



10 WEST WALNUT ST., PASADENA, CA 91124

LPCWEST
LINCOLN PROPERTY COMPANY

CBRE

OLD TOWN, THE NEW DOWNTOWN.

Inspired by the context of **adjacent Old Pasadena**, 10 West is a modern extension of its historic, urban neighborhood.

Embrace the “no car” culture and walk to the office, gym, supermarket, restaurants and entertainment venues. Trendy retail, luxury multi-family and state-of-the-art office fosters an **urban lifestyle**, enhanced by the **charm and culture of Old Pasadena**.

Shade canopies and secluded garden space in the interior zone of the project create a **private, campus environment with outdoor seating, event and social space**.

Concrete office interiors accommodate **high ceilings and generous daylight**. Operable windows and fresh circulating air supplement the building’s energy efficient mechanical systems.

Minutes from international landmarks such as the Rose Bowl, CalTech and the Norton Simon, and steps from Old Pasadena’s famed dining and shopping amenities, parks and the Metro Gold Line, 10 West is **where work and life intersect**.



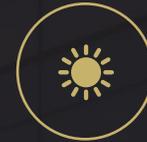
Onsite dedicated tenant concierge



Exclusive conference/event and fitness space



Open-air lobbies



Operable windows



OpenPath touchless entry and remote visitor access



Immediate freeway access and visible signage



Adjacent to 400 new luxury multifamily units with ground floor retail



Tenant-controlled HVAC with advanced filtration and bi-polar ionization



Serene interior courtyards for gatherings, lounge and work space



Bike room and exclusive showers/locker rooms onsite



**SHADED OUTDOOR
COURTYARDS INVITE
BREAKS AND RELAXATION.**



**GATHER FRIENDS AND
COLLEAGUES FOR
INDOOR/OUTDOOR
GATHERINGS.**



**REBUILD CULTURE AND
COMMUNITY.**



**DEDICATED TENANT
CONCIERGE MANAGES
8,000 SF OF INDOOR/
OUTDOOR AMENITY SPACE
FOR MEETINGS, EVENTS,
FITNESS AND SOCIAL
GATHERINGS.**

REMAINING AVAILABILITIES

FLOOR/SUITE	SIZE
Suite 120	6,809 RSF
Suite 150	16,024 RSF
Suite 170	9,254 RSF
2nd Floor*	46,609 RSF
3rd Floor*	46,609 RSF

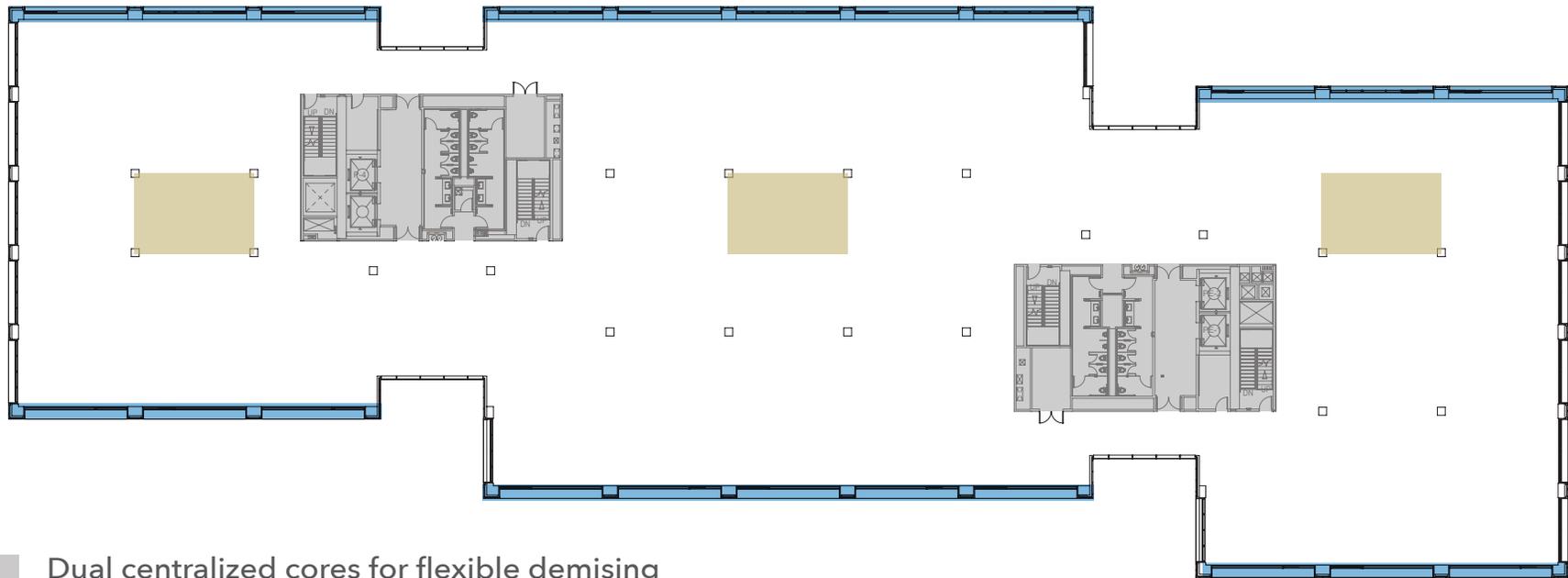
*Contiguous to 93,218 SF. Can be combined with any of the ground floor suites.

