

70 SOUTH LAKE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Where Integration Meets Innovation

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.

Approximately \$2M planned renovations of lobby, community areas and tenant spaces



Newly renovated lobby & entrance

Spec Suite being developed



**3/1000
Parking Ratio**

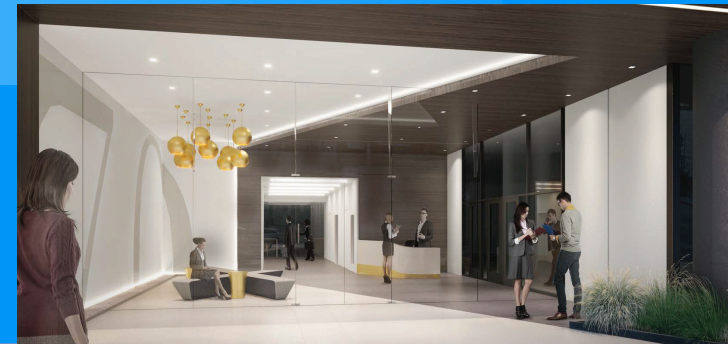


**Professionally
Managed onsite**

**Exterior Renovations to include:
building facade, outdoor sitting
area and green wall along Lake
Avenue**



**11 story
Class A
116,458 SF**



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.



Ability to connect 10th and 11th floors for a combined 23,508 SF internal stairwell, is possible



Top floor
private balcony



View the 360 Tour



Aerial Views



Floor-to-ceiling
glass on 11th floor



New state-of-the-art
Conference Center



Spectacular Views
of Pasadena







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

Asking Rate:
\$3.60/SF to \$3.75/SF

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 950	1,511 RSF
Suite 1000	10,665 RSF
Suite 1040	2,129 RSF
Suite 1100	12,843 RSF
Contiguous floors	23,508 RSF

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





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Pasadena Amenities

Restaurants / Cafe's

1. Chipotle
- Sugarfish
- Lemonade
- Mendocino Farms
2. Del Frisco's Grill
3. Bistro 45
4. Celestino Ristorante & Bar
5. Annapurna Grill
6. Einstein Bros. Bagels
7. Pokemix
13. Magnolia House

Banks

- 35 Bank of America
- 36 Chase
- 37 Citi Bank
- 38 First Financial Credit Union
- 39 Wells Fargo

Shops / Antiques

- 8 Ann Taylor
- Pottery Barn Kids
- T.J. Maxx
- 9 Breakthru Fitness
- 10 Carroll & Co
- 11 Pier 1
- Men's Warehouse
- Ross
- 12 Williams Sonoma
- 14 Orvis
- 15 Target

