

SANCTUARY

464 East Walnut, Pasadena, CA

Entertainment Venue ♦ Creative Office ♦ Corporate Headquarters



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The Sanctuary



The Sanctuary at 464 East Walnut has an incredible and unique presence in the heart of Pasadena, California, within the Pasadena Playhouse District. The 90,000 square foot building, a late-1920s ecclesiastical structure in the Gothic Revival style on 1.1 acres of land, is constructed of poured-in-place concrete and features many distinctive decorative elements inside and out, most notably the square tower with multiple turrets, elaborate stained glass and façade details. The large floor plates are divisible, providing flexibility for a myriad of single- and multi-tenant occupancy options. Core assets of this age and quality rarely come to market and present tremendous opportunity for an occupier with passion, vision and a focus to occupy a one-of-a-kind, historic property, all self-contained as one creative campus.

± 90,000 SF (divisible) | \$1.50/SF NNN



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Sanctuary Hall

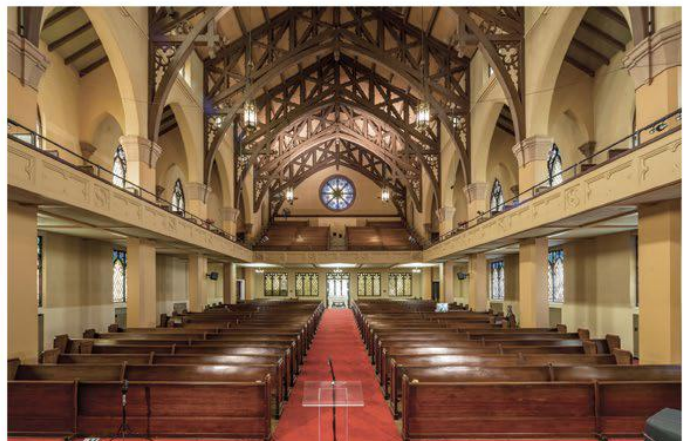
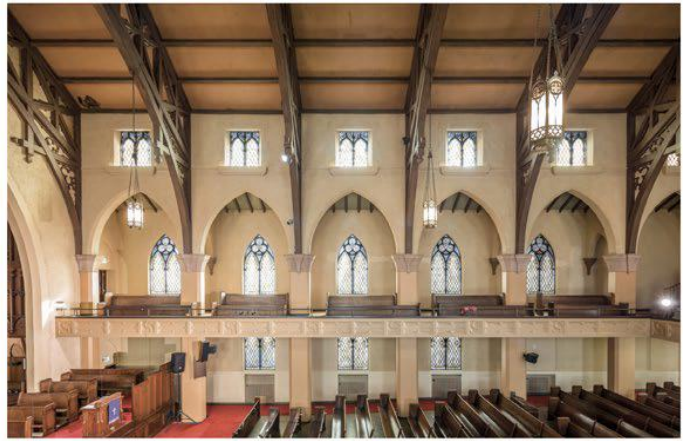
Sanctuary Hall at 464 E. Walnut is a triumph of Gothic Revival architecture and retains a majority of its historic interior materials and finishes, including leaded stained-glass windows, elaborate tracery, decorative wood roof trusses, and elaborate, finely-detailed light fixtures. The hall is a roughly 12,000 sf self contained opportunity.

The impressive workmanship, design elements and open plan lend themselves to a number of viable uses including an entertainment/experiential venue, fitness, creative office & co-working, and social spaces.

Available as a stand-alone venue or as part of the larger campus, the Sanctuary Hall marries character and functionality at a main-and-main location in the heart of Pasadena.

On-site parking available (contact broker for details).

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\$1.50/SF NNN



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Office Campus

Beyond the Sanctuary Hall, there is an additional 78,000 square feet of office available, for a total of over 90,000 square feet of available space. The large floor plates and existing improvements will work well for both creative and traditional office uses and can be modified to fit the needs of an incoming tenant, whether they be a full or partial user. On-site parking available (contact broker for details).

