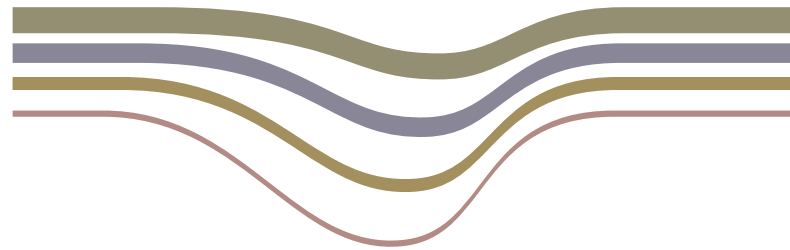


SMART. SAFE. BEAUTIFUL.

PASARROYO



**ALL YOU NEED IS  
HOPE, LOVE AND A  
NEW ADDRESS**

**ALL YOU NEED IS  
PASARROYO**





ALL YOU NEED IS ...

# Everything, and everyone, at your fingertips

Prime location along South Lake Avenue provides the best amenity base in Pasadena. Whether you need a meal, groceries or a workout, we've got you covered. The walkability and surface parking lots along Lake provide easy access and convenience.

**Talent, talent, talent!** Pasadena is easily accessible to the best talent and the San Gabriel Valley's most highly educated labor base. Some of the nation's top academic institutions (CalTech, USC, UCLA) are minutes away and breed success

