Marble-clad lobbies with rose and citrus-themed murals by artist Richard Haas.



Featuring the most distinguished on-site amenities in Pasadena including a speakeasy. (Coming Soon)

Inspired by the Past.
Designed for Community.

*Image shown is a rendering.





The Perfect Setting for
a Midday Recharge.

*Image shown is a rendering. *Image shown is a rendering.

Availabilities

TOWER I

800 E COLORADO BLVD

Suite 240	2,891 RSF (SPEC SUITE)
Suite 600**	26,754 RSF
Suite 700**	26,719 RSF
Suite 800**	6,732 RSF (SPEC SUITE)

**Contiguous to 53,473 RSF

TOWER II

55 S LAKE AVE

Suite 600*	7,668 RSF
Suite 625*	2,047 RSF
Suite 665*	7,144 RSF

*Contiguous to 16,859 RSF

PARKING

3.0/1,000
\$94.50/mo unreserved
\$149.50/mo reserved



Effortless Access

Situated on the prestigious corner of Lake Ave and Colorado Blvd, Pasadena Towers defines what it means to be main-and-main.

We make it easy to get where you want to go—regardless of how you choose to get there.

- + Quick and easy access to Foothill (210), Pasadena/Harbor (110) and Ventura (134) Freeways
- + Plentiful public transit options: including the Metro Gold Line nearby and multiple bus lines immediately accessible

97

Walk Score

79

Bike Score



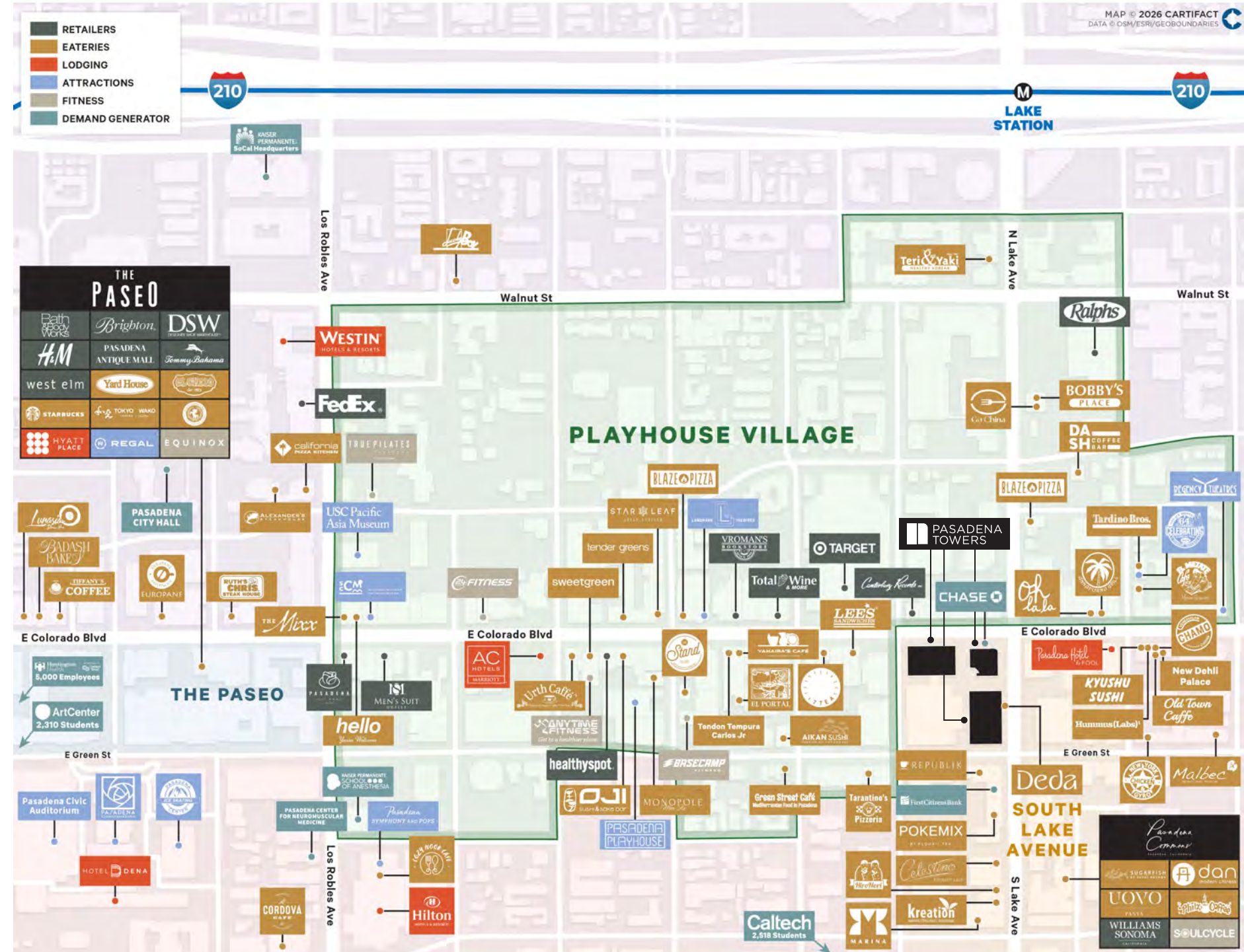
ROUTES				RAIL	
10	Orange	51	Blue	M	METRO Gold Line Station
20	Grey	51 Sat. Only	Blue Dotted		
31	Green	52	Blue Dashed		
32	Green Dashed	60	Pink		
40	Yellow				



