



1055

EAST COLORADO BLVD

PASADENA | CALIFORNIA

# SMART CONNECTIONS

One of downtown Pasadena's most desirable business addresses, 1055 East Colorado boasts five stories of Class A office space within walking distance of South Lake Avenue's popular dining and shopping destinations.



# MODERN WORKSPACE

Significant renovations and new amenities are underway at 1055 East Colorado, transforming the building into premier modern workspace. The building's large windows, light-filled spaces, and state-of-the-art amenities create an atmosphere that keeps creative ideas flowing. Tenants enjoy a relaxing stroll to the popular South Lake Avenue retail district just two blocks away, Interstate 210 and Highways 110 and 134 are all easily accessible.

- Approx. 182,000 square feet of office space with flexible floor plates
- Spacious balconies and large windows offer panoramic mountain views and abundant natural light
- New lobby, courtyard improvements, and state-of-the-art amenities are underway with completion scheduled for 2017
- Amenity-rich, pedestrian-friendly neighborhood







WILLIAMS-SONOMA

the Co

- Dock New American
- 12th Floor BOWEN SALOON
- SOULCYCLE
- The Coaster
- Green Street Restaurant
- Parking Garage



# HEART OF PASADENA

Located in Pasadena's central business district along the route of the Tournament of Roses Parade, 1055 East Colorado affords tenants exceptional access to some of the area's favorite destinations including Old Town's farmer's market, boutique, cafés, and arts and culture. A diverse mix of local industries is represented here including health care, tech, engineering, and financial services, and is home to NASA's Jet Propulsion Lab and CalTech.



- Close proximity to Old Town Pasadena
- 2 blocks to South Lake Avenue's retail and dining corridor
- Short walk to the open-air upscale shopping district Paseo Colorado
- Nearby local landmarks include Huntington Library & Botanical Gardens, Norton Simon Museum, Pasadena Playhouse, City Hall, and the Rose Bowl
- Easily connect to La Canada, San Marino, Linda Vista, San Rafael, and Orange Grove



**93** WALK  
SCORE



**89** BIKE  
SCORE

# VIBRANT NEIGHBORHOOD

Set in one of downtown Pasadena's most walkable neighborhoods and on major transportation routes, tenants at 1055 East Colorado enjoy convenience at its finest. The property is located on multiple bus routes including Pasadena's own ARTS bus, and is a short walk to the city's Metro Gold Line for a car-free commute.

In addition, Interstate 210 and Highways 110 and 134 are all easily accessible. 1055 East Colorado is set less than 16 miles to the Burbank Bob Hope Airport and 12 miles into downtown Los Angeles.

- Walk to everyday services, restaurants, and shops
- Directly on the parade route of the annual Tournament of Roses Parade
- Surrounded by cultural attractions
- 20 minutes to the Burbank Bob Hope Airport
- Multiple city bus lines service from the address
- Short walk to Foothill Extension Gold Line





### MAP KEY

<span style="color: teal;">●</span> DINING	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">P</span> PARKING
<span style="color: brown;">●</span> COFFEE	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">L</span> LIGHT RAIL
<span style="color: purple;">●</span> SERVICES	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">B</span> BUS STOP
<span style="color: orange;">●</span> RETAIL	<span style="border-bottom: 1px dashed orange; width: 20px; display: inline-block;"></span> BIKE LANE
<span style="color: blue;">●</span> HOTELS	<span style="color: orange;">▶</span> INGRESS
<span style="color: yellow;">●</span> CULTURAL & ENTERTAINMENT	<span style="color: red;">▶</span> EGRESS



# SUPERIOR AMENITIES

1055 East Colorado enjoys a prime urban address surrounded by restaurants and other amenities, including on-site banking. Offices overlook a central courtyard with Wi-Fi and seating. Private and community balconies offer beautiful outlooks, as well as an ideal spot for enjoying the Tournament of Roses Parade as it passes by.

- 24-hour key card access and three levels of controlled-access parking
- Central courtyard and seven private balconies
- Tenant only Zagster bike share located in the building
- The property includes 24-hour controlled access
- On-site garage with more than 500 parking spaces
- Renovations are underway to add a conference center, fitness center with showers and lockers, secure bike storage, and more









# TRANSFORMING 1055 EAST COLORADO

Large-scale renovations are underway transforming 1055 East Colorado into premier modern workspace perfect for firms seeking an amenity-rich environment for their creative workforce.