**BARRY'S**



**DUNKIN'**

**GRAVILLÉ**  
RESTAURANTS



**citibank**

## Caltech

0.5 Miles – 3 minutes

 **KAISER PERMANENTE  
SCHOOL OF MEDICINE**  
0.7 miles – 3 minutes

## ArtCenter

5.4 miles – 12 minutes

## JPL

6.2 miles – 10 mins

## Glendale

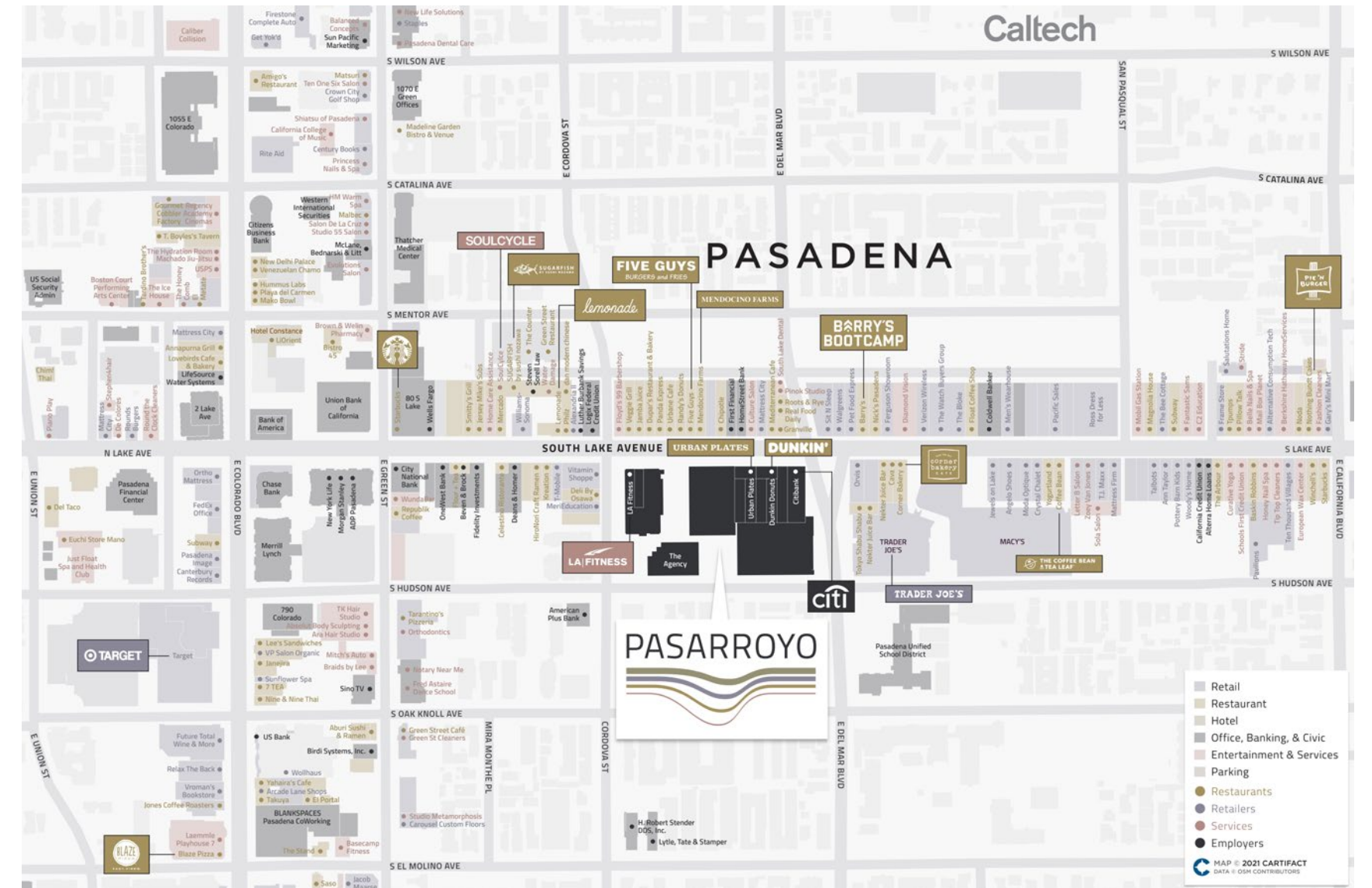
8.5 miles – 15 minutes

## DTLA

11 miles – 25 minutes

## Burbank Airport

17 miles – 35 minutes

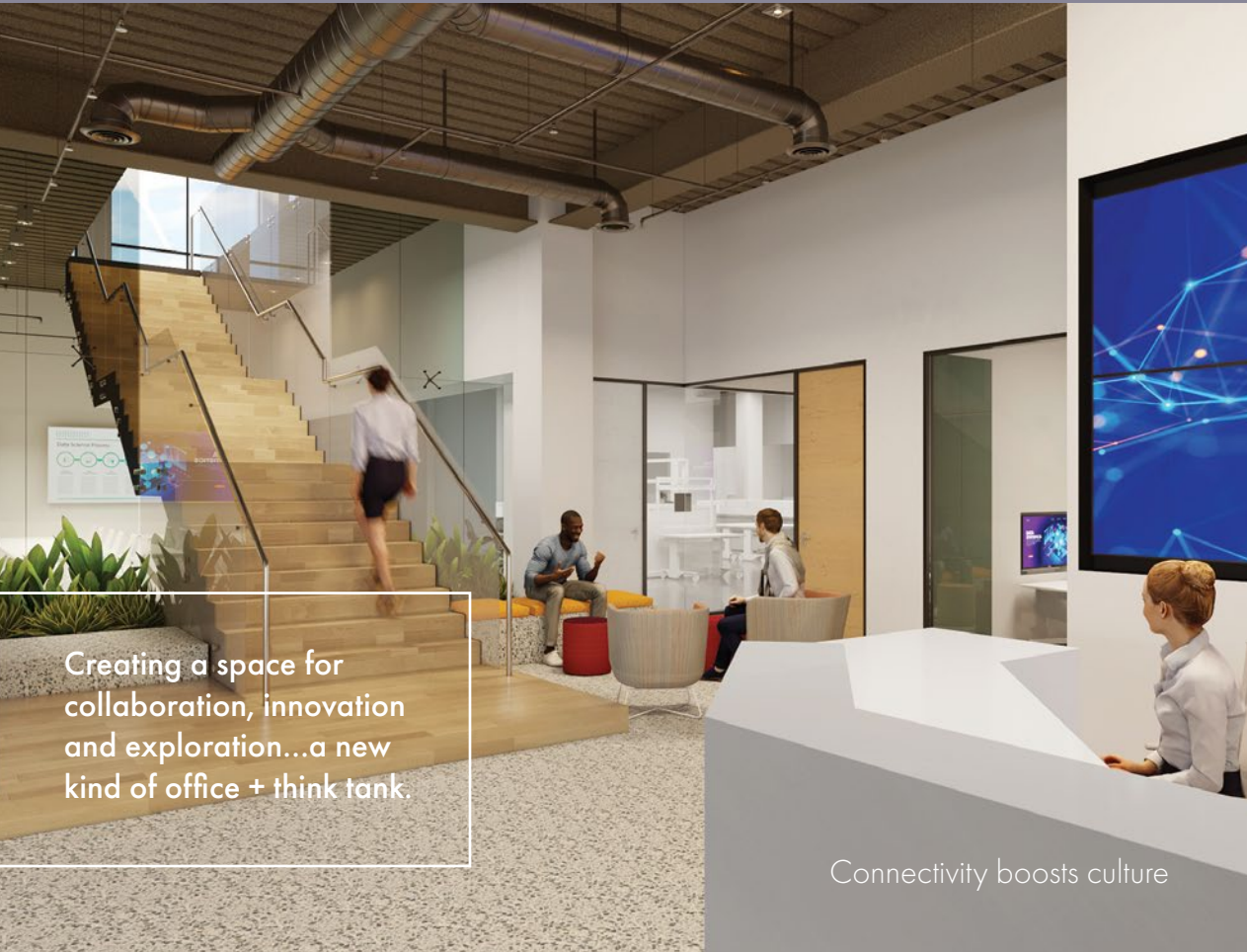




ALL YOU NEED IS...

# Inspiration for innovation

See the Stats



Creating a space for collaboration, innovation and exploration...a new kind of office + think tank.

Connectivity boosts culture

Surrounding a **60,000 SF** thoughtfully appointed Main Plaza, PASARROYO provides a dynamic indoor-outdoor work environment; unifying all elements to create a cohesive and expansive environment.



Coretrust is intensely focused on proactively addressing customer concerns regarding their return to the workplace. Tenants receive the Gold Standard of health and wellness initiatives. Coretrust has taken best in class action to promote a healthy office environment; our customers' safety is the highest priority.



Increased and improved air filtration/purification systems throughout each building



Touchless parking access from entrance to suite



A state-of-the art complementary conference center provides event and meeting spaces of all sizes



Optimum air quality and ventilation using Ultraviolet Germicidal Irradiation in-duct air purification system



A collection of new spec suites offers flexible, plug and play options so you don't waste design time



