

# / 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
- On-site 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



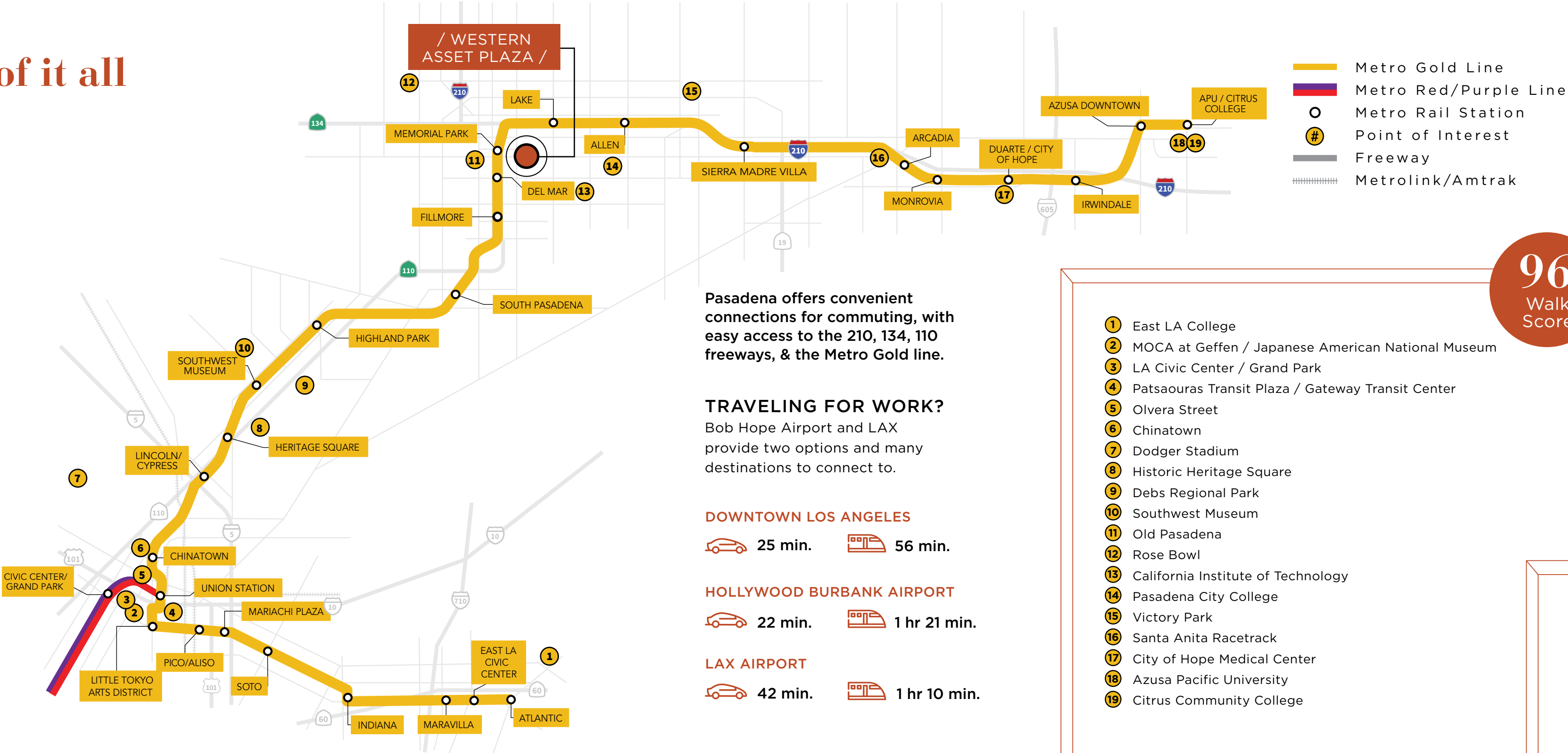
PASADENA CITY HALL



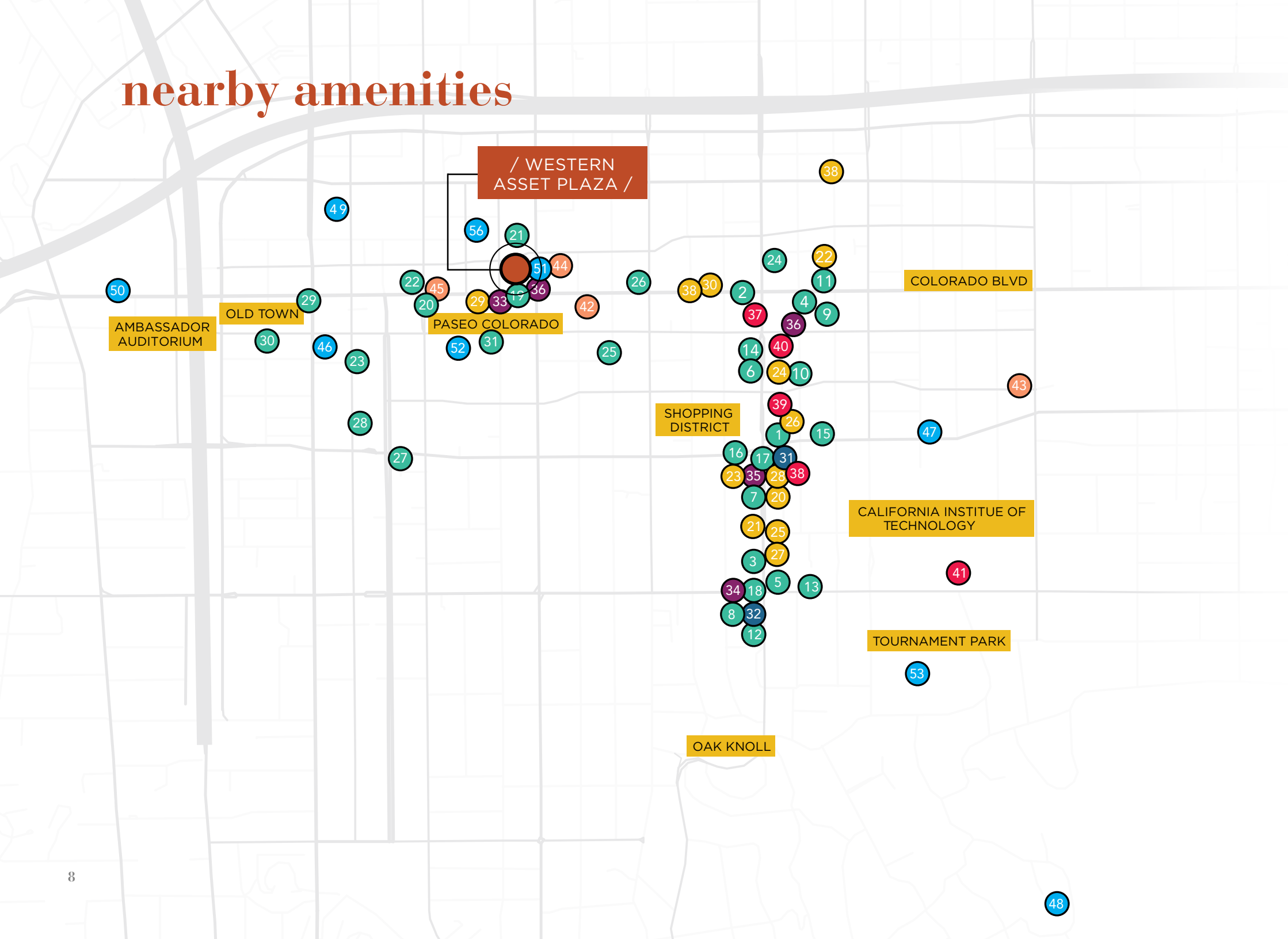
COLORADO STREET BRIDGE



ROSE PARADE



# 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. Pumpernickel  
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. Fleming's Prime Steak House  
23. Copa Vida  
24. Rounds Premium Burgers

25. Equelecua 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



# 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



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OWNED AND MANAGED BY



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