

/ WESTERN ASSET PLAZA /

385 East Colorado Blvd, Pasadena, CA 91101



Where timeless meets visionary. Imagine the possibilities.

small details large impact

Experience the newly transformed Western Asset Plaza. Give your employees and guests an energizing and contemporary entry experience with modernized finishes. Enjoy the newly enhanced outdoor workspaces at The Commons with plush seating and complimentary WiFi - the ideal mobile office to collaborate or rejuvenate.

ADDRESS: 385 East Colorado Blvd, Pasadena, CA 91101

STORIES: 5

PARKING: 771 subterranean parking spaces on-site

REINVESTMENT: 2019 - Modernized lobby, enhanced outdoor workspaces and refreshed building facade

CEILINGS: Slab to slab: 13'3"
Slab to drop: 9'6"

FLEXIBLE FLOOR PLATES: ±60,000 sq. ft.

RETAIL: Ruth's Chris on-site dining and over 60 nearby retailers including restaurants, hotels, theaters and shopping



world-class workplace community

- Downtown Central Pasadena location
- 5-story building with approximately 270,596 sq. ft. of workspace
- Highly efficient and customizable floor plans
- Three-level subterranean parking garage with EV charging stations
- Steps away from local transportation and convenience to freeways
- Landscaped terraces with views of San Gabriel Mountains
- Access to STEM talent from nearby Caltech
- Onsite Customer Resource Center
- Tech-enabled conference room

empower your teams to be bold

You have a dedicated focus on the best interests for your employees. We have a dedicated focus on developing, managing and leading our workplaces – ensuring what's exceptional today is even more successful for you tomorrow.

Our workplaces are envisioned to provide businesses with opportunities to innovate everywhere and all the time. Our Vibrant Workplace Communities® like Western Asset Plaza have all been designed to maximize productivity, foster a collaborative environment, and provide the flexibility and customization to create a workspace that is truly effective.

RARE OPPORTUNITY FOR



CUSTOMIZE THE OPPORTUNITY

Give your employees the workplace they need to innovate and thrive with space tailored to the way they work best. The flexibility of a spacious floor plan means more opportunity for collaboration or focused, individual productivity - it's up to you. 60,000 sq. ft. floor plates divisible to 10,000 sq. ft. Western Asset Plaza also offers one of the largest floor plates in the market allowing for single-tenant occupancy.

INNOVATION GATHERS HERE

Pasadena is home to tech incubator Idealab, CalTech, JPL and Art Center College of Design. Source creative, forward-thinking talent and connections from a vibrant, local workforce.



