

301 NORTH LAKE AVENUE

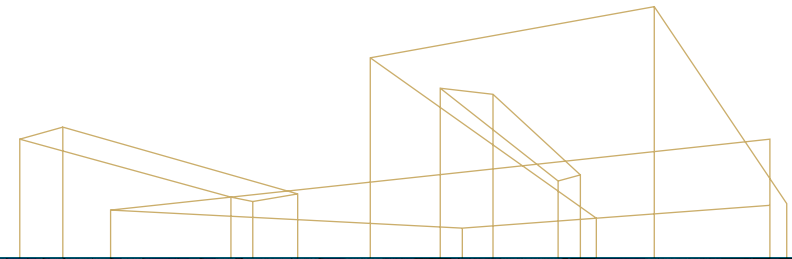
Office Space | Reimagined

PASADENA, CALIFORNIA

BARKER PACIFIC GROUP

 **Kidder
Mathews**

301
NORTH LAKE AVE
PASADENA, CALIFORNIA



OFFICE SPACE | REIMAGINED

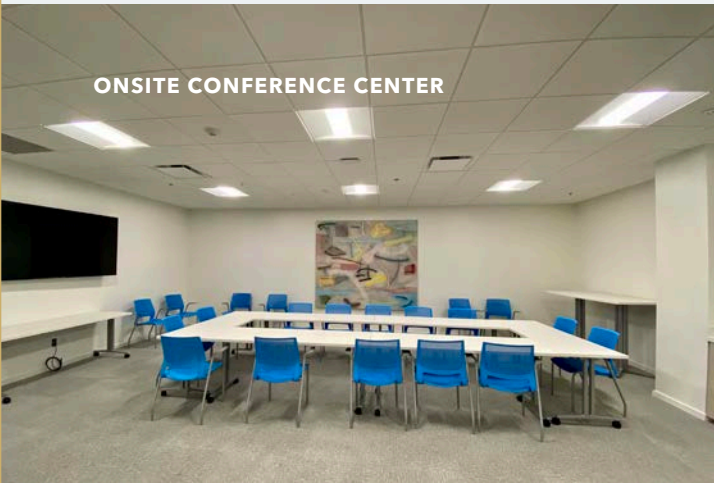
WIFI ENABLED outdoor courtyard just delivered