Additional features include:

- Towering Ceilings
- Unique Architectural Details
- Abundant Natural Light
- Core Pasadena Location
- Garden Space and Light Wells
- Operable Windows
- Flexible Floor Plans
- Build-to-Suit As Needed

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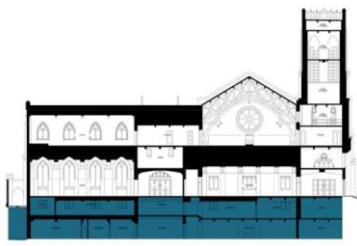
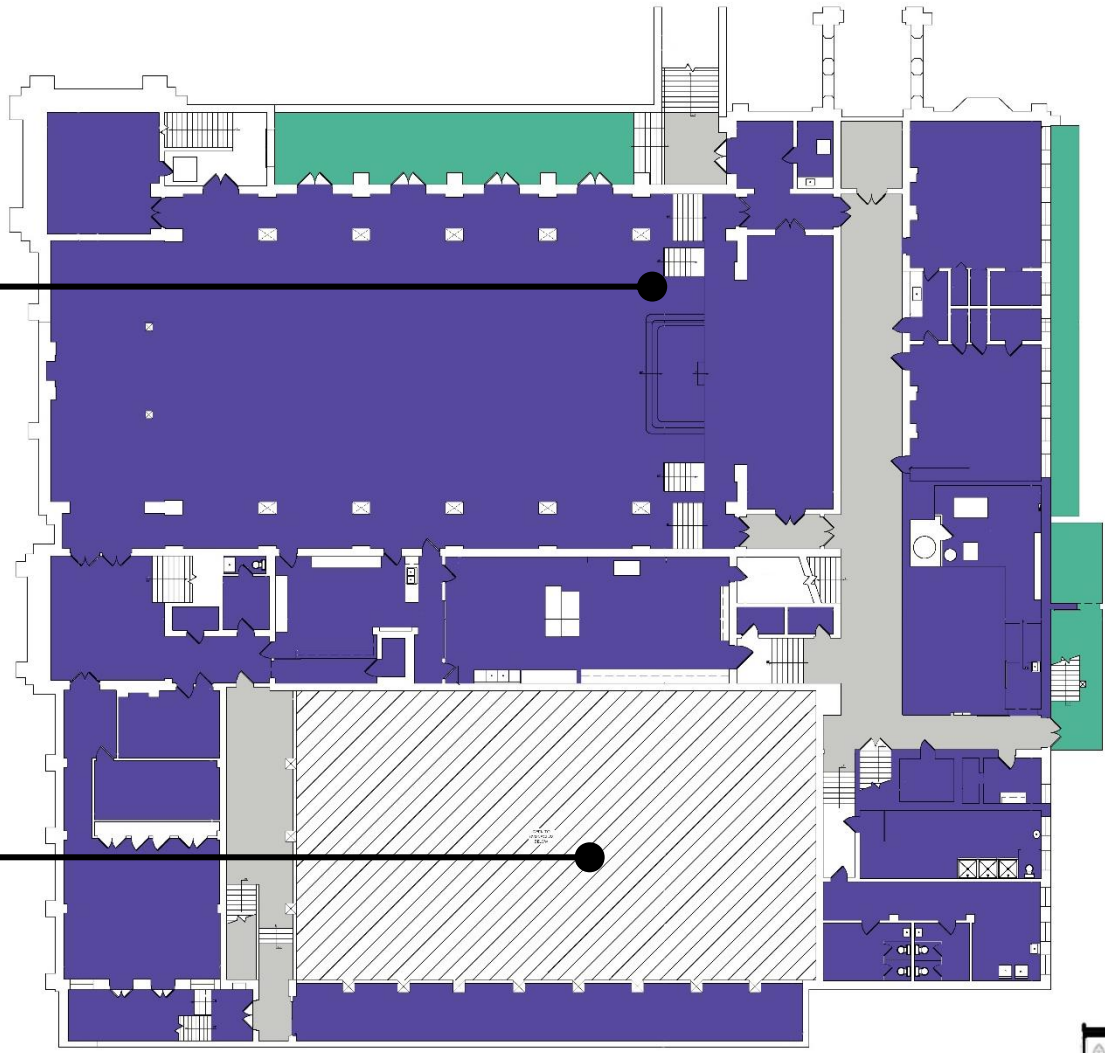
Garden Level