- » Rate: \$5.25 per RSF Full Service Gross
- » Parking: 3/1,000 subterranean parking
- » \$110/unreserved; \$150/reserved



2ND / 3RD FLOOR PLAN

46,609 RSF



- Dual centralized cores for flexible demising and planning
 - » 120ft wall to window wall bay depth
 - » 13-14ft ceiling heights (slab-to-slab)
- Stair Zone
 - » Three (3) pre-engineered stairwell cutouts between floors
- Operable windows along north/south perimeter



HYPOTHETICAL LAYOUTS

TRADITIONAL



TRADITIONAL

Workstations: 48
Private Offices: 20
Enclosed Meeting: 42
Touchdown: 90
Lounge: 94
Pantry: 18
Phone Booths: 8
Total seats: 320

OPEN



OPEN

Workstations: 48
Enclosed Meeting: 35
Touchdown: 107
Lounge: 104
Pantry: 17
Phone Booths: 9
Total seats: 320

■ Individual ■ Ancillary ■ Support

HYPOTHETICAL DEMISING SCENARIO

±23,000 RSF

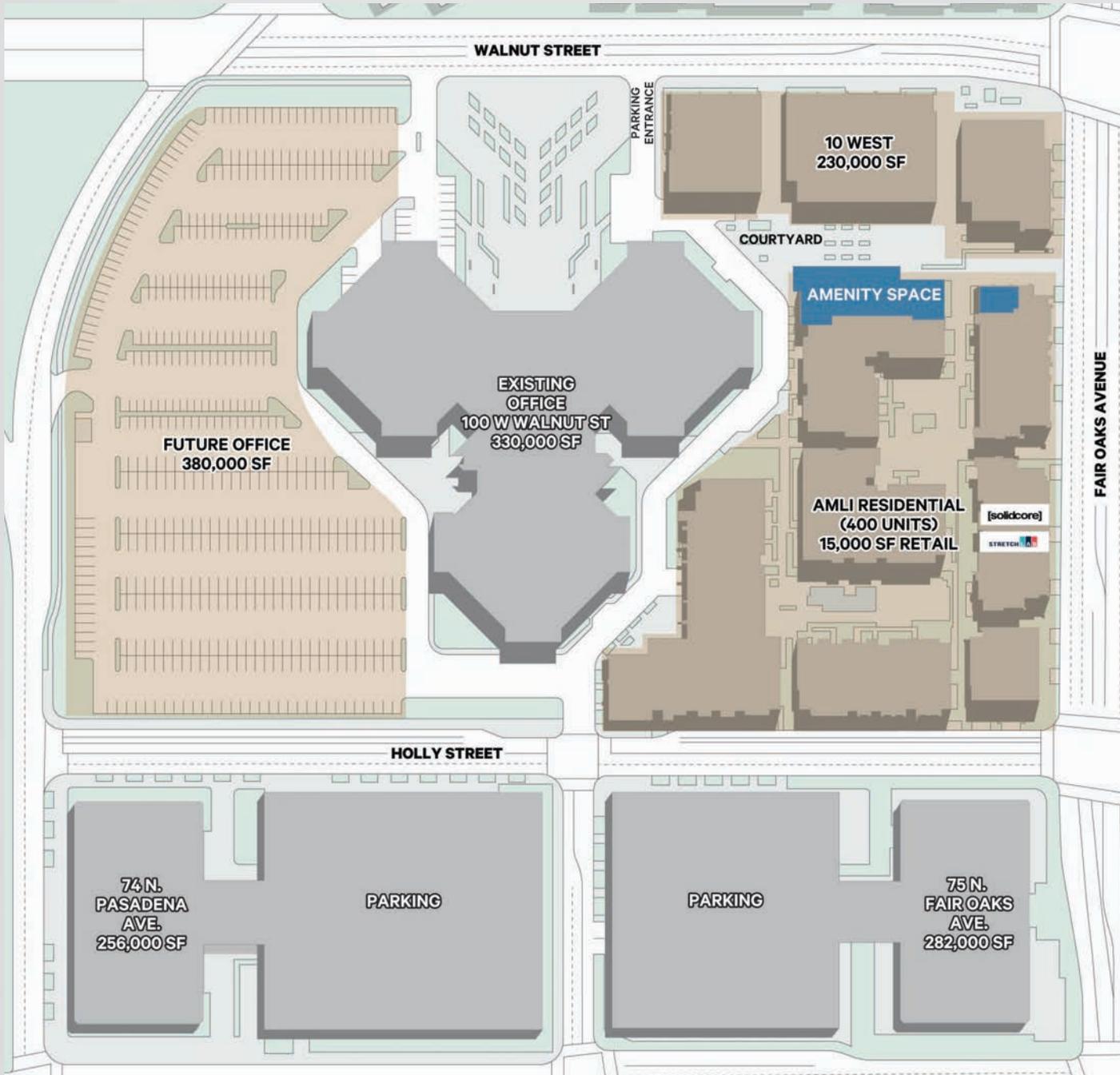


±12,000 RSF





CAMPUS OVERVIEW



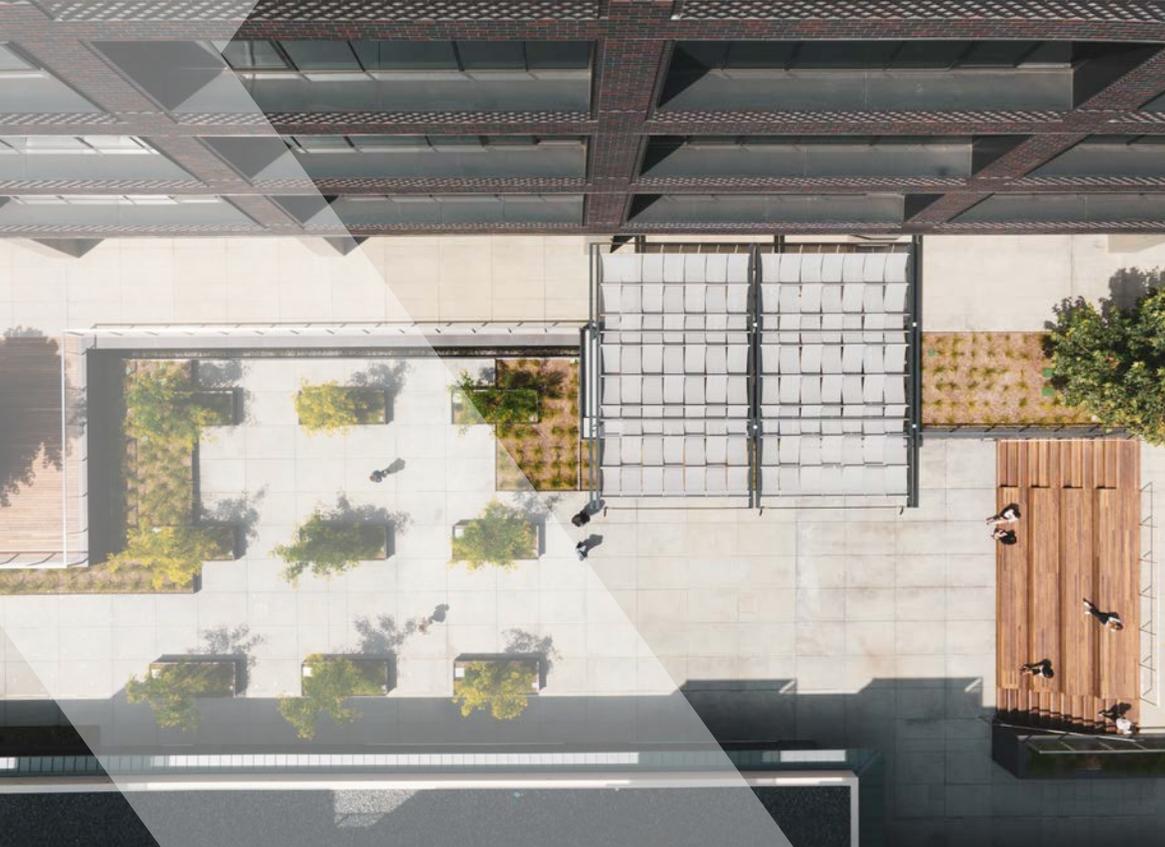
Scale up to 1.5 million square feet of office with Phase 1 (220,000 SF), Phase 2 (380,000 SF) and 900,000 SF existing.