COMMON AREA upgrades recently completed

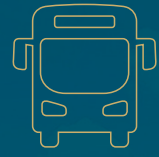
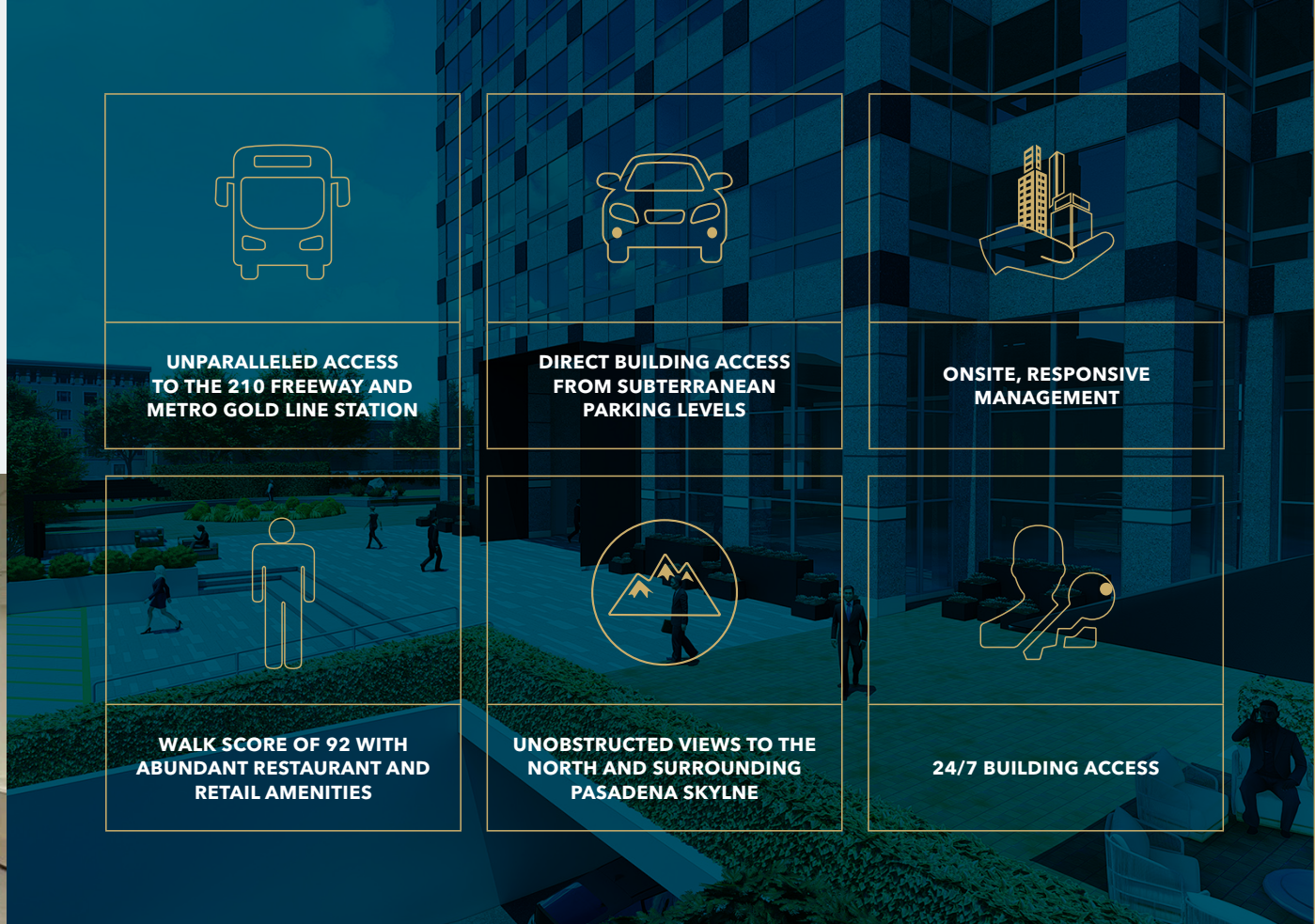
ONSITE management and leasing

EV charging stations

24-HOUR security



ONSITE CONFERENCE CENTER



UNPARALLELED ACCESS TO THE 210 FREEWAY AND METRO GOLD LINE STATION



DIRECT BUILDING ACCESS FROM SUBTERRANEAN PARKING LEVELS



ONSITE, RESPONSIVE MANAGEMENT



WALK SCORE OF 92 WITH ABUNDANT RESTAURANT AND RETAIL AMENITIES



UNOBSTRUCTED VIEWS TO THE NORTH AND SURROUNDING PASADENA SKYLNE



24/7 BUILDING ACCESS

For more information, please contact:

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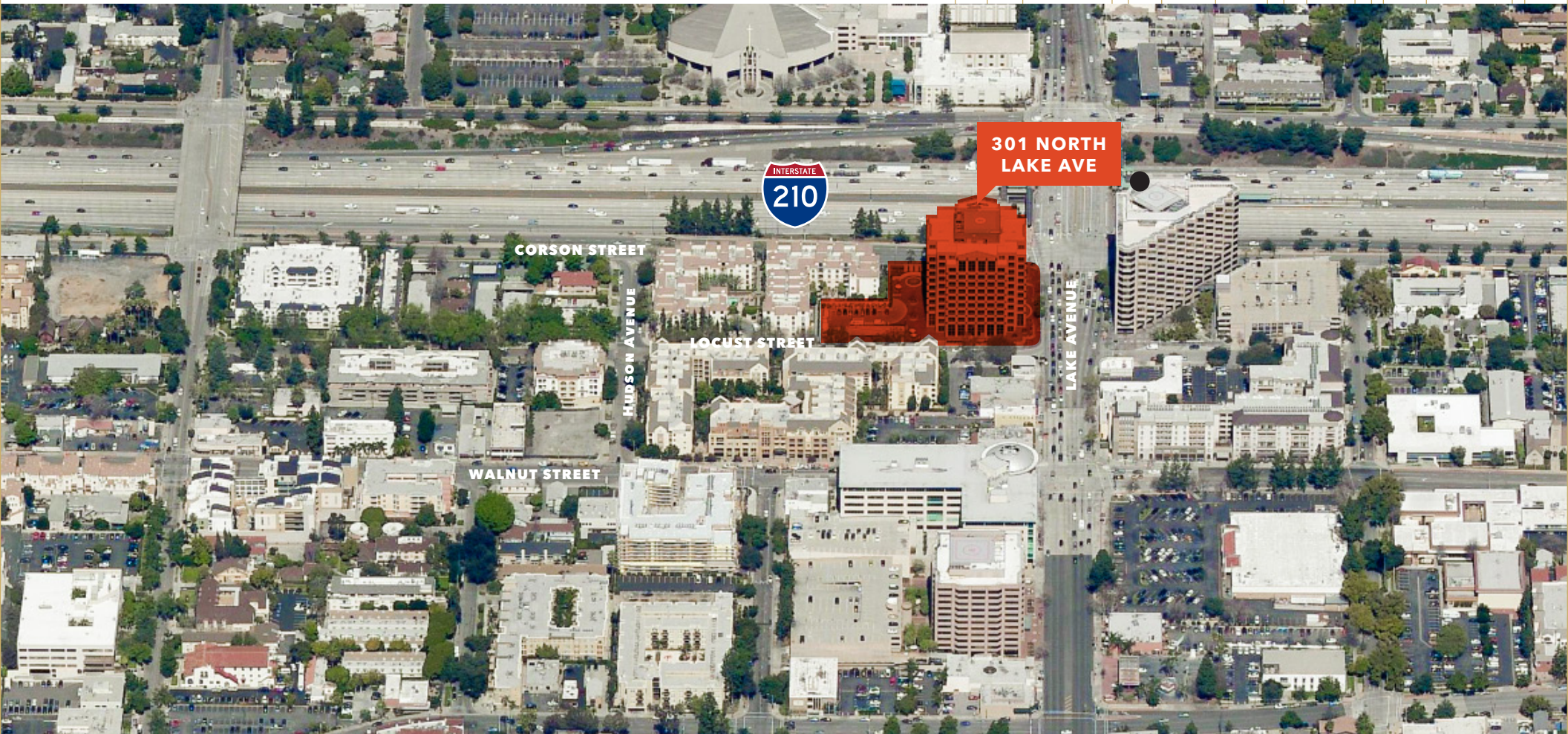
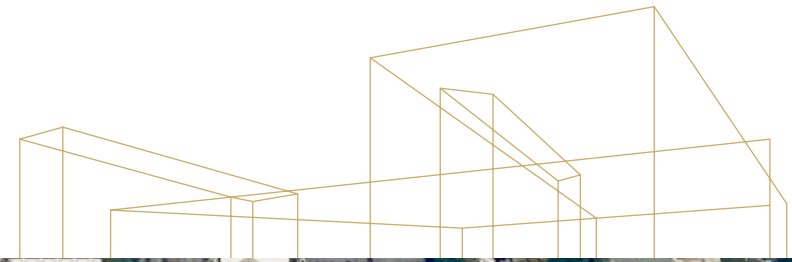
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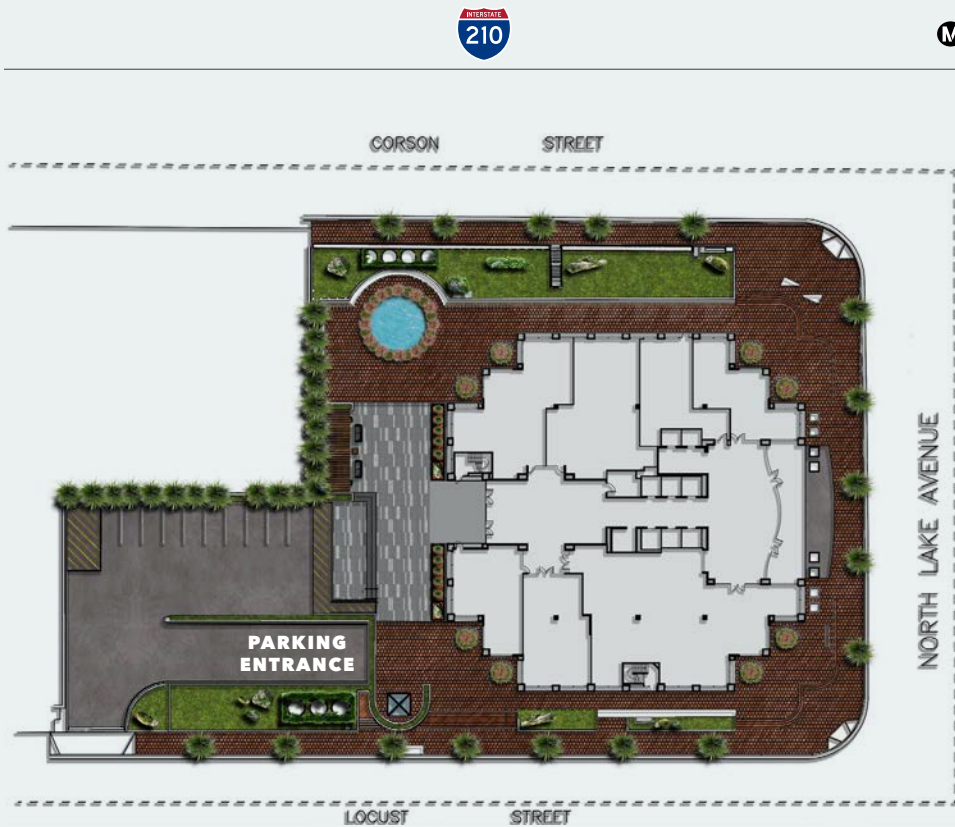
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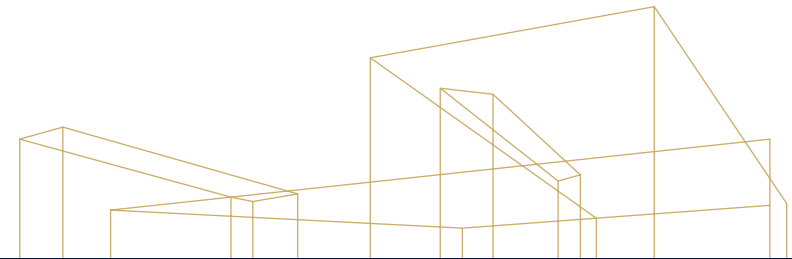
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SITE PLAN RENDERING