Education

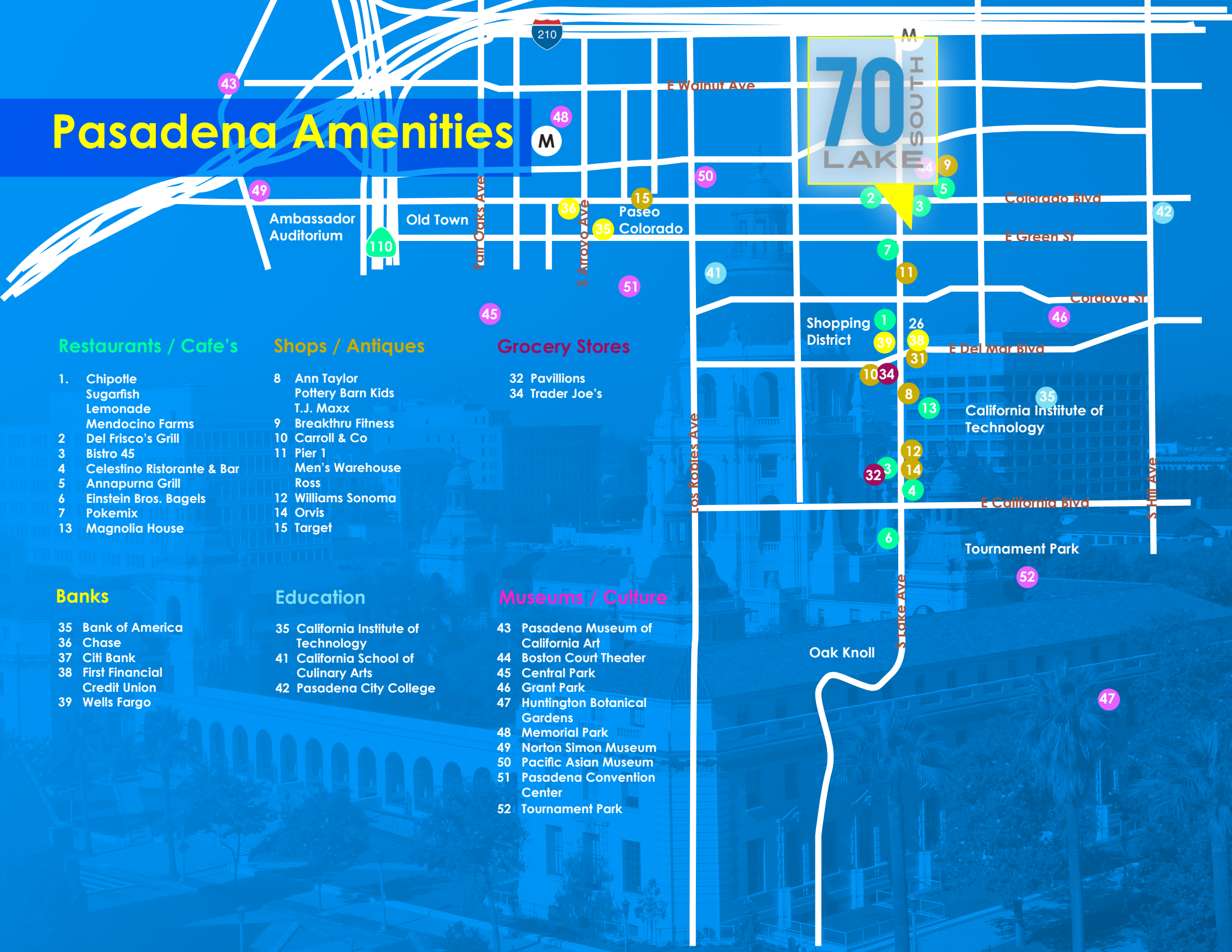
- 35 California Institute of Technology
- 41 California School of Culinary Arts
- 42 Pasadena City College

Grocery Stores

- 32 Pavillions
- 34 Trader Joe's

Museums / Culture

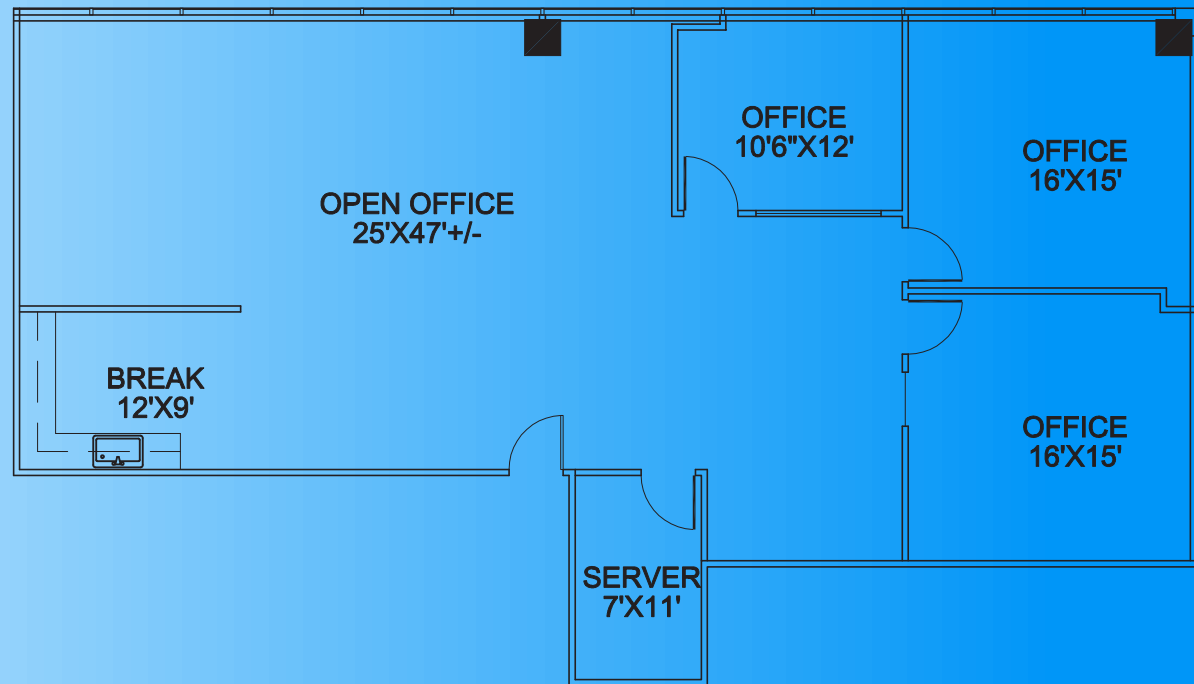
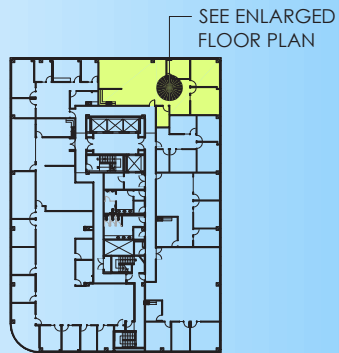
- 43 Pasadena Museum of California Art
- 44 Boston Court Theater
- 45 Central Park
- 46 Grant Park
- 47 Huntington Botanical Gardens
- 48 Memorial Park
- 49 Norton Simon Museum
- 50 Pacific Asian Museum
- 51 Pasadena Convention Center
- 52 Tournament Park