At the Center of It All

Positioned for ultimate accessibility, the property offers proximity to South Lake Avenue District's dynamic retail and culinary offerings, complemented by readily available financial services, hotels, and more, all within a compact radius

- + Hundreds of retail, dining and hotel options within just a few miles
- + South Lake Avenue retail district just steps away
- + Paseo Colorado and Old Pasadena within a few minutes drive
- + Unobstructed views of downtown Pasadena and the San Gabriel Mountains
- + Weekly special events hosted by the South Lake Avenue Business District
- + Experience the authentic flavors of Georgia and Eastern Europe at Deda, Pasadena's newest culinary destination. Deda elevates the Pasadena Towers experience, offering a dining experience at its finest.



OUR ANNUAL TENANT SURVEY

Every year Kingsley Associates is commissioned to administer a best-in-class office tenant questionnaire to gauge satisfaction. Results of the survey are used to improve performance, increase retention, maximize value and achieve operational excellence.

100%

Feel Valued as Tenants

96%

Would Recommend this Property to Others

100%

Are Satisfied with Management

96%

Are Satisfied with Maintenance Services

100%

Are Satisfied with The Leasing Process

Built For Results

At Pasadena Towers, we offer a warm and welcoming environment that brings people together to create, connect and thrive in flexible spaces. We aspire to establish a community where tenants come first.



Key Performance Indicators vs. The Kingsley Index



OVERALL SATISFACTION



MANAGEMENT - OVERALL SATISFACTION



LEASING PROCESS - OVERALL SATISFACTION



PROPERTY RECOMMENDATION



RENEWAL INTENTIONS



COMMENTS FROM OUR COMMUNITY

The management team, engineers, security and maintenance staff are not only incredibly responsive and attentive, but bring an engaging and great attitude. - Morgan Stanley (Alan Whitman)

