

DAVENPORT PARTNERS



80 SOUTH LAKE AVENUE

Pasadena, California



- 80 South Lake Avenue, home to Wells Fargo Bank and Starbucks, is located at the intersection of Lake Avenue and Green Street in the heart of the Pasadena financial district with its many restaurants and retail amenities.
- 80 South Lake Avenue an 8 story, 68,000 square foot office building offers ample parking conveniently located on floors 1-4 of the building with direct elevator service to all office floors.
- Office suites are available from 1,000 square feet to a full floor of 14,500 square feet.
- Acquired by **Davenport Partners**, 80 South Lake is undergoing a renovation of all common and public areas.
- The renovation will include new finishes on the exterior, a new lobby and corridor treatments along with renovated restrooms and elevator cabs.
- On-site management and leasing by the professionals of **Davenport Partners**.
- Minutes from three major freeways: the 110, 210 and 134.

■ **FULL COMMISSION TO THE PROCURING BROKER**

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Ideally located, 80 South Lake Avenue is in the center of the Lake Avenue Business and Shopping District, which features top restaurants, major retailers, upscale hotels, and financial services. With its close proximity to one of L.A.'s best attractions, Old Town Pasadena, 80 South Lake offers panoramic views of the San Gabriel Mountains and Pasadena proper. Internationally recognized institutions and activities located nearby include the California Institute of Technology, Jet Propulsion Laboratories, and the Rose Bowl and Rose Parade.

- Direct access to three major freeways: the 110, 210 and 134



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FOR LEASING INFORMATION, PLEASE CONTACT:
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