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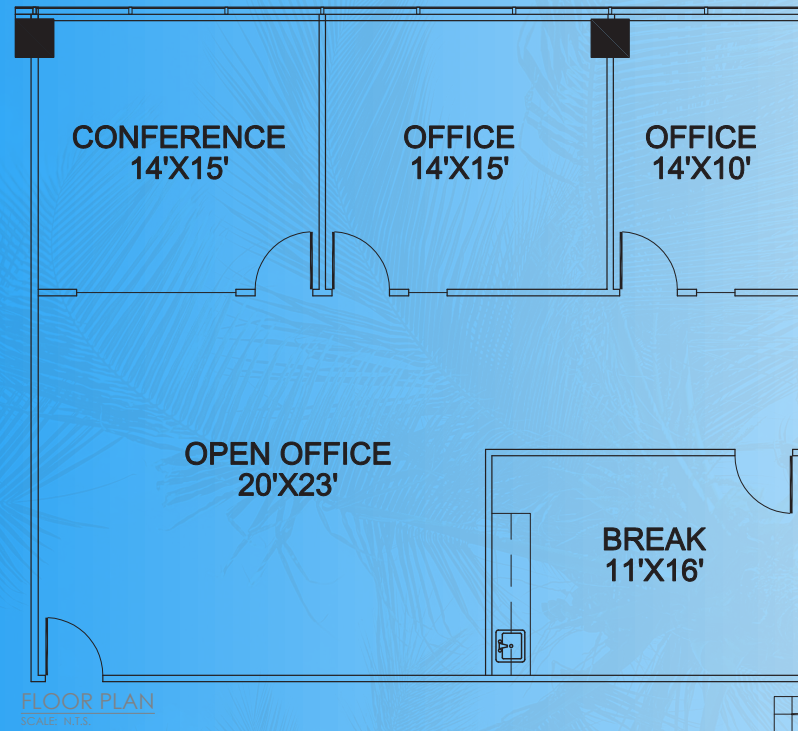
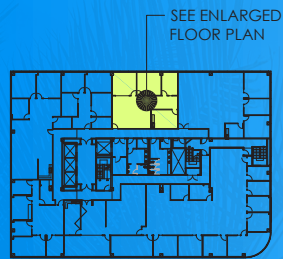
Floor Plans



FLOOR PLAN
SCALE: N.T.S.