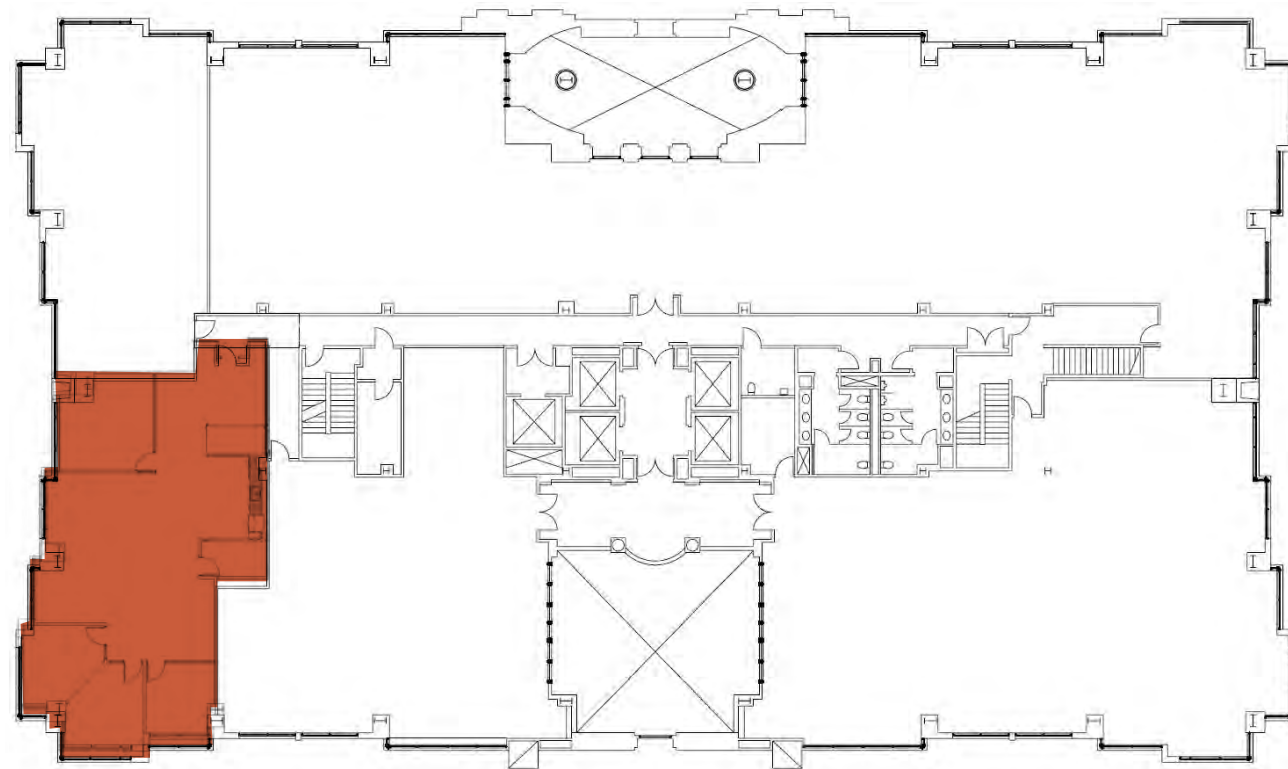
The experience right away was great. Our employees really felt a high level of satisfaction with all the amenities we have here. It's a combination of the facility itself and the quality of the people who are here has made our experience a really great one. - Ray Vasquez, Bank of America

The staff are always professional and engaged with the tenants. They go above and beyond their duties and clearly take pride in their work. The quality of the building and its appearance are excellent. - Stout, Warren C.M.D. (Dr. Warren Stout)