The Garden Sanctuary



Indoor Basketball/Volleyball Court



First Floor



Sanctuary Hall



Main Entrance



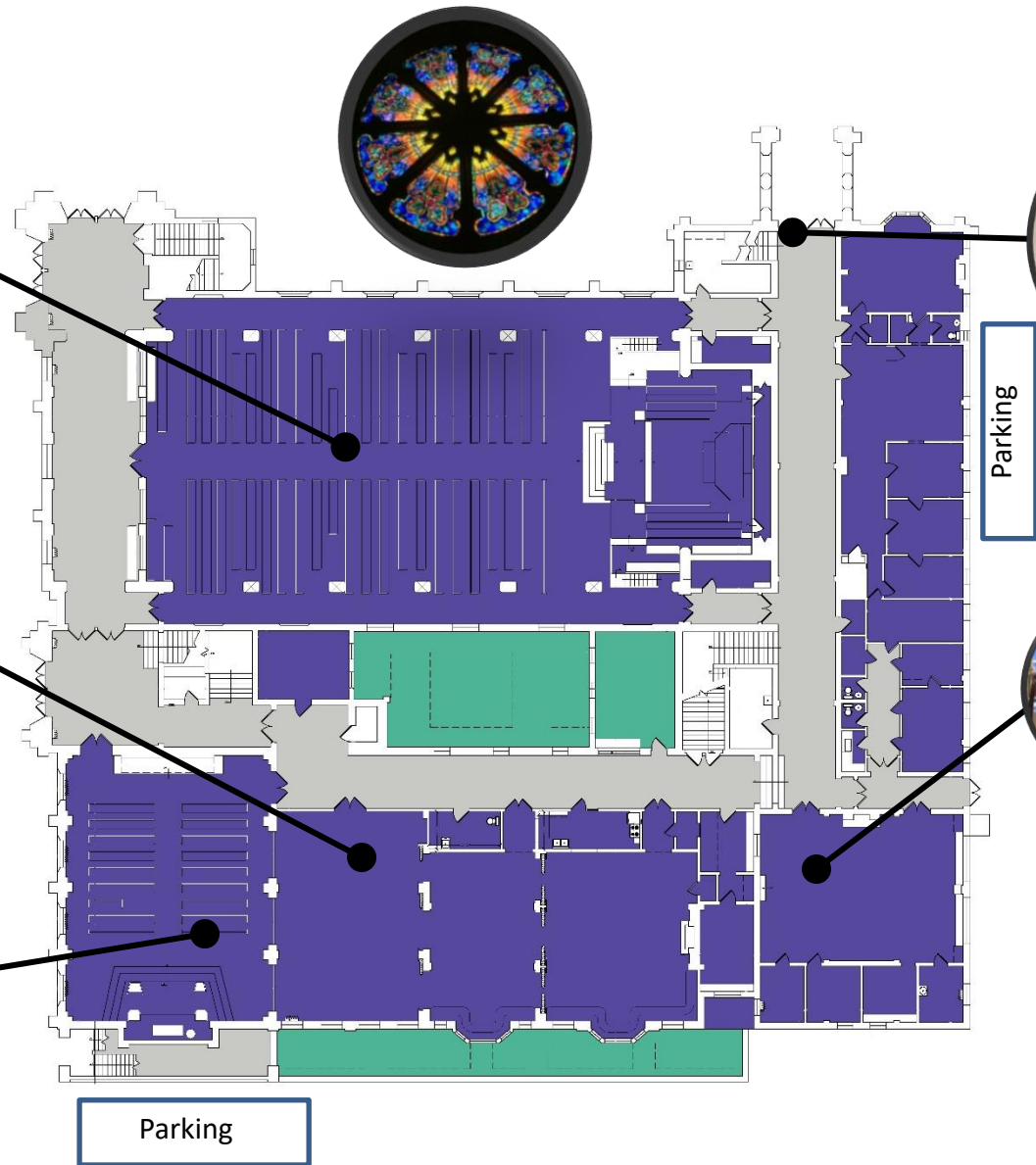
The Classroom



The Library



The Chapel Lounge



Second Floor



Teachers Lounge



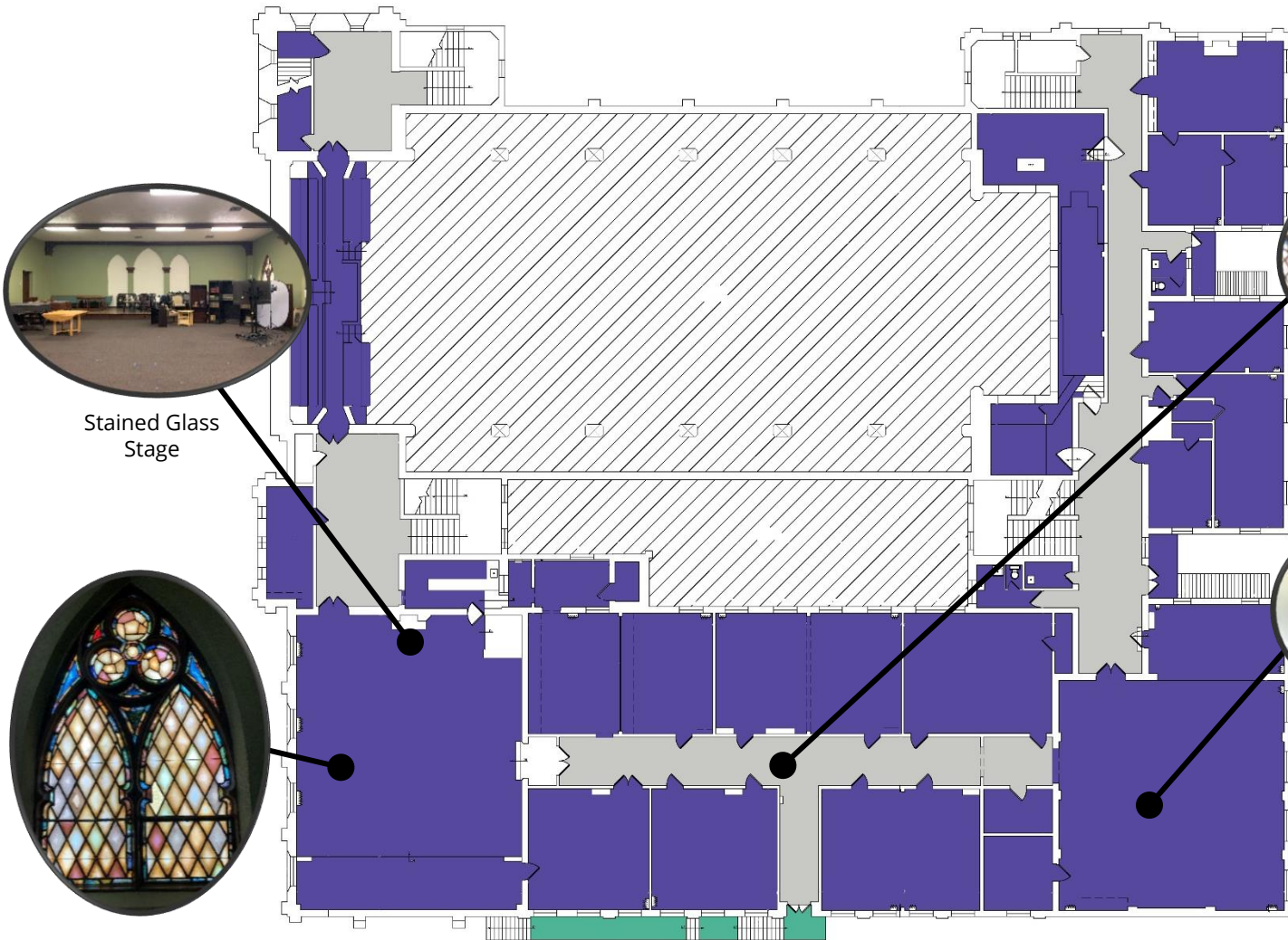
Fireplace Lounge



The Reading Room



Third Floor



Stained Glass Stage



The Hallway



The Game Room



Multiple Huge Stained- Glass Windows



Pasadena

With excellent access to Greater Los Angeles via the 210, 134 and 110 Freeways along with the Metro Gold Line, a well-educated population and rich amenities in Old Town, Pasadena represents one of the more unique and accessible markets in the region. Driven by a number of world renowned secondary-education institutions and research facilities such as JPL, Caltech and the Art Center College of Design, Pasadena has been a hotbed for healthcare, green energy, technology and life science uses such as Bluebeam, Huntington Hospital, OpenX, Arrowhead Pharmaceuticals, Cogent and iRobot. This, in addition to the more traditional legal, financial and engineering firms that call Pasadena home, provides a strong economic engine and market fundamentals and an exceptionally strong, talented, and deep employee talent pool.

