

Largest Contiguous Block in LA



101
SOUTH MARENGO

Forward-thinking **Workspace.**

The largest block of existing contiguous space in LA, 101 South Marengo offers prospective tenants an opportunity to grow a community. Through the vision and direction of Woodridge Capital Partners, 101 South Marengo is being transformed into an inviting, forward-thinking workspace to match the vibrant urban fabric of downtown Pasadena. This highly improved, secure space is surrounded by amenities, a wide range of housing opportunities, metro transit access, and a well-educated labor base.



Build a Culture. **Make a Home.**

Located in the heart of historic Old Pasadena, 101 South Marengo offers prospective tenants an opportunity to grow a community. Originally built as the Bank AmeriCard Plaza, and now known in Pasadena as the Bank of America building, this once windowless monolith has been transfigured, through the exceptional vision and direction of Woodridge Capital Partners, into an inviting, forward-thinking work space to match the vibrant urban fabric of downtown Pasadena. Equipped with five stories of 69,000 SF floor plates (one of the largest contiguous spaces in Los Angeles), indoor and outdoor workspace between plaza level and rooftop deck, an on-site cafeteria with a functioning kitchen, and both the LEED Silver Status ranking from the Green Building Council and the Energy Star rating from the Environmental Protection Agency, 101 South Marengo is offering an exciting and unique opportunity for tenants looking to create a holistic campus work environment in the heart of amenities-rich Old Pasadena.



Building **details**

- 69,189 SF floor plates
- 345,945 SF total rentable space
- 97 Walking Score
- 12 conference rooms, 3 training rooms, and one board room
- Escalators and elevators
- On-site cafeteria with full-functioning kitchen
- On-site generators
- Loading docks
- Security stations
- Approximately 782 stalls of subterranean parking
- 81,800 SF of open plaza space



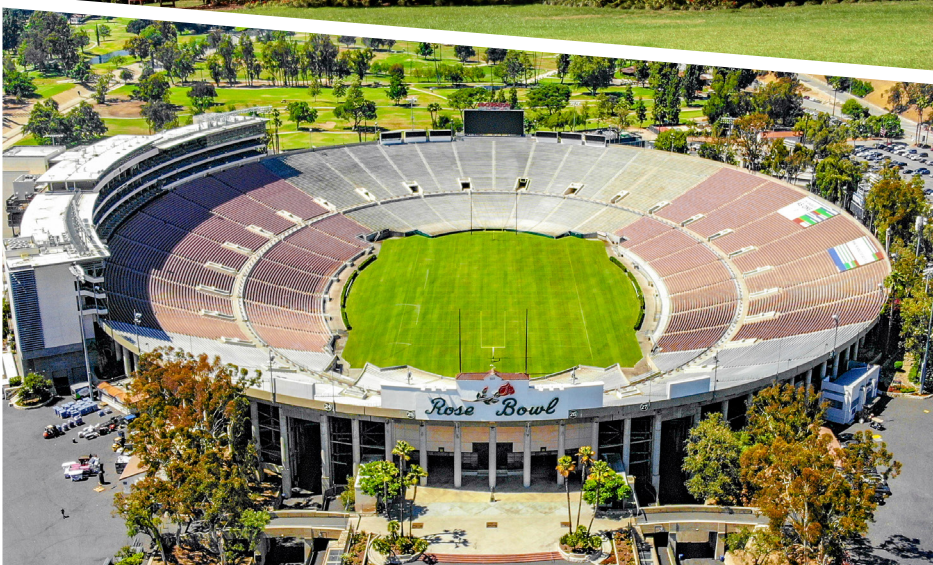
Location

The city of Pasadena possesses a history of creativity, culture, and innovation, and the tradition continues to this day. Notable for its numerous museums, treasured retailers, and unique architectural blocks, Pasadena has long been notable to Angelenos as the culturally rich, beautiful city north of Downtown.

Culture

101 South Marengo is just a short walk or drive away from a number of Los Angeles' most spectacular cultural centers.

- The Huntington Library
- Botanical Gardens
- The Norton Simon Museum
- The Pasadena Museum of California Art
- USC Pacific Asia Museum
- Southern California Children's Museum
- Rose Bowl and Rose Parade



Top Amenities in Pasadena

RESTAURANTS

1. Pinkberry
2. El Toreo Cafe
3. Green Earth
4. All India Cafe
5. Little Sheep Hot Pot
6. Bachi Burger
7. Subway
8. Waffles De Liege
9. Hey That's Amore!
10. B.A.D. Sushi
11. Tortas Mexico
12. Mi Piacce Italian
13. Sushi O2
14. Yummy Cupcakes
15. Ruth's Chris Steakhouse
16. Rotisserie Chicken
17. Terraces Sushi
18. El Cholo Cafe
19. Alexander's Steakhouse
20. California Pizza Kitchen
21. Two Trees & Fish
22. Dog Haus
23. Sushi Stop
24. Great Maple
25. SORRISO
26. Bar Celona
27. City Thai
28. Choza 96
29. Vertical Wine Bistro
30. Grandview Palace
31. Lunasia Dim Sum House

