

A photograph of a modern courtyard at dusk. The central feature is a series of illuminated, tree-like structures with curved, ribbed canopies and slender trunks. The structures are lit from within, casting a warm glow. In the background, a multi-story building with a grid of windows is visible. The sky is a deep blue. The overall atmosphere is sophisticated and contemporary.

PASARROYO



**SMART. SAFE.
STUNNING.**

Colliers

Welcome to Pasadena

Where everything you need to be successful is in close proximity



Amenities Too Great to Count

Prime location along South Lake Avenue provides the best amenity base in Pasadena. Whether you need a meal, groceries or a workout, it's footsteps away. 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.



Caltech

0.5 Miles – 3 minutes

KAISER PERMANENTE SCHOOL OF MEDIC

0.7 miles – 3 minutes

ArtCenter

5.4 miles – 12 minutes

JPL

6.2 Miles – 10 mins

Glendale

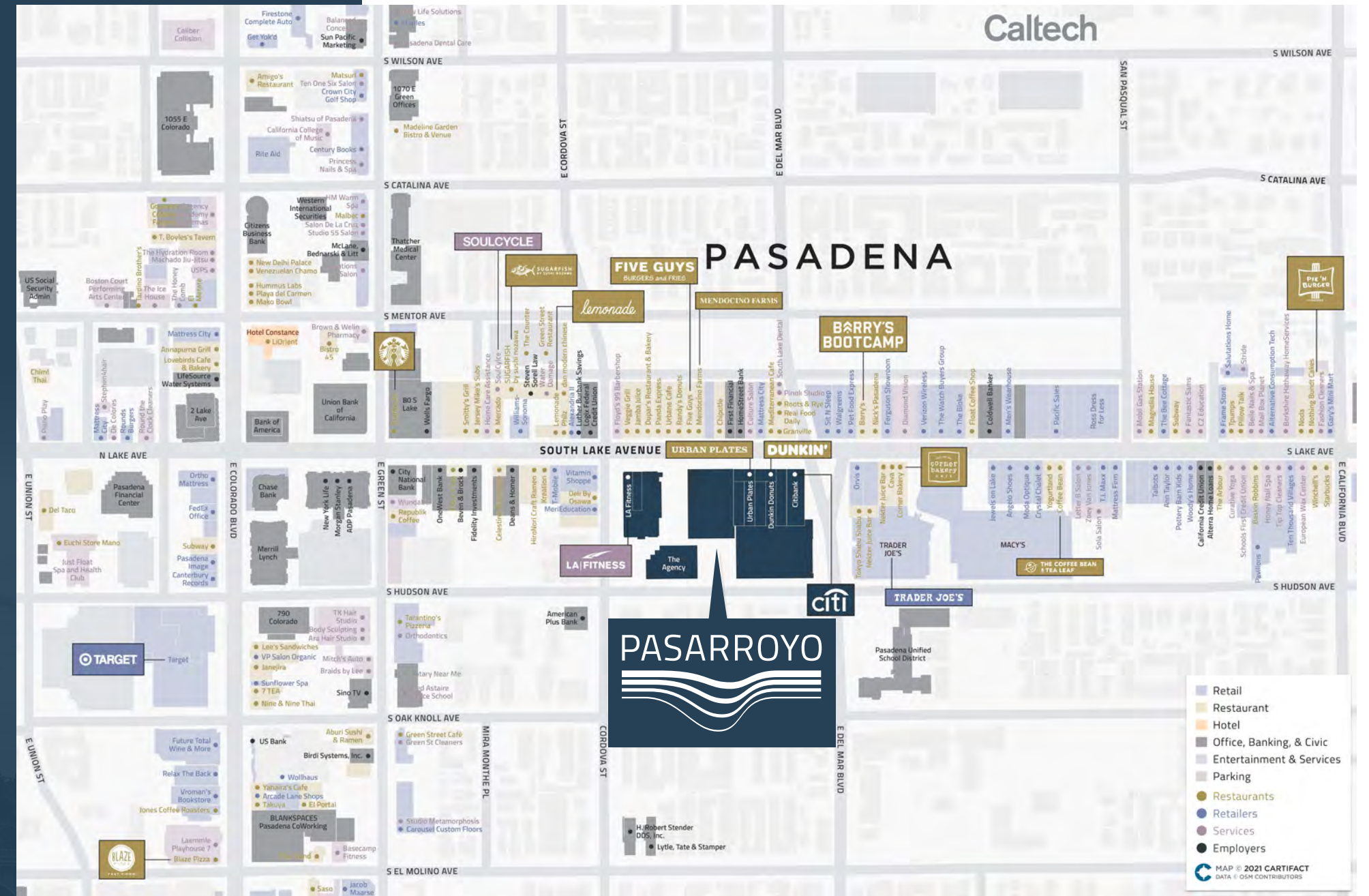
8.5 miles – 15 minutes

DTLA

11 miles – 25 minutes

Burbank Airport

17 miles – 35 minutes



Inspiration for innovation

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.