Tower I

800 E COLORADO BLVD



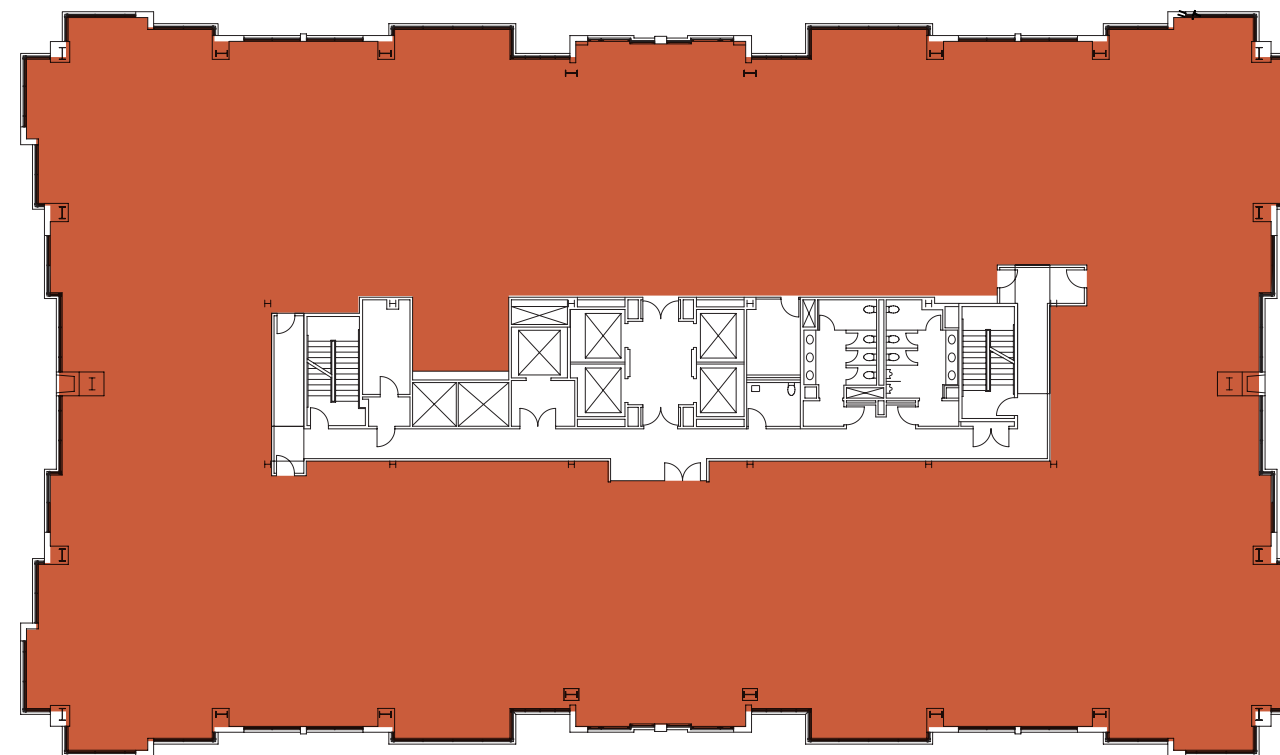
SUITE 240
2,891 RSF

Creative office space with exposed ceilings and polish concrete. This move-in condition space is surrounded by mature trees the privacy of a corner suite.



