



10 WEST WALNUT ST | PASADENA, CA 91124

Lincoln CBRE

DISCOVER TEN WEST

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**.



THE PERKS



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 **advanced filtration** and bi-polar ionization



Serene **interior courtyards** for gatherings, lounge and work space



Bike room and **exclusive showers/locker** rooms onsite

COURTYARD CULTURE



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



WHERE
**MODERN
DESIGN**
MEETS TRANQUIL SPACES



REMAINING AVAILABILITIES

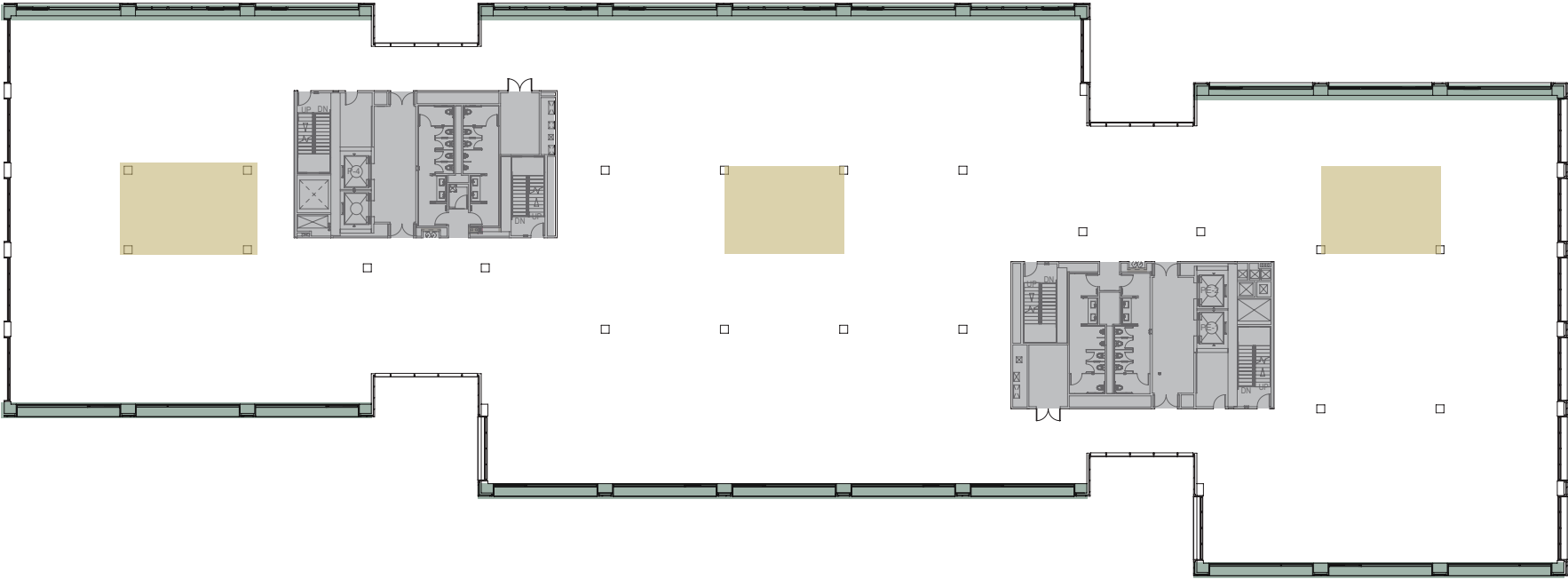
FLOOR/SUITE	SIZE
Suite 120	6,809 SF
Suite 150	16,024 RSF
Suite 170	9,254 RSF
2nd Floor*	46,609 RSF
3rd Floor*	24,144 RSF