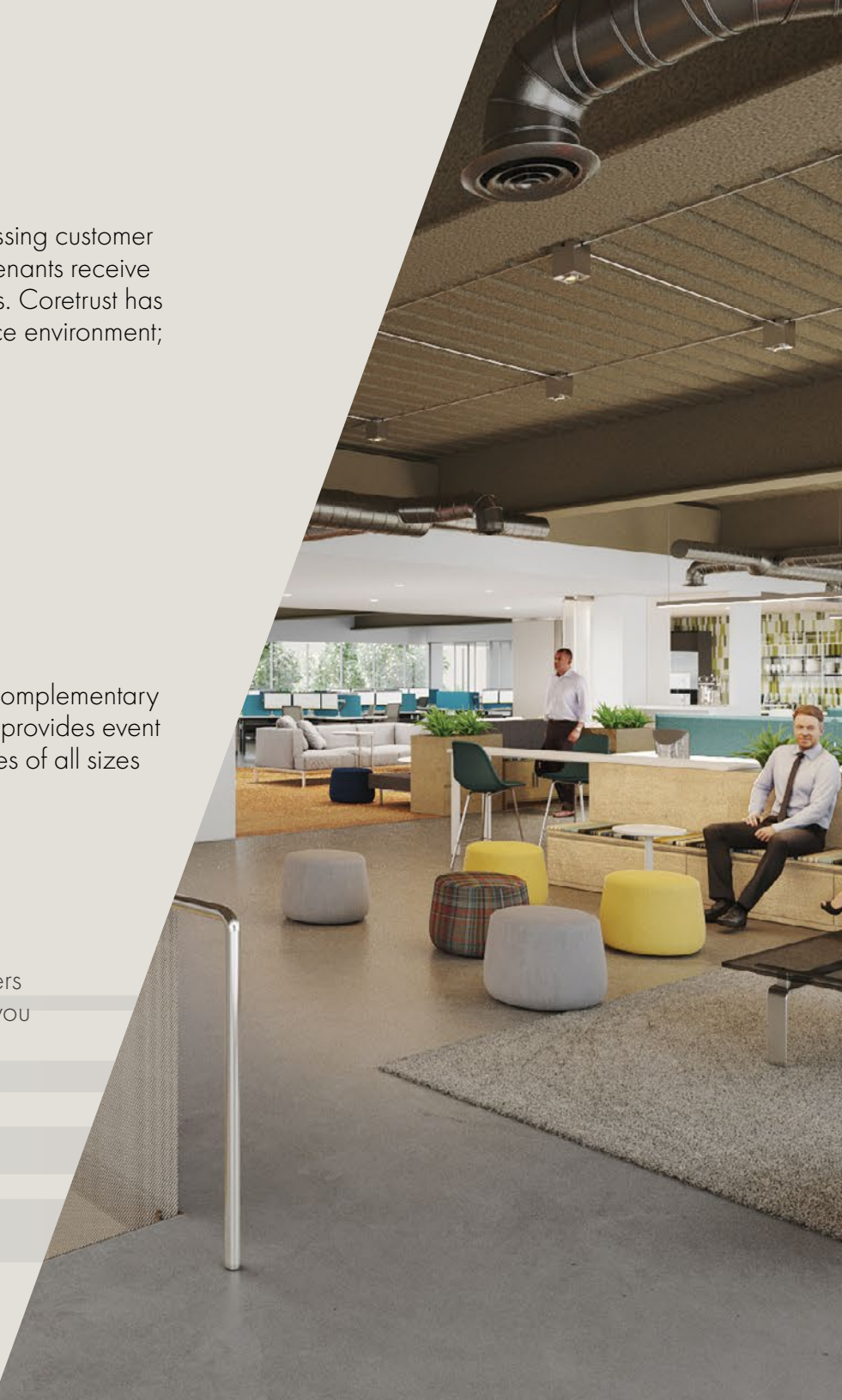
UVCGI Maximum outside air ventilation



Maximum threshold of outside air circulation



EV Charging available with 66 monitored charging stations





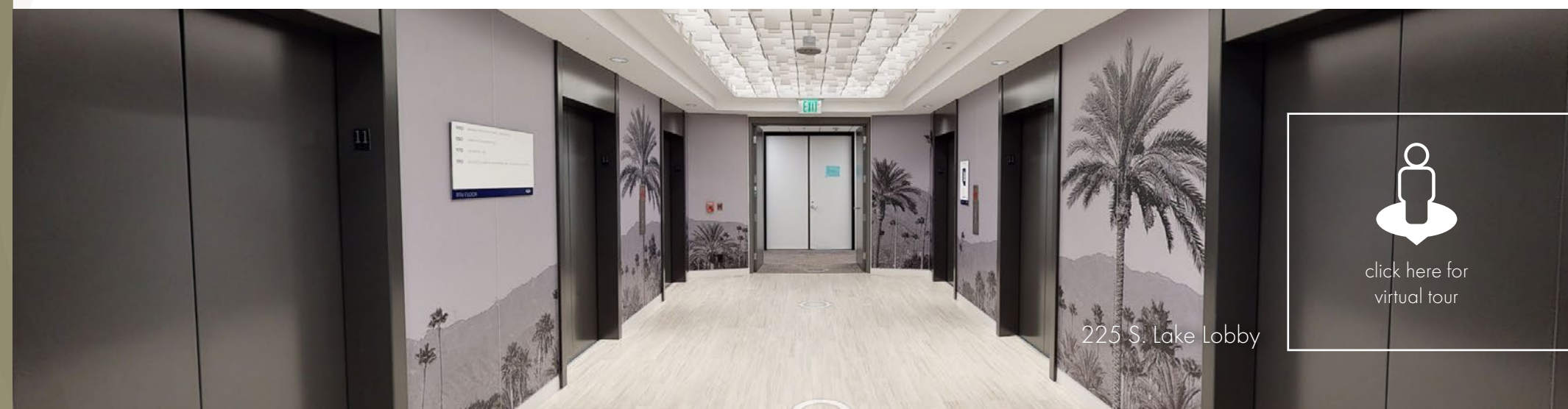


←  
A welcoming entrance  
will allow your employees  
and guests to easily  