at the center of it all

PASADENA



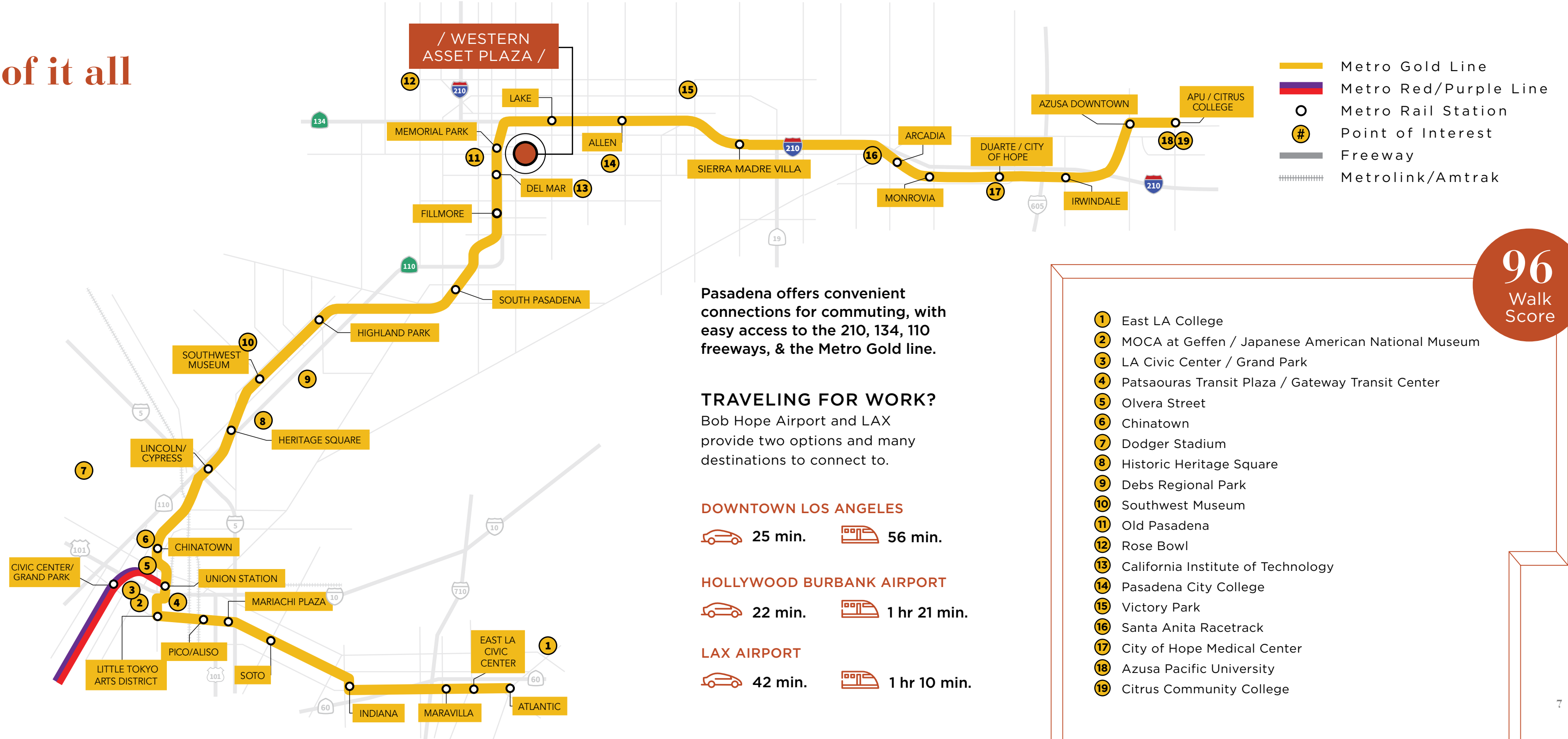
PASADENA CITY HALL



COLORADO STREET BRIDGE



ROSE PARADE



Pasadena offers convenient connections for commuting, with easy access to the 210, 134, 110 freeways, & the Metro Gold line.

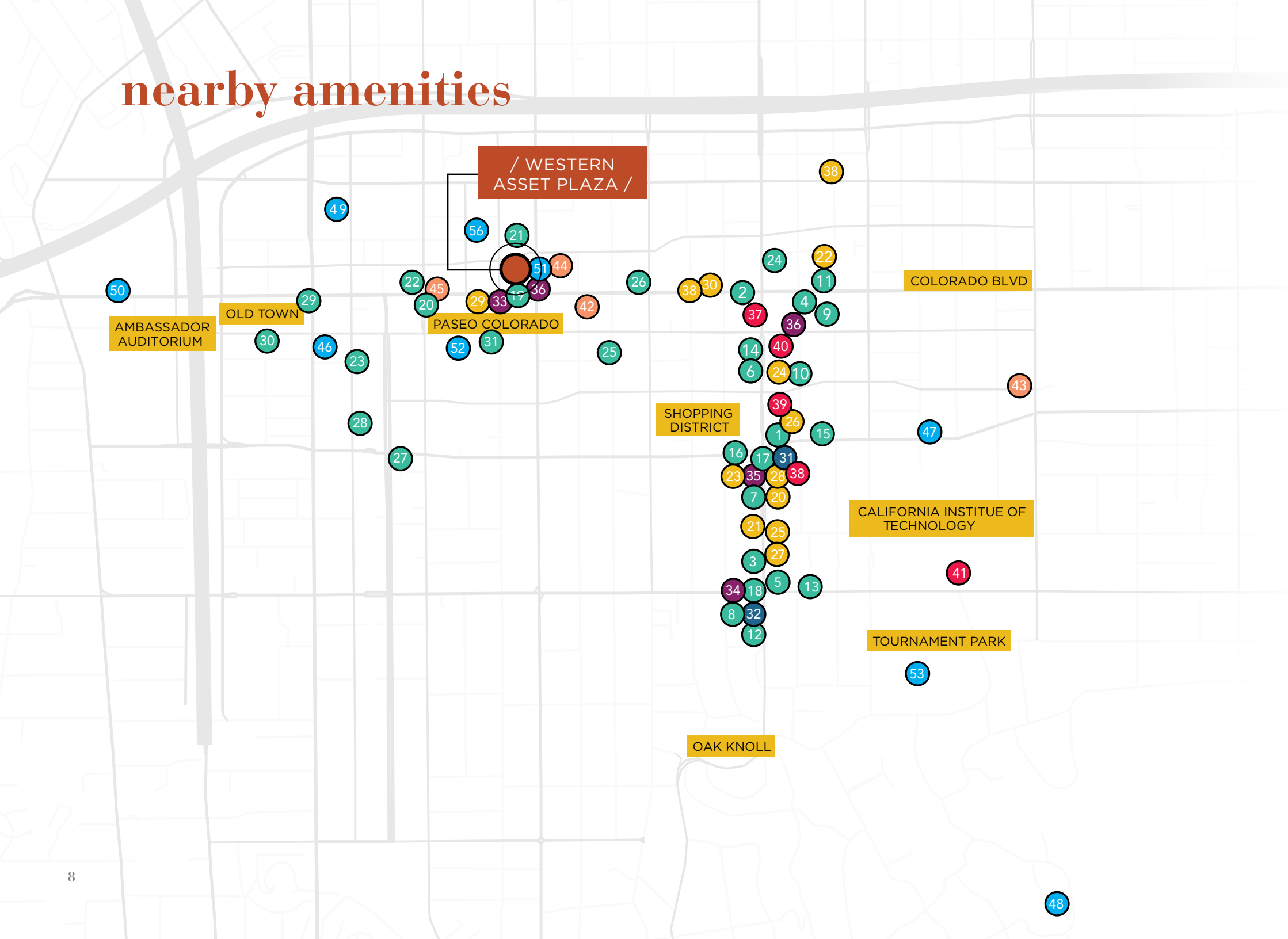
TRAVELING FOR WORK?
Bob Hope Airport and LAX provide two options and many destinations to connect to.