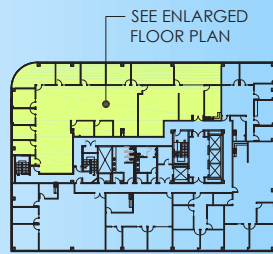
Suite 600

2,643 SF Multi-tenant Floor

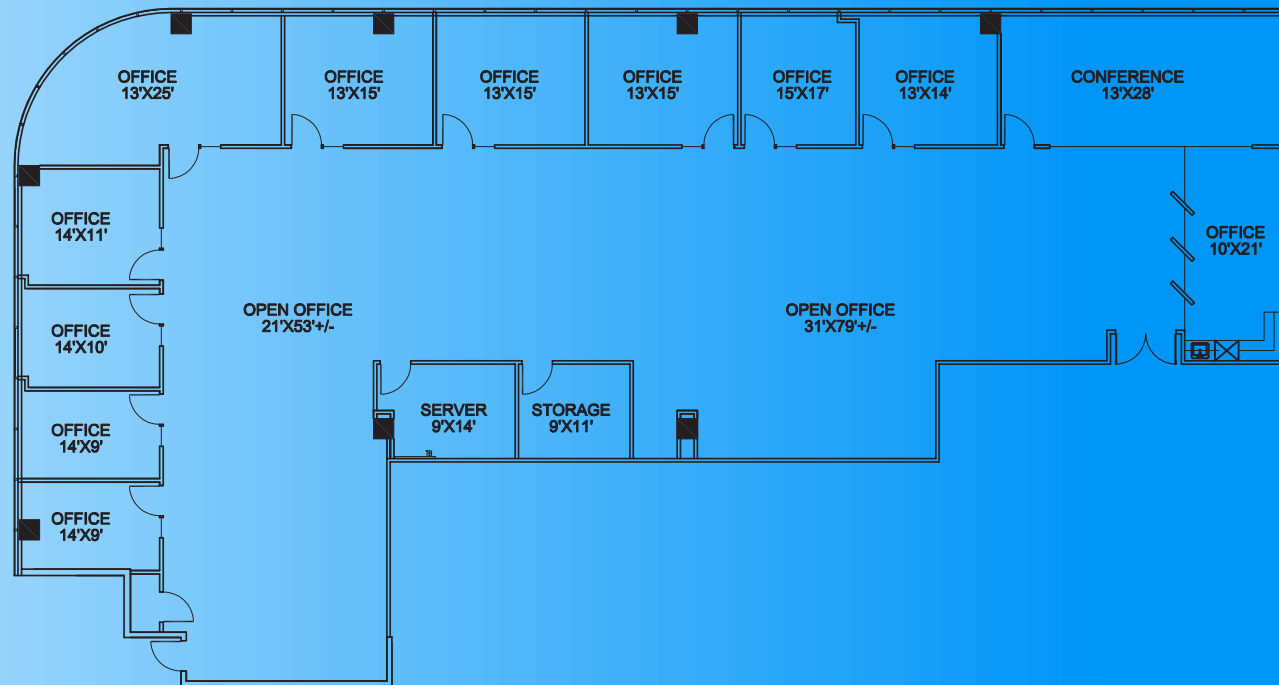


Suite 630

1,765 SF Multi-tenant Floor



KEY PLAN
SCALE: N.T.S.

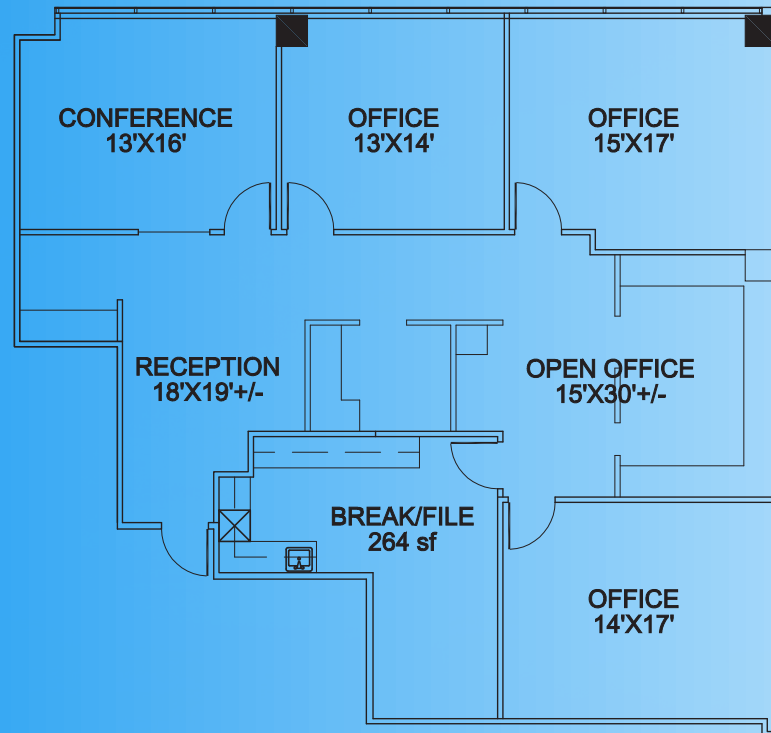
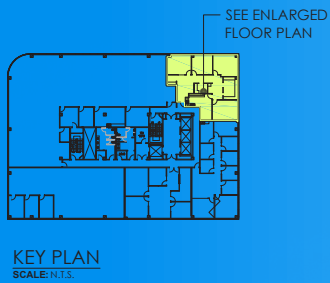