access your office.

ALL YOU NEED IS...

# A solid first impression

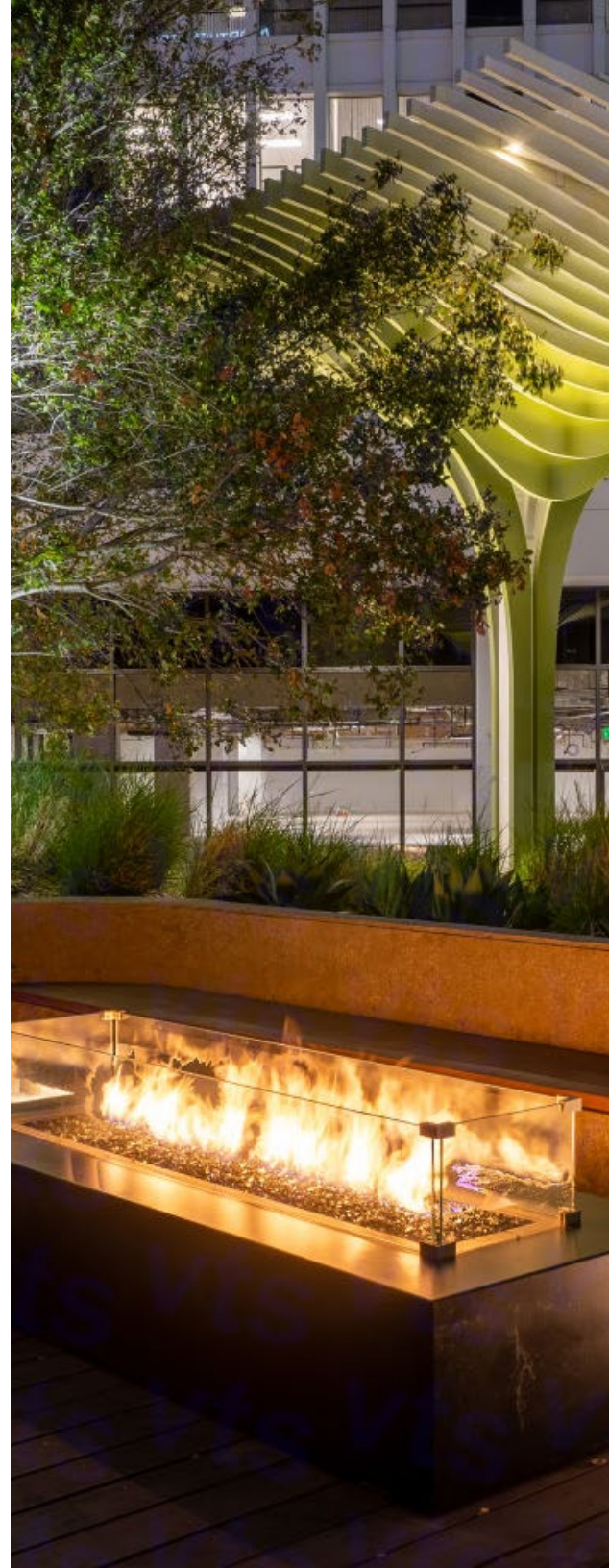
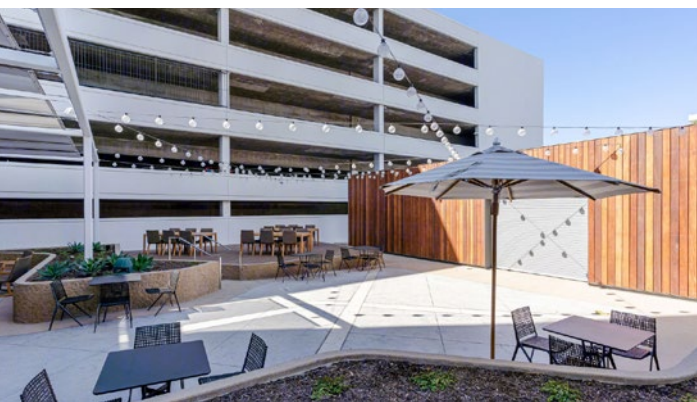
Stunning lobbies will make your customers feel at home and well taken care of. Full parking structure renovations will enhance way-finding and directional signage.