- Garage signage system
- Courtyard improvements
- Newly renovated lobby
- State-of-the-art conference center
- Tenants-only fitness center with showers and locker rooms
- Secure bike storage

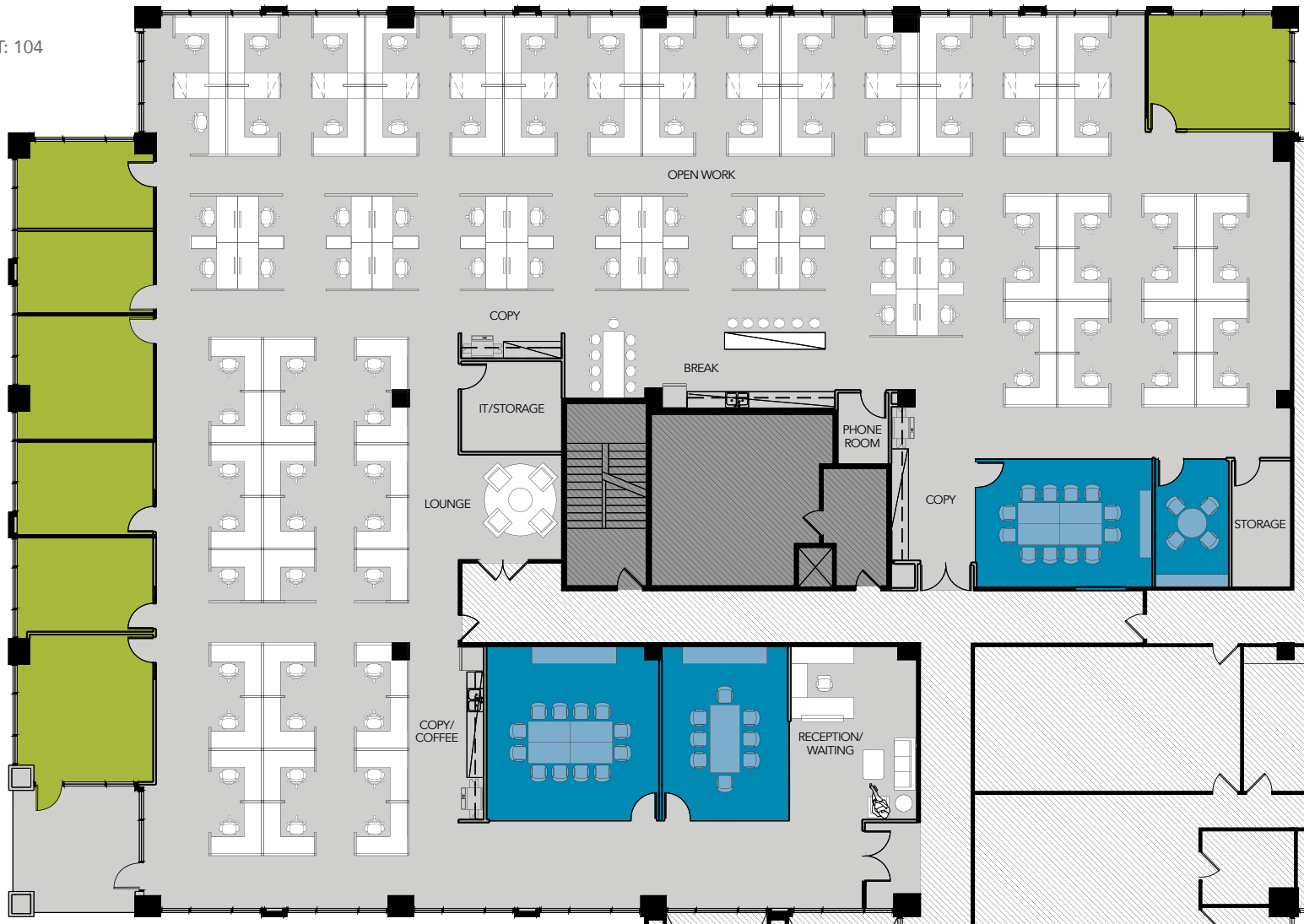


# SPEC SUITE

SUITES 320 & 340 | 12,981 rsf | 124 rsf per person

- OFFICES: 7
- WORK STATIONS: 97
- CONFERENCE ROOMS: 4

TOTAL HEAD COUNT: 104





# BUILDING FACTS



## FLEXIBLE FLOOR PLATES

- 181,390 rentable square feet
  - 1st–2nd Floors: approximately 21,000–24,000 square feet
  - 3rd–4th Floors: approximately 45,000 square feet
  - 5th Floor: approximately 40,000 square feet
- Slab-to-Slab Height
  - 1st Floor: 20'
  - 2nd–5th Floors: 13' 4"
  - Column Spacing: 30'



## CONNECTIVITY

- Phone lines are distributed to terminal boards in stacked telephone rooms; one per floor
- Telephone service is supplied by SBC



## ELECTRICAL

- 480 / 277Y-Volt, 3-phase, 4-wire power service into two separately metered 2,500-Amp distribution panels: MSA & MSB
- Each switchboard has ground fault circuit interruption protection
- Switchboard MSA serves floors 2–5 lighting and transformer / 120-Volt plug load panels
- Switchboard MSA serves the first-floor lighting and transformer/ plug loads, AC units on each floor, plus the rooftop penthouse motor control center, MCC1, that serves the HVAC equipment and elevators



## PARKING

- Two levels of above-grade parking
- One level of below-grade parking
- Card key control system
- Two vehicular access points
- 543 parking spaces
- Parking ratio: 3:1 per 1,000 square feet