FLOOR PLAN
SCALE: N.T.S.



Suite 690

8,017 SF Multi-tenant Floor

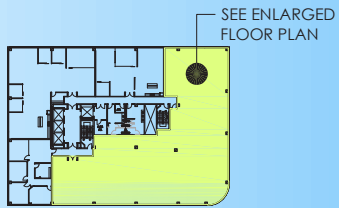


FLOOR PLAN
SCALE: N.T.S.

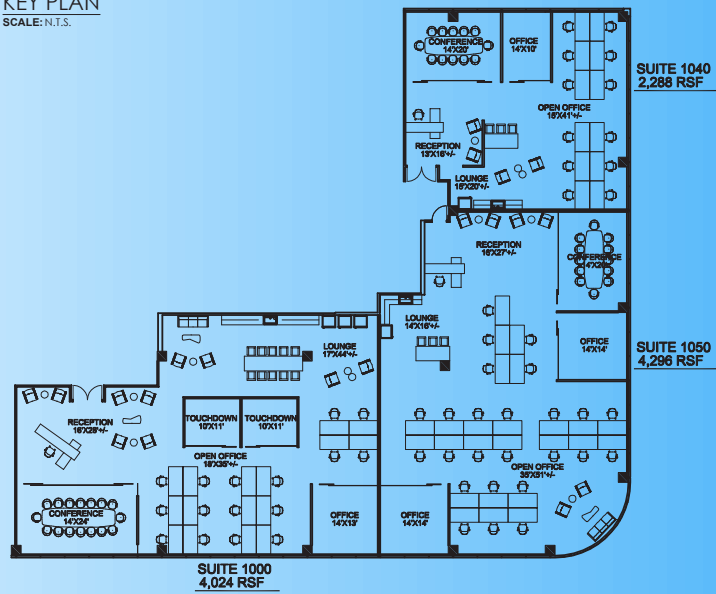


Suite 810

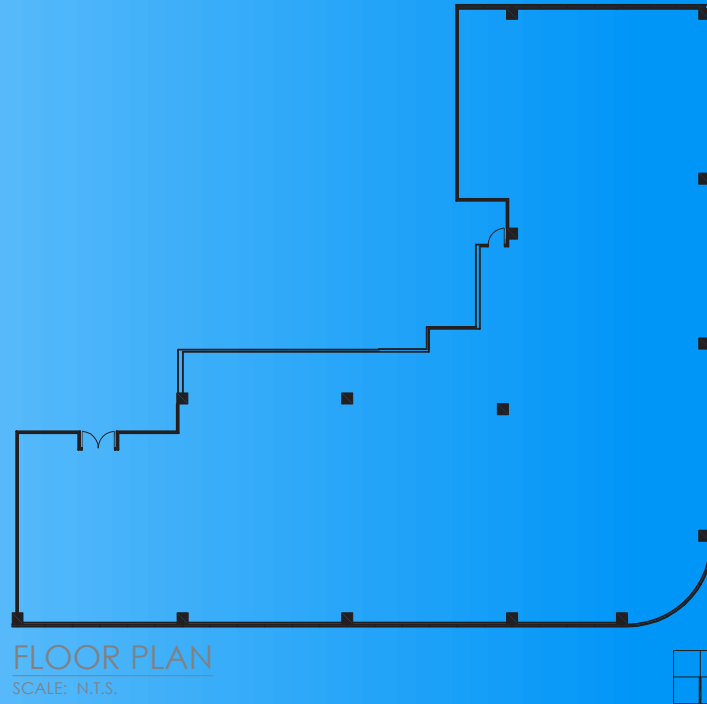
2,540 SF Multi-tenant Floor



KEY PLAN
SCALE: N.T.S.