RETAIL

1. Therapy
2. Maude Woods
3. Romantix
4. The Container Store
5. Pottery Barn
6. Eileen Fisher
7. Lather
8. Victoria's Secret
9. Chico's
10. Crossroads Trading Co
11. H&M
12. World Hats Mart
13. First Jewelry
14. Prestige Jewelry
15. Vans
16. Blick Art Materials

SERVICES

1. Brickley Printing
2. Wells Fargo
3. Chase Bank
4. HR Block
5. T-Mobile
6. Sprint
7. Anderson Business
8. Tea Rose Garden
9. URB-E

CAFES & JUICES

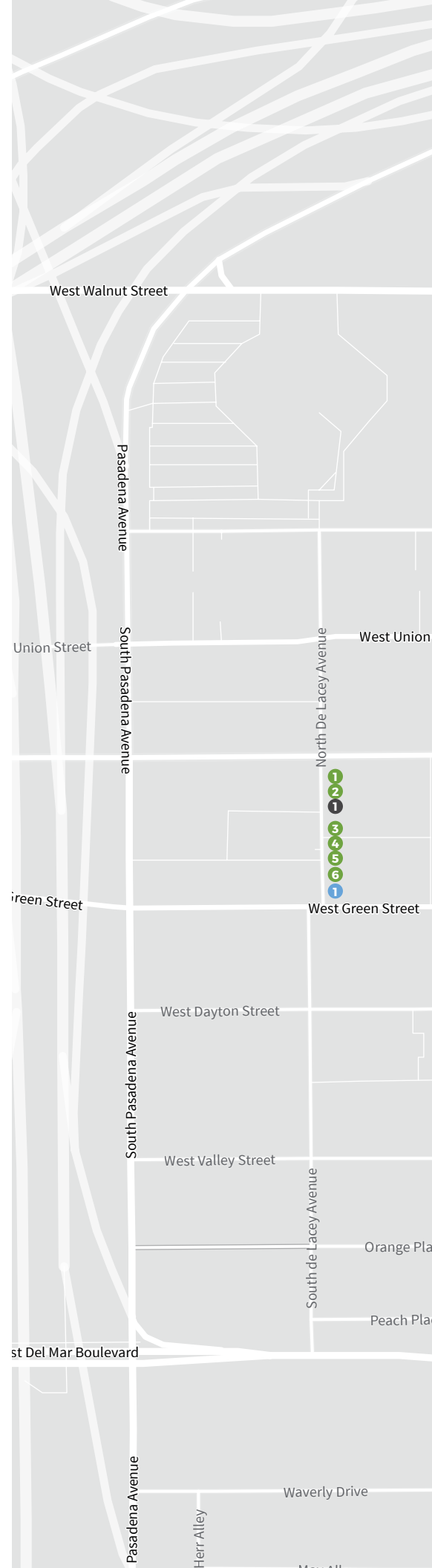
1. 85°C Bakery Cafe
2. Halfsies Bakery
3. Jamba Juice
4. Tiffany's Coffee
5. Amara Cafe & Restaurant
6. Cold Stone Creamery
7. Edible Arrangements
8. Sugar Fix