*Contiguous to 70,753 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

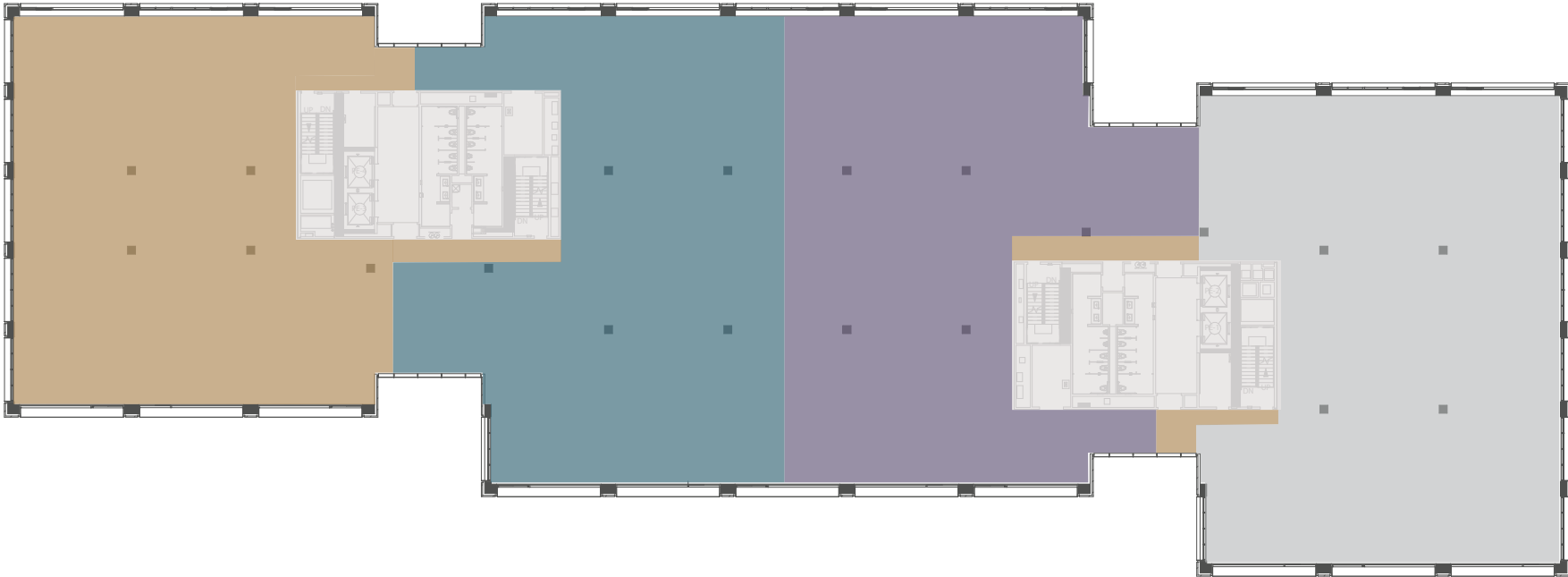
HYPOTHETICAL DEMISING SCENARIO



±23,000 RSF

- Tenant A
- Tenant B

HYPOTHETICAL DEMISING SCENARIO

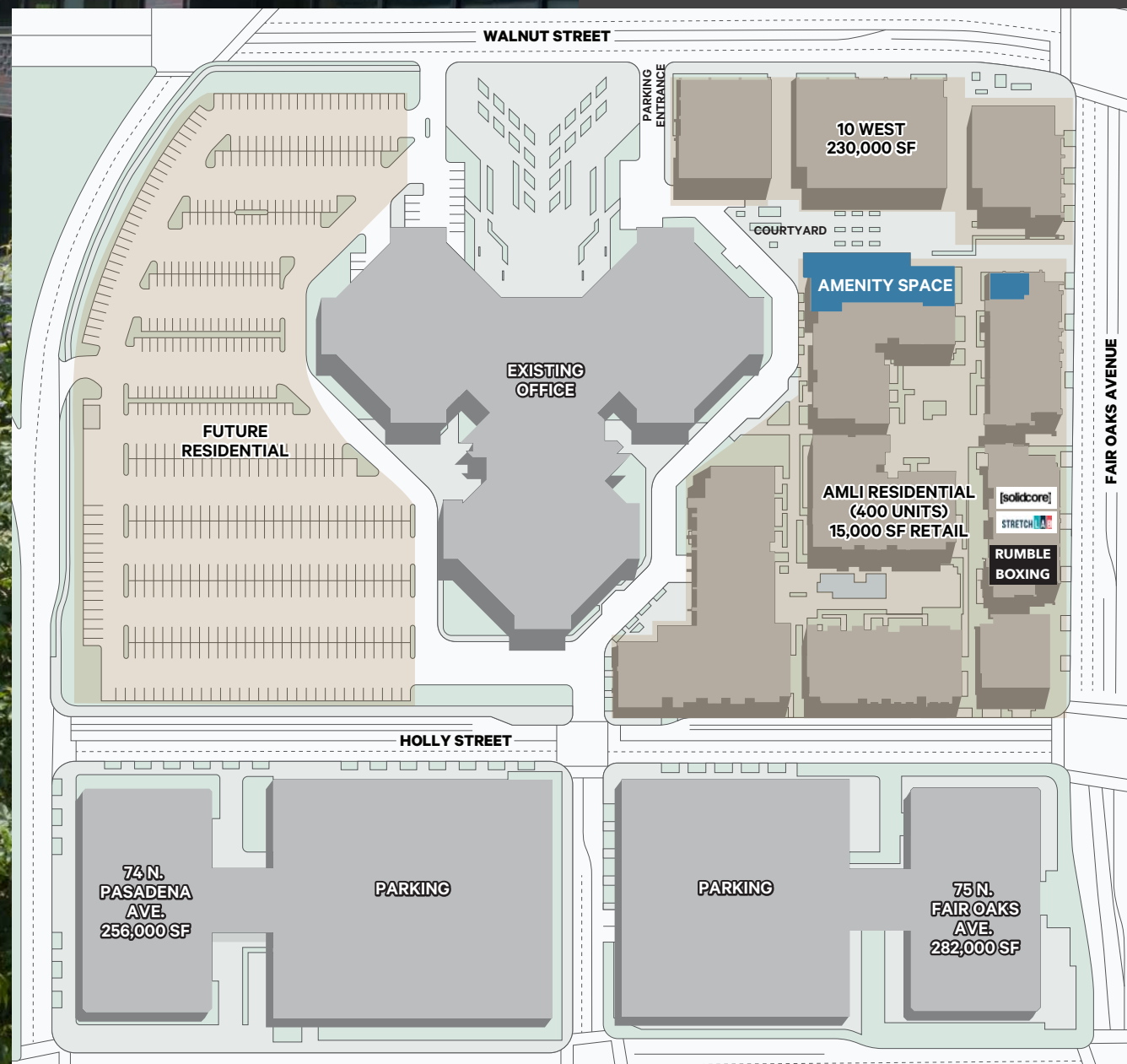


±12,000 RSF

- Tenant A
- Tenant B
- Tenant C
- Tenant D

GET TO KNOW TEN WEST

Perfect for impromptu
meetups with friends
or colleagues, the
tranquil outdoor area
at Ten West invites
connection.



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

A WORK, LIVE, PLAY DESTINATION

PREMIUM SHOPPING & DINING OPTIONS

More restaurants per capita than New York City (LA Times) and broad range of cuisines from outdoor cafés, tucked away breezeways, and elegant trattorias. Pasadena's downtown comes alive for after-work happy hour & up-and-coming eateries and nightlife.