CREATIVE FLOOR PLAN
SCALE: N.T.S.

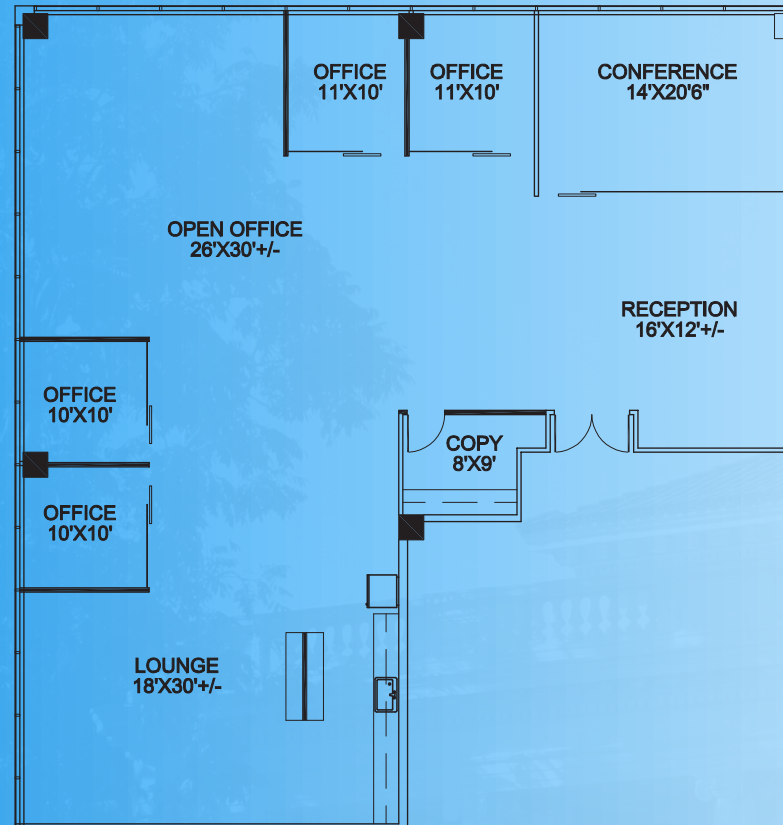


Suite 1000

10,665 SF Multi-tenant Floor



KEY PLAN
SCALE: N.T.S.

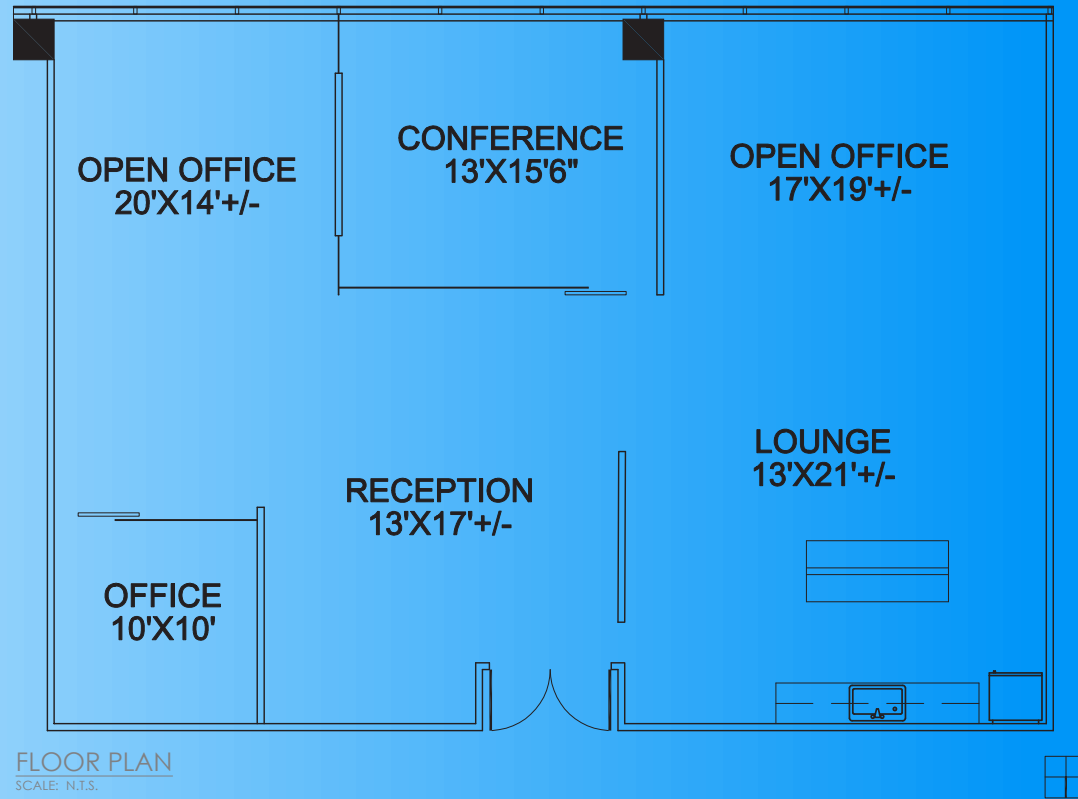
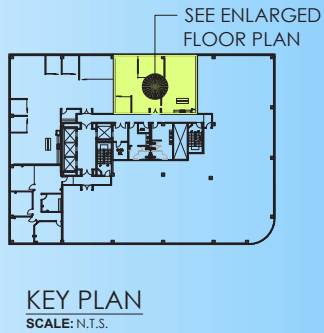