click here for  
virtual tour

225 S. Lake Lobby





ALL YOU NEED IS ...



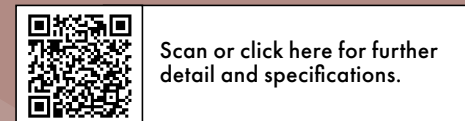
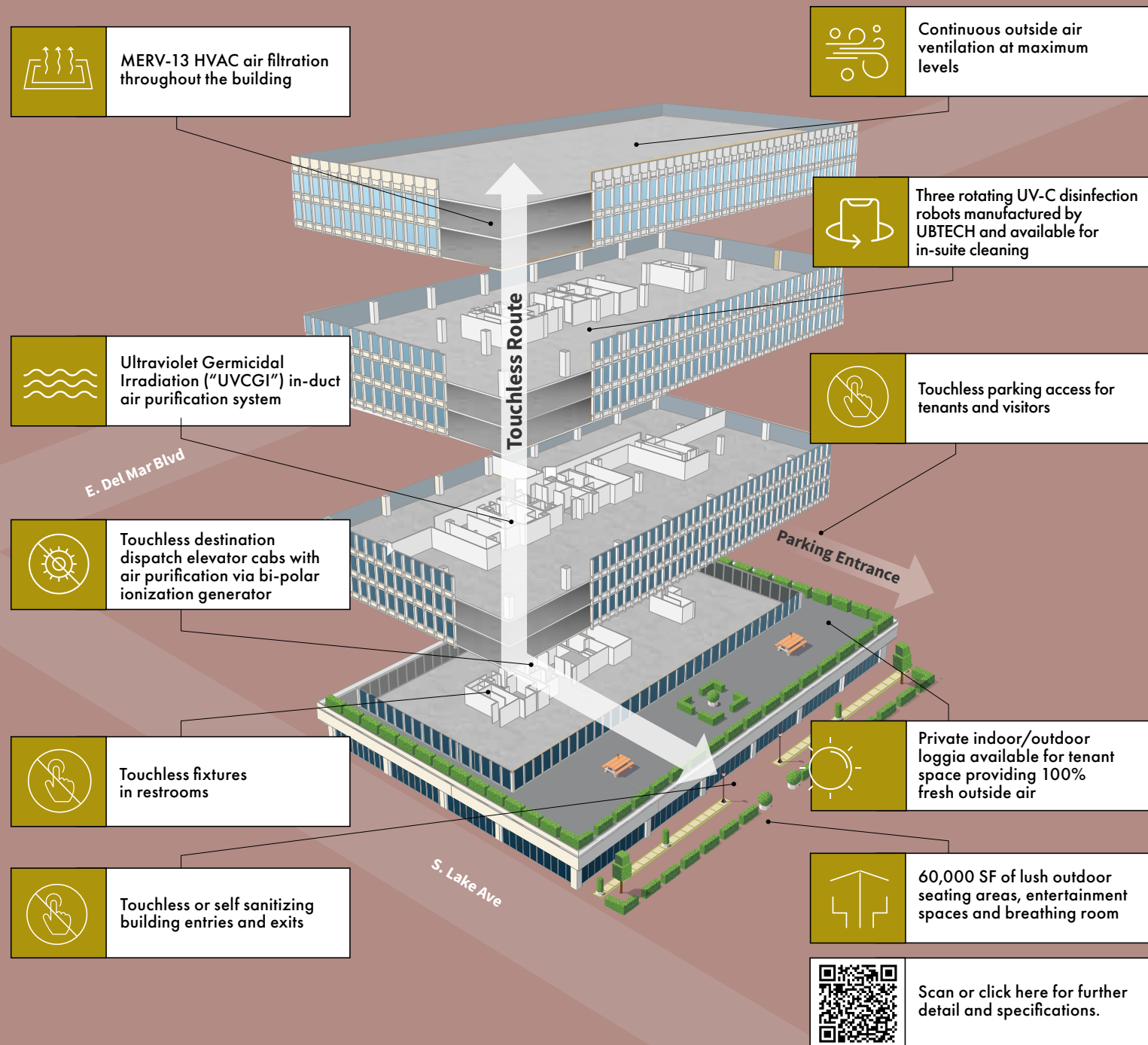
# A balanced life and outdoor options