DOWNTOWN LOS ANGELES
25 min. (car), 56 min. (train)

HOLLYWOOD BURBANK AIRPORT
22 min. (car), 1 hr 21 min. (train)

LAX AIRPORT
42 min. (car), 1 hr 10 min. (train)

nearby amenities



RESTAURANTS / CAFÉS

1. Eating: Lake at Del Mar
Abricot
Café 140 South
Chipotle
Coffee Bean & Tea Leaf
Hamburger Hamlet
Jamba Juice
Jersey Mikes Subs
Lemonade
Mediterranean Cafe
Panda Express
Smitty's
Wahoos Fish Tacos
Zono Sushi
2. Avanti Cafe
3. Eating: Lake at Pasqual
Baskin Robbins
Bistro 45
4. Eating: Lake at California
Cataloop
Noda Sushi
Subway
Winchell's Donut House
5. Celestinos
6. Corner Bakery
7. Einstein Bros Bagel
8. Euro Pane Bakery
9. Green Street Restaurant
10. Lovebirds
11. Peets Coffee
12. Pie & Burger
13. Pumpnickel
14. Real Food Daily
15. Sharky's Woodfire Mexican Grill
16. Urban Plates
17. Starbucks
18. Zona Rosa Cafe
19. Ruth's Chris Steak House
20. BJ's Restaurant
21. Alexander's Steak House
22. Flemming's Prime Steak House
23. Copa Vida
24. Rounds Premium Burgers

25. Equelecu Cuban Coffee
26. Roys' Restaurant
27. Houston's
28. La Grande Orange Cafe
29. The Cheesecake Factory
30. Bucca di Beppo Italian
31. Eating: The Paseo
Bodega Wine Bar
Cold Stone Creamery
El Cholo Cafe
Great Maple
Islands
P.F. Chang's
The Rose
Starbucks
Tokyo Wako
Yard House

SHOPS / ANTIQUES

19. Shopping: Lake at Del Mar
Aaron Brothers
Anthropologie
Men's Warehouse
The Right Start
Verizon
20. Shopping: Lake
Ann Taylor
The Children's Place
Macy's
Paul Martin's
Pottery Barn Kids
Smith & Hawken
Talbots
TJ Maxx
21. Art & Antiques on Lake
22. Break Thru Fitness
23. Carrol & Company
24. Shopping: Lake at Pasqual
Coldwater Creek
Pier 1 Imports
Ross
25. Williams Sonoma
26. Magnolias
27. Orvis