Tower I

800 E COLORADO BLVD



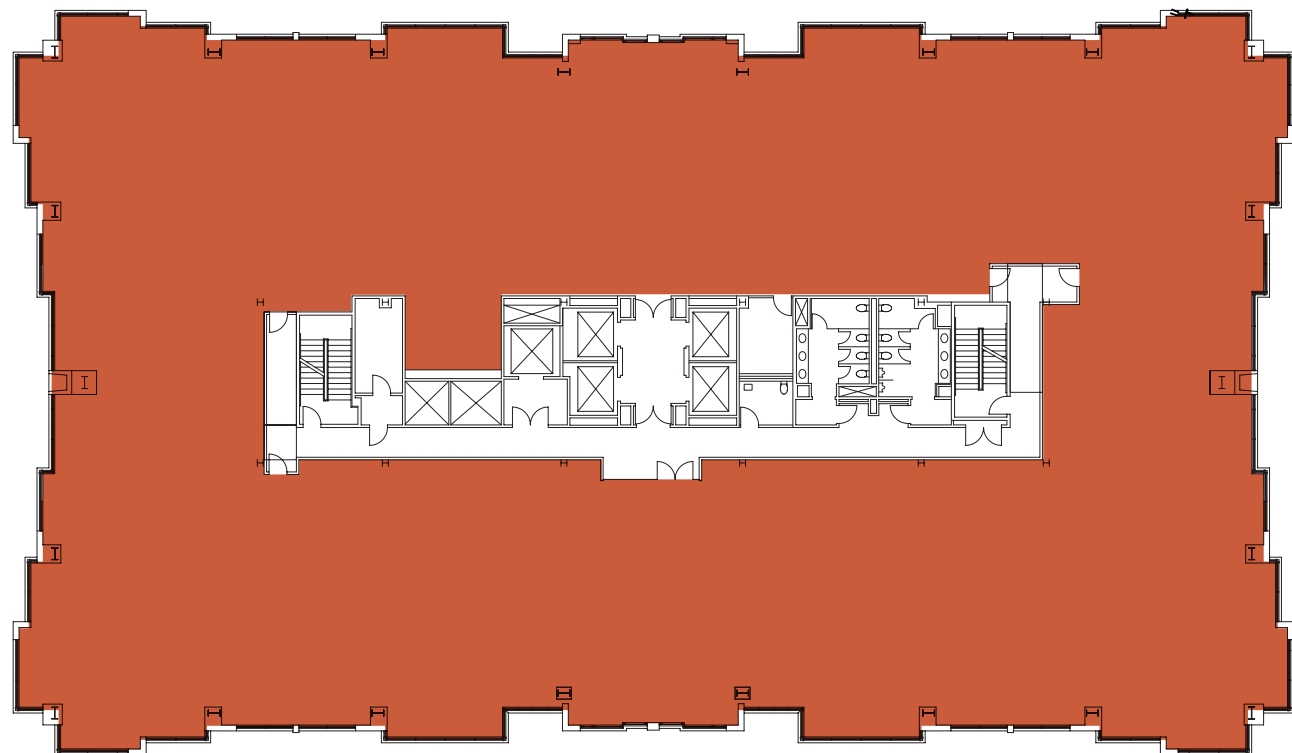
SUITE 600
26,754 RSF

Enjoy a 360-degree view of Pasadena; its vibrant setting, City Hall and the San Gabriel Mountains.



Tower I

800 E COLORADO BLVD



SUITE 700
26,719 RSF

Nestled between the 6th & 8th Floors for a total of 64,737 sq. ft., the 7th Floor can be leased on its own for a full panoramic view of Pasadena, Old Town and what's new and happening in Pasadena.



Tower I

800 E COLORADO BLVD



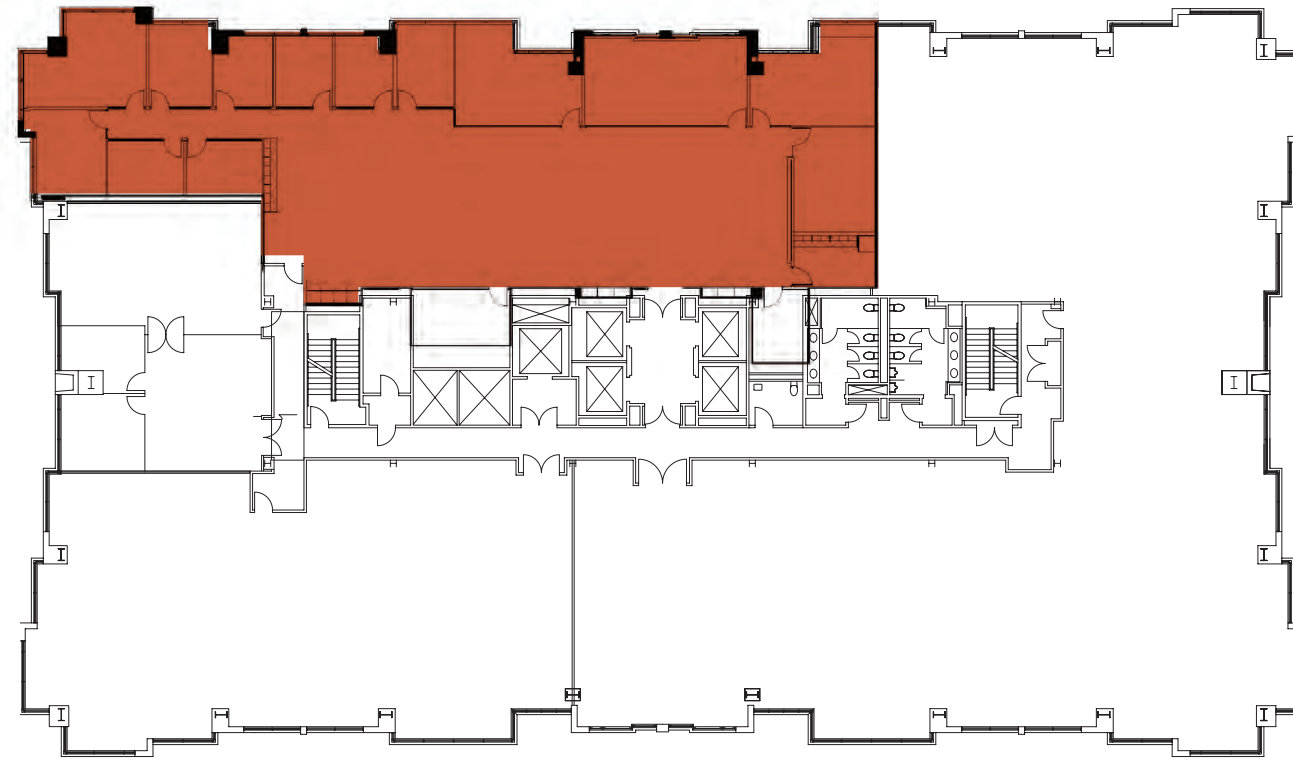
SUITE 800
6,732 RSF

With spec suites on the way, Pasadena Towers' 8th Floor efficient floor plate and bay depth provide a blend of private offices and open work space.