FLOOR PLAN
SCALE: N.T.S.



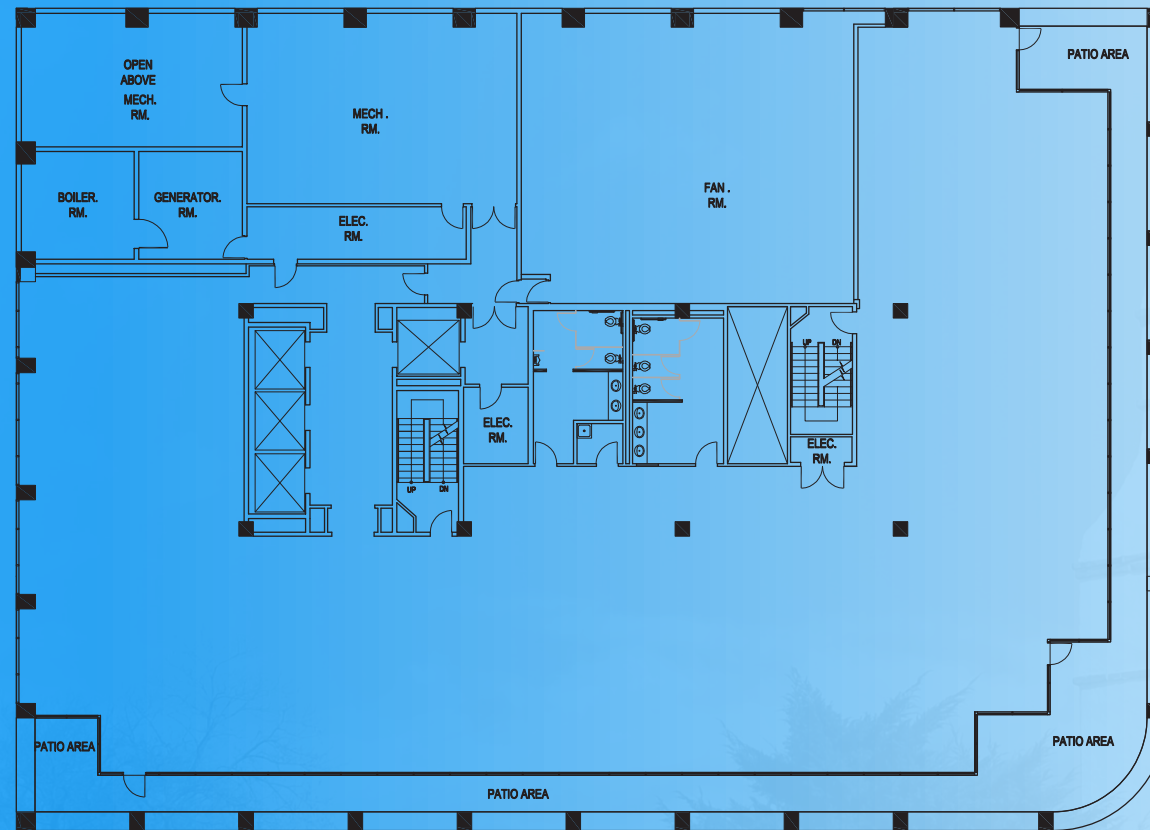
Suite 1020

3,930 SF Multi-tenant Floor
Creative Sample



Suite 1040

2,129 SF Multi-tenant Floor

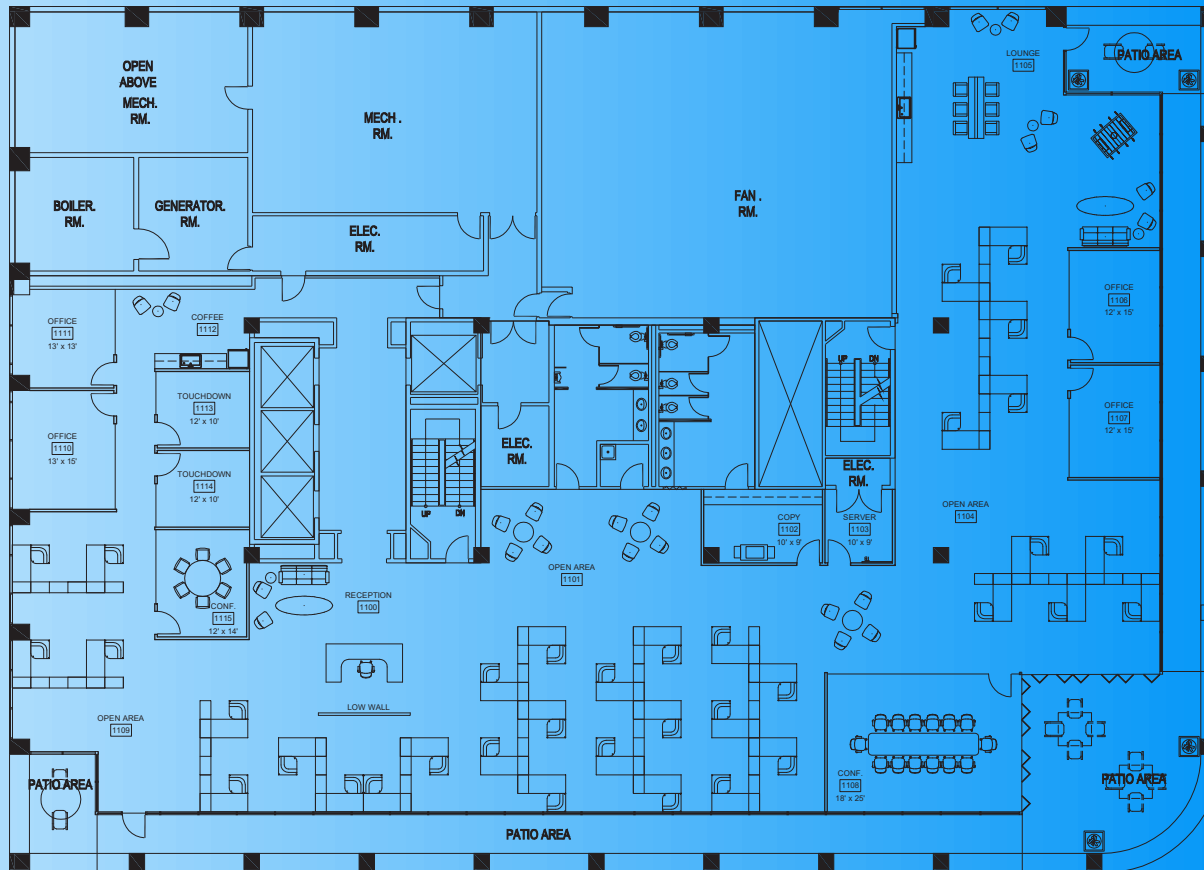


FLOOR PLAN
SCALE: N.T.S.



11th Floor

12,843 SF



11th Floor

12,843 SF Hypothetical Plan #1
Creative Sample

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