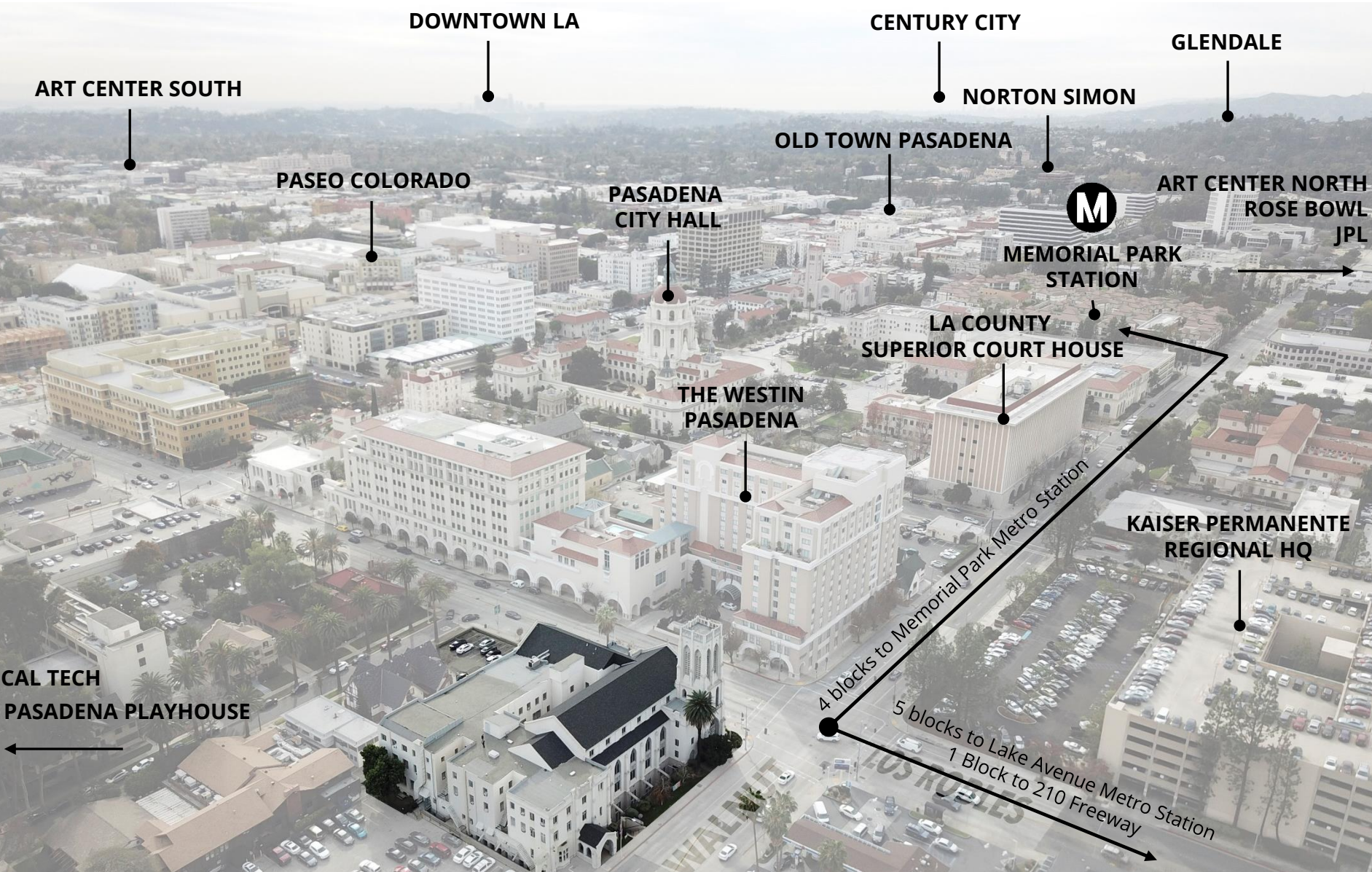


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Pasadena



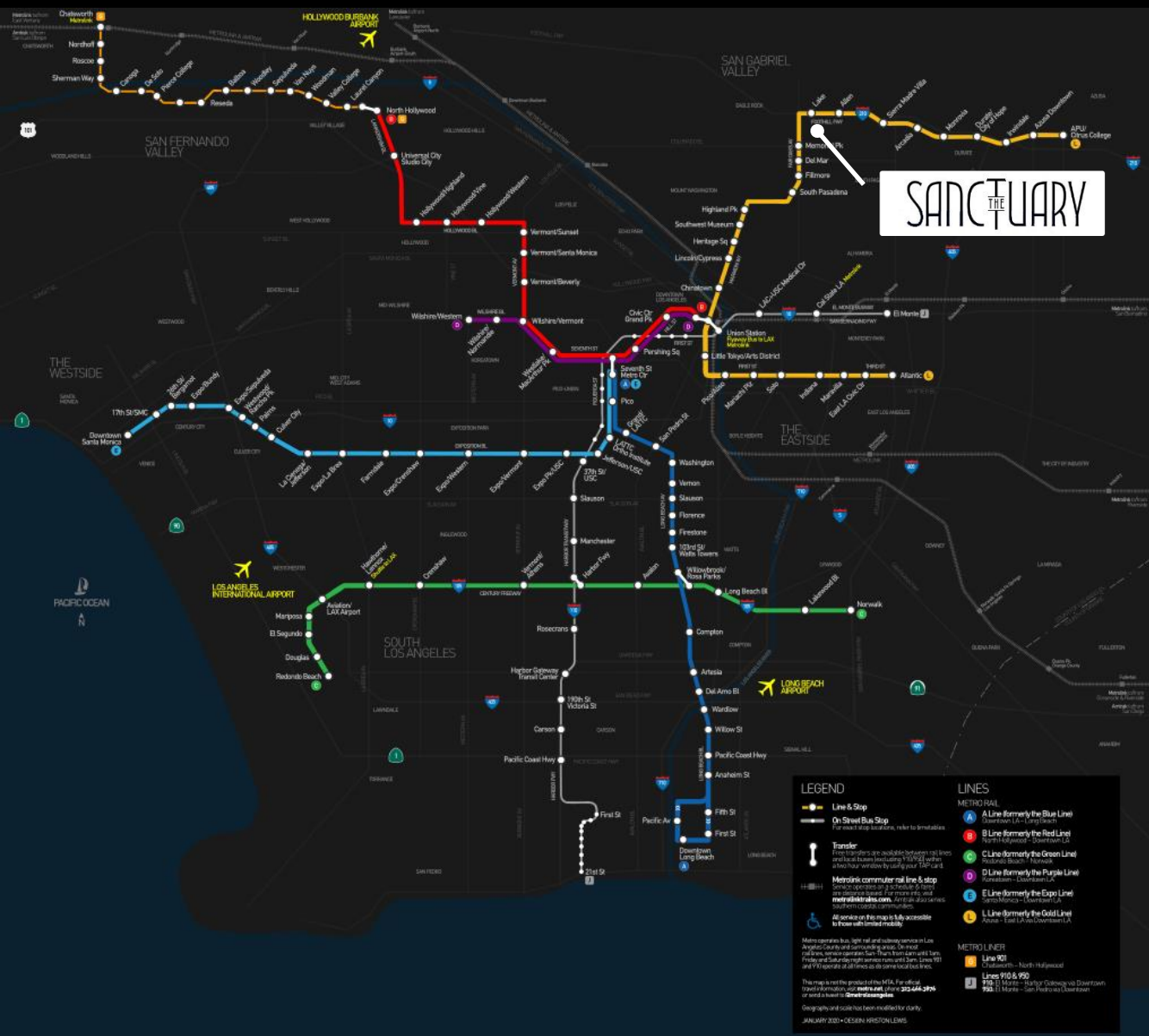
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Transportation



Metro

Within 4-5 blocks of Memorial and Lake Avenue Light Rail Stations, 464 E Walnut is easily accessible from anywhere in the Los Angeles Region.