Tower II

55 S LAKE AVE



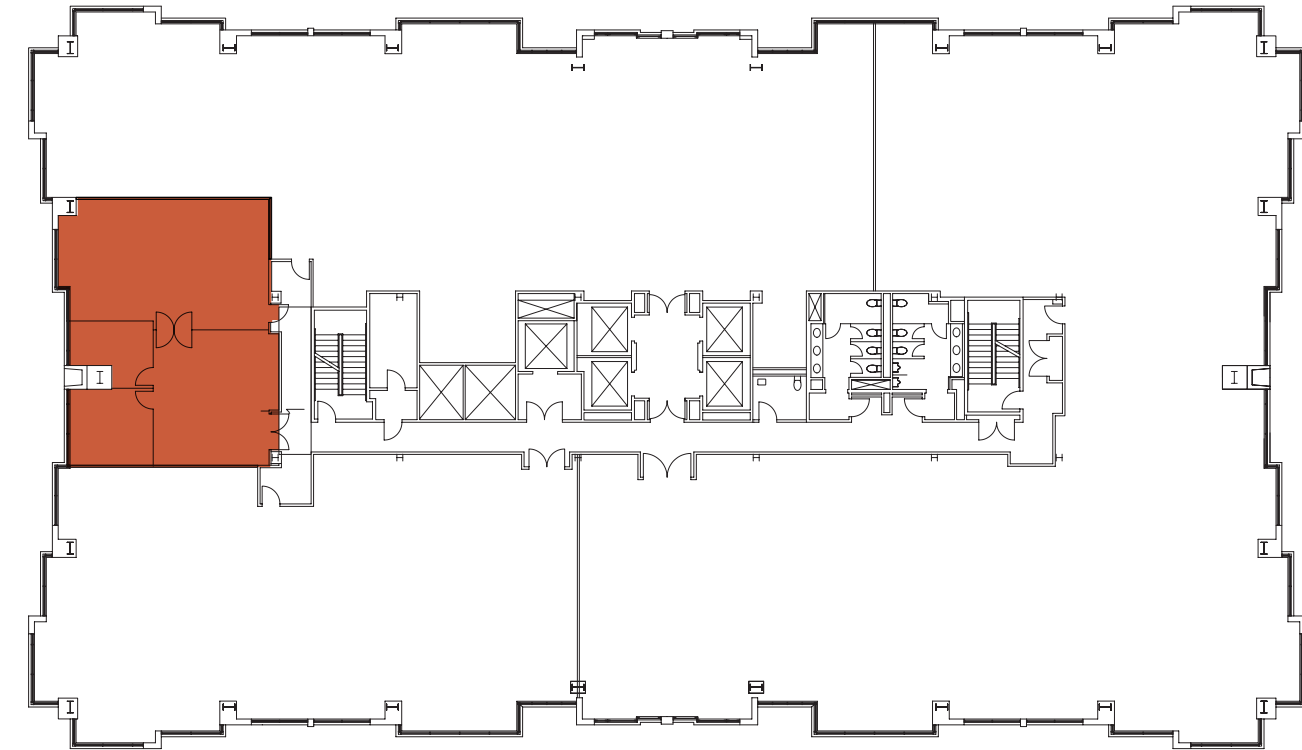
SUITE 600
7,668 RSF

With western views, this suite boasts Lobby exposure with a double door entry from the Lobby, a balance of window-lined offices, prominent conference room, break room, corner executive office and an open bullpen.