8,000 SF amenity space dedicated to the office tenants, programmed for health/wellness, lounge/social and cultural/event space.



Showers and locker rooms exclusive for office tenants.





LOCAL AMENITIES

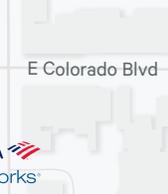
WALK SCORE 96
0.2 miles to Gold Line
0.3 miles to Old Pasadena



Norton Simon Museum



710



W Colorado Blvd

S St John Ave

S Pasadena Ave

S Fair Oaks Ave

METRO GOLD LINE

S Los Robles Ave

W Del Mar Blvd

HOUSTON'S

E Del Mar Blvd

WHY PASADENA?

SMALL TOWN AMBIANCE WITH BIG-CITY RESOURCES & AMENITIES

Old Pasadena spans 22 blocks with over 300 business and two Gold Line rail stops. Technology, marketing firms, incubators and established firms surround the rustic brick facades and authentic street scape of open-air eateries, specialty boutiques, galleries, theaters and more.

PREMIUM SHOPPING & DINING OPTIONS



MORE RESTAURANTS PER CAPITA THAN NEW YORK CITY

(*LA Times*) and broad range of cuisines from outdoor cafes, tucked away breezeways, and elegant trattorias. Pasadena's downtown comes alive for after-work happy hour & up-and-coming eateries and nightlife.



HIGHLY INNOVATIVE (Cal Tech, JPL, CalArts) and Internationally Recognized

Corporate headquarters in the financial, engineering, healthcare and professional services industries (e.g. GM, Alexandria, Xencor, Tetra Tech, Parsons, Blaze Pizza, East West Bank, Western Asset management).

EASILY ACCESSIBLE



4 Freeways



3 Airports



MTA Light Rail

Exceptional affordable and executive housing options recognized as one of the "most beautiful neighborhoods in America" by Thrillist.

Influx of luxury residential options in the city center + executive housing communities like La Cañada, San Marino & South Pasadena.



PRO-BUSINESS AND PROACTIVE CITY GOVERNMENT MOST BUSINESS FRIENDLY CITY FINALIST - LAEDC EDDY AWARDS



Pasadena is a full-service city with its own utilities, transit services & Public Health Department.

NO GROSS SALES TAX.

“**THE SHINING JEWEL OF SOUTHERN CALIFORNIA.**”

- NY Times



Proximity to a well-educated and talented labor force.

37.5 Median Age

70% Have College Degree Or Higher

CULTURALLY DIVERSE & HISTORICALLY SIGNIFICANT

Five major museums (more per capita than any major US City - *Sunset* magazine). Norton Simon, Pasadena Museum of California Art, USC Pacific Asia museum, Huntington Library. Several performing arts venues; Pasadena Playhouse is the country's oldest still active playhouse featuring Tony & Pulitzer award-winning plays; two orchestras.

UNMATCHED WALKABILITY



Walk Score (96) & Bike Score (94) in the Top 5% of the nation. Walker's and biker's paradise.



Over 24 city parks with more on the way.



“**A PERFECT TOWN THAT HAS IT ALL.**”

- Outside Magazine



DOUG MARLOW

818.502.6707
doug.marlow@cbre.com
Lic #00950434

TODD DONEY

213.593.1360
todd.doney@cbre.com
Lic #00852254

JULIANA SAMPSON

818.502.6772
juliana.sampson@cbre.com
Lic #01894878

KENT HANDLEMAN

213.542.8246
khandleman@lpc.com
Lic #01240201

DOUGLAS BROWN

310.486.3583
dbrown@lpc.com
Lic #01913265

LPCWEST
LINCOLN PROPERTY COMPANY

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.