Walk Score

Walk Score
95

WALKERS PARADISE
Daily errands do not require a car.

LEGEND

- Line & Stop
- On Street Bus Stop
- Transfer
- MetroLink commuter rail line & stop
- Accessibility

LINES

METRO RAIL

- A Line Formerly the Blue Line
- B Line Formerly the Red Line
- C Line Formerly the Green Line
- D Line Formerly the Purple Line
- E Line Formerly the Expo Line
- L Line Formerly the Gold Line

METRO LINK

- Line 901
- Lines 910 & 930

Metro operates bus, light rail and subway services in Los Angeles County and surrounding areas. For more information, visit metro.net or call 312-464-3766 or send a tweet to @metrotrans.

This map is not the product of the MTA. For official transit information, visit metro.net or call 312-464-3766 or send a tweet to @metrotrans.

Geography and scale has been modified for clarity.

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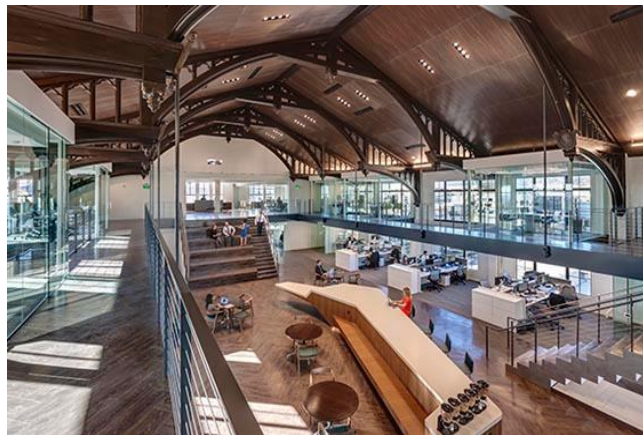
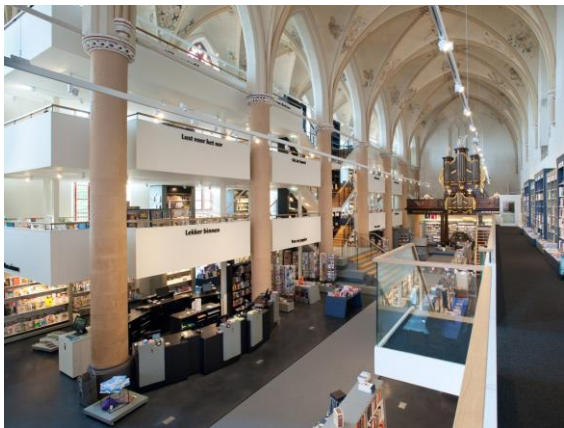
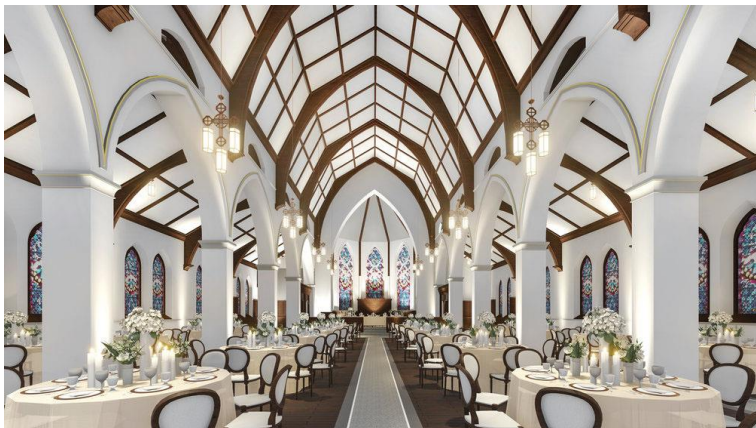


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Inspiration at The Sanctuary



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