Foosball · Darts · Retail · Corn Hole / Bocce · Ping Pong · Hammock · Food trucks · Lush Landscaping · Wifi throughout · Resort Style Seating

Fun and entertainment zone







ALL YOU NEED IS ...

# All you need is health, wellness & security

As you prepare to come back to the workplace, rest assured that PASARROYO has gone above and beyond to create a safe and healthy work environment, including:

- 24/7 Manned security and state of the art equipment
- Signage throughout the property as a reminder to maintain distancing and hygiene
- Enhanced cleaning and disinfecting protocols with more frequent common area disinfection
- Hands-free experiences in common areas including elevators and restrooms
- Modernized Destination Dispatch elevators mitigate stops and promote safety
- Secured wifi throughout the project and parking structure



[click here to view our Covid-19 Plan](#)



Varied open-air meeting areas for a private phone call or a safe group meeting



Hospital-grade cleaning products and processes



24/7 manned security, surveillance system



the ability to lock your floor, keeping everything important to you safe



ALL YOU NEED IS ...

# Support from a strong foundation



## Ownership & Partner

- Thoughtful and Forward-thinking
- Proactive industry leaders
- Creative thinkers
- Supportive Partners

## Management

- Best in class management team
- Concierge services to support you and your employees
- *LifeStyle!* tenant event program
- Full-time engineering and janitorial teams
- Construction management services



## Project architectural team

so you can focus on your core business





ALL YOU NEED IS...

# Synergy with friendly neighbors

Neighboring Tenants who call PASARROYO home:



Introducing Industrious – whether you’re just starting up, or need some flexible space, Industrious is here for you.

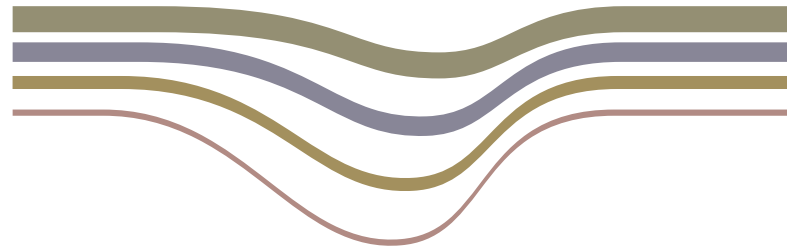
Onsite Restaurants and Retail





# ALL YOU NEED IS

# PASARROYO



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