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 and South Pasadena.

Proximity to a well-educated and talented labor force:

EASILY ACCESSIBLE



4 Freeways



3 Airports



MTA Light Rail



WALK SCORE 96

BIKE SCORE 94

0.2 Miles to Gold Line

0.3 Miles to Old Pasadena



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.

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

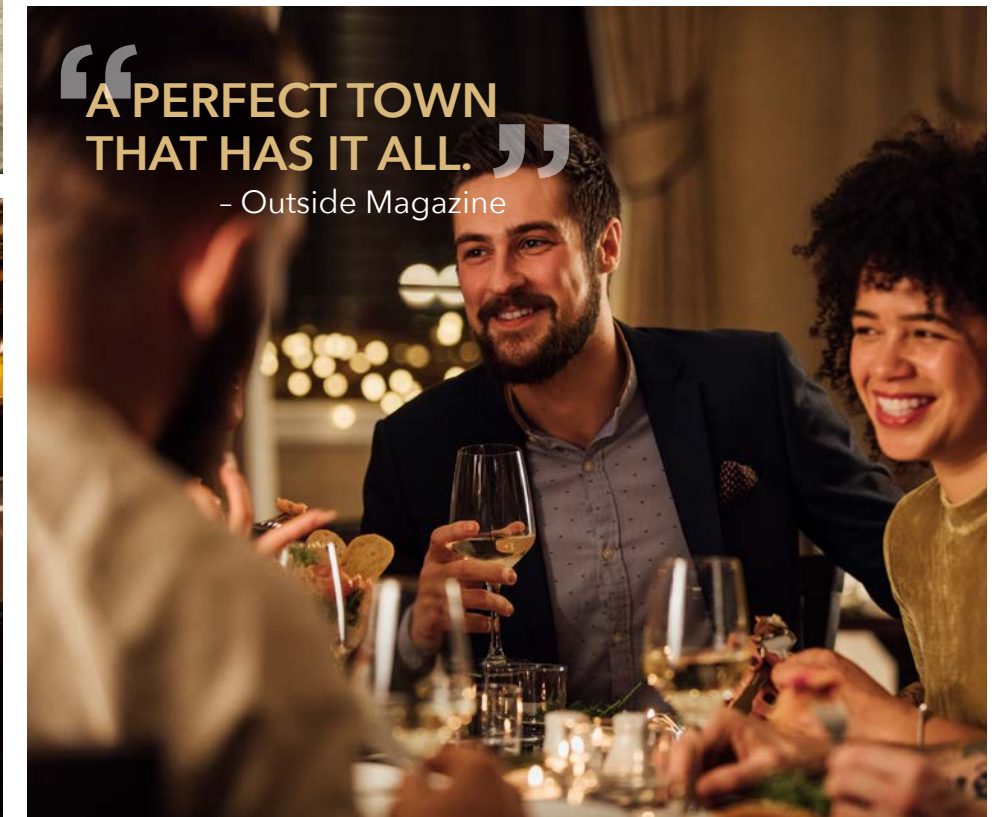
Pasadena is a full-service city with its own utilities, transit services and public health department. NO GROSS SALES TAX

HIGHLY INNOVATIVE (CalTech, 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)

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.





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