## HVAC

### Ventilation

- Outside air (OSA) is introduced into the building using a mechanical OSA supply system using two (2) 19,500-CFM rooftop fans
- Exhaust air is accomplished using two (2) 16,000-CFM rooftop fans on the tower
- Two (2) 30,000-CFM exhaust fans ventilate the garage

### Cooling

- Cooling is supplied by eight (8) McQuay water-cooled self-contained AC units
- Units contain direct expansion refrigeration compressors; cooling coils and variable air volume (VAV) supply air fans
- Condensing water (CW) is supplied by two (2) Evapco cooling towers and pumps located on the rooftop penthouse that circulate CW throughout the building in piping risers
- Supply air is ducted from the AC units on each floor to VAV boxes in the tenant spaces

### Heating

- Heating is supplied to the perimeter zones only from natural-gas-fired hot water boilers also located in the rooftop penthouse
- OSA is brought in through a shaft to each floor using two (2) supply air fans



## ELEVATORS

- Four overhead traction elevators of 3,500-pound individual capacity serve the building



## SECURITY

- Card-key access and entry alarms provided by DSX Access Systems
- 24/7 security guards
- Camera-surveillance system






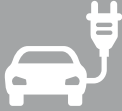






# SUSTAINABILITY

1055 East Colorado is pursuing an ENERGY STAR® rating and LEED® Gold certification or higher. Upgrades are underway to the building's mechanical and control systems to maximize conservation and optimize efficiency, resulting in lower operating expenses. 1055 East Colorado's central location allows commuters access to a variety of public transportation alternatives.

Tenants at 1055 East Colorado benefit from a healthier, more comfortable indoor environment as a result of sustainable cleaning programs, building-standard low-volatile organic compound (VOC) products, and increased natural daylighting.



# BEACON CAPITAL PARTNERS | Programs & Partnerships

 <p>Cutting-edge HVAC control software reduces energy use by 20%</p>	 <p>Specialized indoor air filtration systems remove particles and dust to promote a healthier work environment</p>	 <p>On-site electric car charger</p>	 <p>Ultra-high-efficiency bathroom fixtures use 75% less water than normal fixtures</p>	 <p>Tenant energy competitions to voluntarily reduce energy use</p>
 <p>Roof-top rain water collection for landscape irrigation</p>		 <p>Recycle building demolition materials and tenant waste</p>	 <p>Optimized daylighting means more natural light, more views, less stress</p>	 <p>Secure bike storage for alternative transportation</p>
 <p>Green cleaning supplies are used at all properties</p>	<p>Clean fuel cell technology provides electricity and hot water to building tenants</p> 	 <p>Measure and document carbon footprint reductions</p>	 <p>Purchase renewable energy for building use</p>	

## BEACON'S VISION AND VALUE OF SUSTAINABILITY

Sustainability is a core value for Beacon Capital Partners. Our green principles reduce operating costs for tenants, contribute to the health, productivity, and well-being of those who work in our buildings and reduce their impact on the environment. We continually evaluate and address our operations from all angles — health, safety, comfort and savings. We ensure our buildings operate with the most advanced green cleaning and recycling programs available and our building managers and engineers are trained in sustainable operations. Not only does this help them manage our buildings more efficiently, but it also aligns them with Beacon's focus on sustainability. From the top down, we're committed to sustainability. It's the right thing to do.



In 2016 Beacon was awarded the U.S. EPA's prestigious ENERGY STAR Partner of the Year for the fifth consecutive year — Sustained Excellence. We are currently working to obtain an ENERGY STAR rating for 85 Broad Street.



Beacon's emergency response program is focused on risk management, security and anti-terrorism, and media and crisis management.



Working closely with WiredScore, we ensure our buildings provide optimal connectivity. 90% of Beacon's portfolio is currently certified at Silver or above and 85 Broad Street is certified at Platinum — the highest level of connectivity.



Beacon is an industry-frontrunner is obtaining LEED certification for its properties, with more than 35 million square feet of office properties certified in the U.S..



Honey bees are the newest tenants at Beacon's buildings. Working with Best Bees, a Boston-based full-service beekeeping operation and leading researcher, we installed bee hives on the rooftops of most Beacon buildings. Honey from each building's harvest is shared with tenants for a sweet treat.

# BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES  
DISTINCTLY LOS ANGELES

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership and management. Beacon unlocks value by strategically investing in high-quality office properties in core urban markets with highly-educated workforces. Our hands-on approach transforms these properties for today's tenants, with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives. From Fortune 100 firms to the leading innovative and growth companies, our tenants are proud to call our distinctive workplaces home.

Beacon has raised eight investment vehicles totaling over \$12 billion in equity since 1998 from a diverse investor group including leading endowments, foundations, public, private and foreign pension funds, financial institutions, and sovereign wealth funds. This equity capital has fueled 150 office investments, including joint venture partnerships, with a projected total value of approximately \$30 billion.

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*All materials herein are subject to change.*