Tower II

55 S LAKE AVE



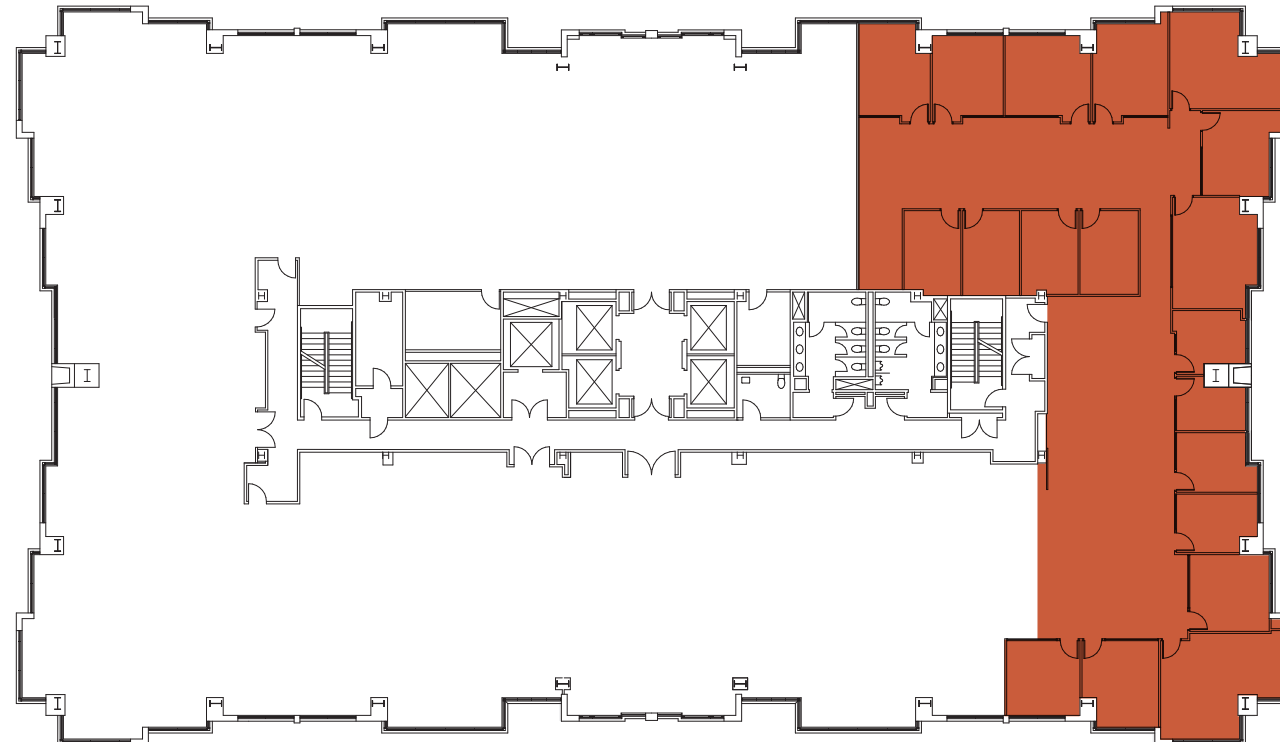
SUITE 625
2,047 RSF

High exposed ceilings, 2 private offices exposed ceilings, modern kitchen with an inviting island over concrete-polished floors for work and collaboration and a cloud ceiling in the open area, the space was used as a Conference Center that converts well into an office space.



Tower II

55 S LAKE AVE



SUITE 665
7,144 RSF

With spectacular San Gabriel Mountain views on the northside of the Suite, this space offers a perfect balance of private offices and an open bullpen area.



*Image shown is a rendering.





The Workday You've Been Waiting For.



LEASING

NATALIE BAZAREVITSCH

+1 818 502 6723

Lic. 01188604

natalie.bazarevitsch@cbre.com

DOUG MARLOW

+1 818 502 6707

Lic. 00950434

doug.marlow@cbre.com

JULIANA SAMPSON

+1 818 502 6722

Lic. 01894878

juliana.sampson@cbre.com

JACKIE BENAVIDEZ

+1 818 502 6758

Lic. 01894070

jackie.benavidez@cbre.com

PROPERTY MANAGEMENT

NATHAN SOVICH

Director

+1 818 245 0202

Lic. 01922819

nathan.sovich@cbre.com

RISA HONDA, RPA, FMA

Senior Real Estate Manager

+1 626 793 8817

Lic. 01329667

risa.honda5@cbre.com

800 E Colorado Blvd | 55 S Lake Ave | Pasadena, CA 91101



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