28. Shopping: Paseo Colorado

- Bath & Body Works
- DSW
- J Jill
- Lenscrafters
- MAC Cosmetics
- Macy's
- 29. Target
- 30. Walgreens

FITNESS

- 31. 24-Hour Fitness
- 32. Equinox

GROCERY STORES

- 33. Fresh & Easy
- 34. Gelson's Market
- 35. Pavilions
- 36. Trader Joe's

BANKS

- 37. Bank of America
- 38. Chase
- 39. Citi Bank
- 40. First Financial Credit Union
- 41. Wells Fargo

EDUCATION

- 42. California Institute of Technology
- 43. California School of Culinary Arts
- 44. Pasadena City College
- 45. Pasadena Museum of California Art

MUSEUMS / CULTURE

- 47. Boston Court Theater
- 48. Central Park
- 49. Grant Park
- 50. Huntington Botanical Gardens
- 51. Memorial Park
- 52. Norton Simon Museum
- 53. Pacific Asian Museum
- 54. Pasadena Convention Center
- 55. Tournament Park
- 56. City Hall

workspace as agile as your business

Private, premium spaces where experience-driven amenities and HQ-quality design meet the speed and flexibility your team needs.



PREMIUM PRIVATE SUITES

Access HQ-quality workspace backed by our high standards of excellence and long-term stability.

SCALABLE OPTIONS

Scale up or down easily with access to any of Irvine Company's workplace communities.

MOVE-IN READY

Move in fast, thanks to work-ready space with no upfront capital or downtime required.

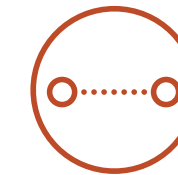
FRICTIONLESS EXPERIENCE

A simple leasing experience and concierge service keeps you focused on what matters.



our workplace wellness commitment

Irvine Company's signature approach to pristine spaces and proactive, hospitality-inspired care makes coming to work with confidence easy. We're the only workplace provider to have UCI Health's top epidemiologists and infection prevention experts review and affirm our coronavirus-related health and safety plans and protocols.



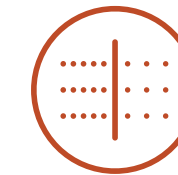
OPTIMAL VENTILATION

Regular fresh air exchange and humidity level monitoring optimize workplace ventilation.



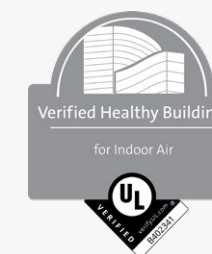
PRISTINE WORKPLACES

Our deep-cleaning protocols exceed CDC guidelines, including frequent cleanings of high-touch surfaces in your path of travel throughout the workday.



HEALTHIER AIR FILTRATION

We utilize high-efficiency MERV-rated air filters for fresh air exchange to optimize workplace ventilation.



Verified Healthy Building designated by UL, an independent testing company that verifies and certifies Indoor Environmental Quality (IEQ). Irvine Company is the first in the nation to have its workplace communities designated as Verified Healthy Buildings.

success works here®

Irvine Company Office owns and operates 50 million square feet of premium workspace across 150 Vibrant Workplace Communities® in Orange County, Los Angeles, Silicon Valley and San Diego with iconic trophy towers in Chicago and New York.

As a long-term owner with no outside capital constraints and a planning horizon that spans decades, our relentless approach to innovation and aggressive investments in continuous improvements makes each workplace community exceptional today and even better tomorrow.

Influenced by Irvine Company's vast portfolio of experience-driven retail properties, luxury resorts, and residential and apartment communities, Irvine Company Office ranks among the nation's highest rated customer-centric brands. From proactive workplace support to dynamic on-site programming, we directly elevate the employee experience, empowering 3,000 of the world's leading businesses to attract and retain today and tomorrow's workforce.



Irvine Company today

Since 1864, we've worked hard to make a name for ourselves — one that stands for trust, quality and dedicated partnership — across 500-plus properties in California. Now, we're doing the same in Los Angeles. We've found that success hinges on long-term ownership and improvement. That's why we stay, invest and reinvest in our buildings.

 **500+**
WORKPLACE
COMMUNITIES

 **136+**
APARTMENT
COMMUNITIES

 **43**
RETAIL
CENTERS

 **40+**
RESIDENTIAL
COMMUNITIES

 **3**
WORLD-CLASS
GOLF COURSES

 **3**
PREMIER
RESORTS

Where timeless meets visionary. Imagine the possibilities.

OWNED AND MANAGED BY



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