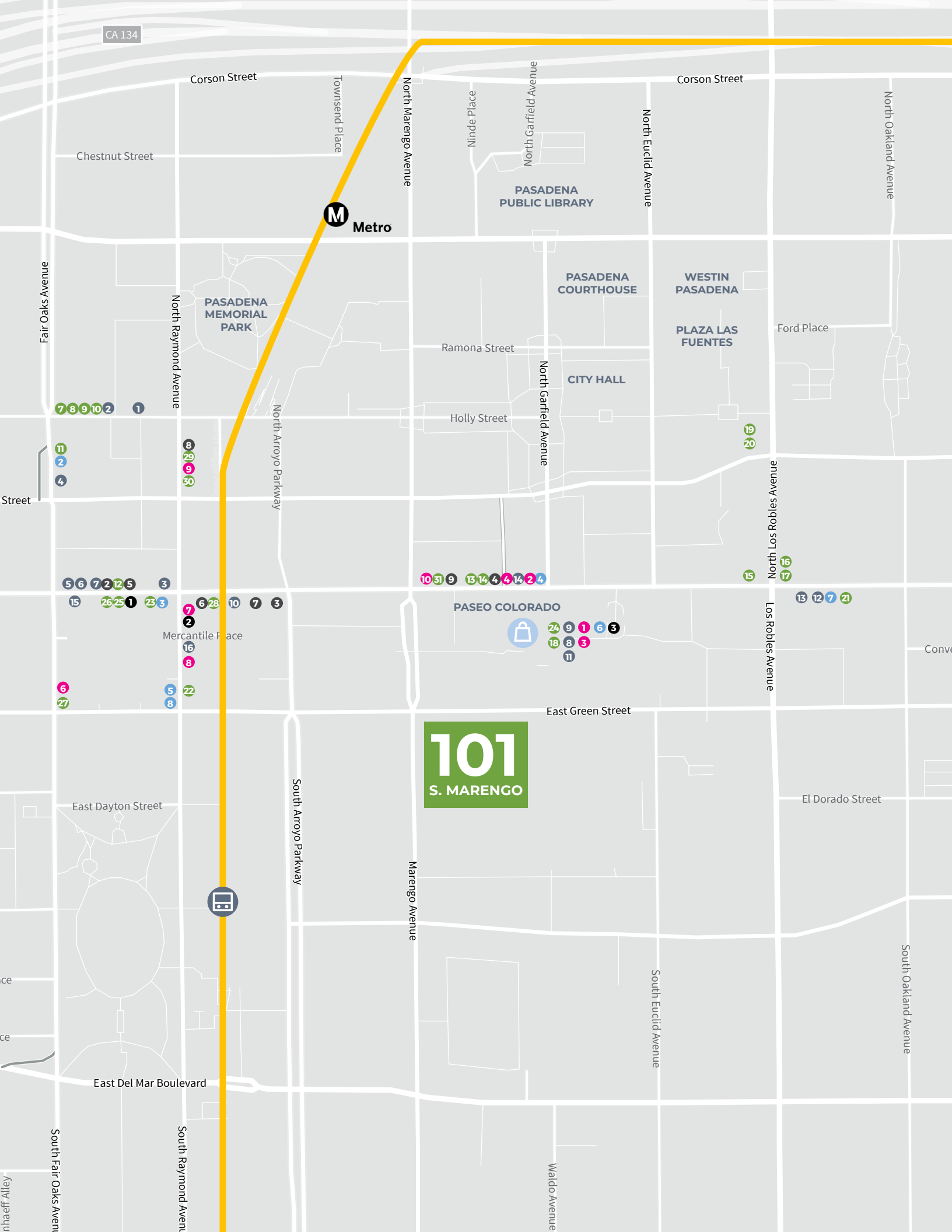
HEALTH/WELLNESS/BEAUTY

1. Equinox
2. Happy Feet
3. GNC
4. Vinita's Beauty & Threading
5. Studio
6. Luxelab Salon
7. Pivoine Nail Spa
8. Crowned Studio Salon
9. Blo-Out Lounge
10. Collective Hair

ENTERTAINMENT

1. Club 54
2. Neon Retro Arcade
3. Arclight





CA 134

Corson Street

Townsend Place

North Marengo Avenue

Ninde Place

North Garfield Avenue

Corson Street

North Euclid Avenue

North Oakland Avenue

Chestnut Street

Fair Oaks Avenue

North Raymond Avenue

PASADENA
MEMORIAL
PARK

PASADENA
PUBLIC LIBRARY

PASADENA
COURTHOUSE

WESTIN
PASADENA

PLAZA LAS
FUENTES

Ford Place

Ramona Street

North Garfield Avenue

CITY HALL

Holly Street

North Arroyo Parkway

7 8 9 10 2 1

11
2
4

8
23
9
30

19

20

Street

5 6 7 2 12 5

3

15 26 25 1 23 3

3

Mercantile Place

7 6 28 10 7 3

2

16

8

22

6

27

5

8

PASEO COLORADO



10 31 9

13 14 4 4 14 2 4

24

9

1

6

3

18

8

11

15

16

17

13

12

7

21

101
S. MARENGO

East Green Street

East Dayton Street

South Arroyo Parkway

Marengo Avenue

South Euclid Avenue

El Dorado Street

South Oakland Avenue

East Del Mar Boulevard

South Raymond Avenue

South Fair Oaks Avenue

South Fair Oaks Avenue

Woodridge Capital Partners is a broad-based real estate and development company notable for their unyielding creative vision. Woodridge has an established track record creating substantial value through the entitlement, development, marketing and sale of assets, as well as through the use of innovative deal structures. With 101 South Marengo, Woodridge transformed the once windowless monolith into an inviting, friendly work center, furnished with 9' windows and an upgraded aesthetic facade, all while retaining the original magic of architect Edward Durell Stone. The creative, well-capitalized ownership of Woodridge Capital Partners ensures 101 South Marengo's lasting relevance in the booming culture of Old Pasadena.



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