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



We are intensely focused on proactively addressing customer concerns regarding their return to the workplace. Tenants receive the Gold Standard of health and wellness initiatives. We have 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



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



Touchless parking access from entrance to suite

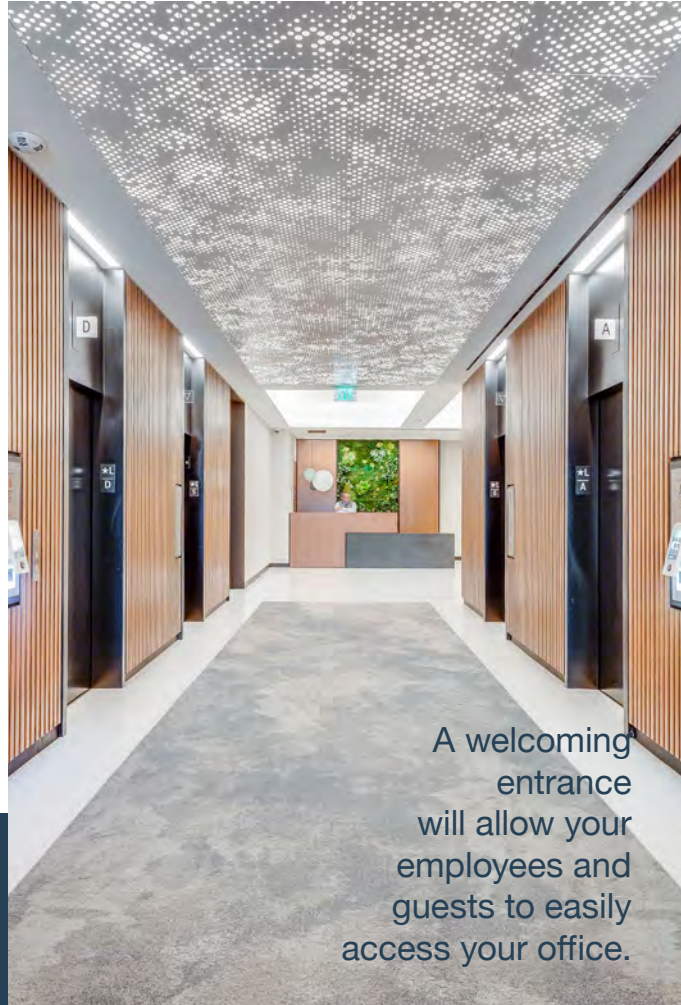


EV Charging available with 66 monitored charging stations



A state-of-the art, complimentary conference center provides event and meeting spaces for all

Elegant First Impressions



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

Stunning lobbies will make your customers feel at home and in a hospitality focused environment. Full parking structure renovations have enhanced way-finding and directional signage.





A Balanced Life and Outdoor Options



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

Well Capitalized, Debt-Free Ownership

Ownership & Partner

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

HEITMAN

Management

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

AVISON
YOUNG



Project Architectural Team

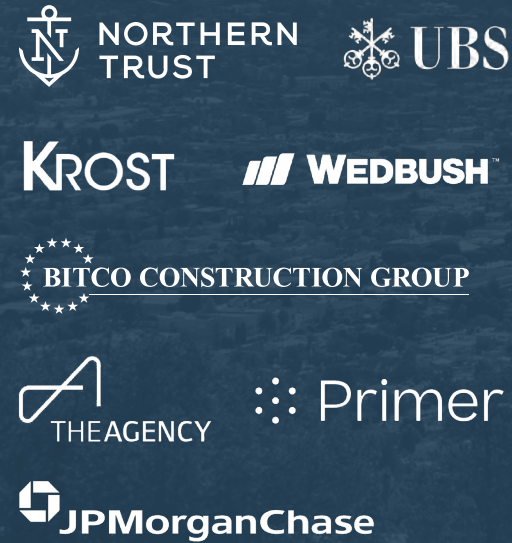
- So you can focus on your core business

KLAWITER



Synergy with friendly neighbors who call PASARROYO “Home”

Neighboring Tenants who call PASARROYO home:



Friends and industry professionals who call Pasadena home:



INDUSTRIOUS

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

Onsite Restaurants and Retail



PASARROYO



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