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PARKING

3:1,000

PARKING RATIO

\$95

UNRESERVED

\$110

TANDEM RESERVED

\$150

RESERVED

AVAILABLE SUITES

Suite	RSF	Rate (FSG)	Description
200	3,443	\$3.65/RSF per month	Corner suite along Lake Avenue.
202	3,265	\$3.65/RSF per month	North facing suite with double door identity, 3 window offices, conference room, break room, open work area and reception.
305	1,805	\$3.65/RSF per month	Northeast suite customizable to tenant's specifications.
405	3,150	\$3.65/RSF per month	Move-in ready spec suite delivering soon. North facing suite with 5 window offices, conference room, break area, open work area and reception.
650	5,909	\$3.65/RSF per month	Suite customizable to tenant's specifications with 8 existing window offices.
750	1,664	\$3.65/RSF per month	Move-in ready spec suite delivering soon with 3 window offices, conference room, break area, open work area and reception.
760	1,808	\$3.65/RSF per month	Move-in ready spec suite delivering soon with 3 window offices, conference room, break area, open work area and reception.
770	2,613	\$3.65/RSF per month	3 window offices customizable to tenant's specifications.
1001	3,407	\$3.65/RSF per month	Upper floor corner office suite with 7 window offices, conference room, break room, open work area and reception. Contiguous with Suite 1002 to 6,819 RSF.
1002	3,412	\$3.65/RSF per month	Upper floor suite with 4 window offices, conference room, 2 interior offices, break room, work room, storage and reception. Contiguous with Suite 1001 to 6,819 RSF.
1100	10,848	\$3.65/RSF per month	Suite on the top floor of the building with dramatic mountain views and of the surrounding Pasadena skyline. Double door identity with 15 window offices, 10 interior offices, 2 conference rooms, break room, storage, open work area and reception.

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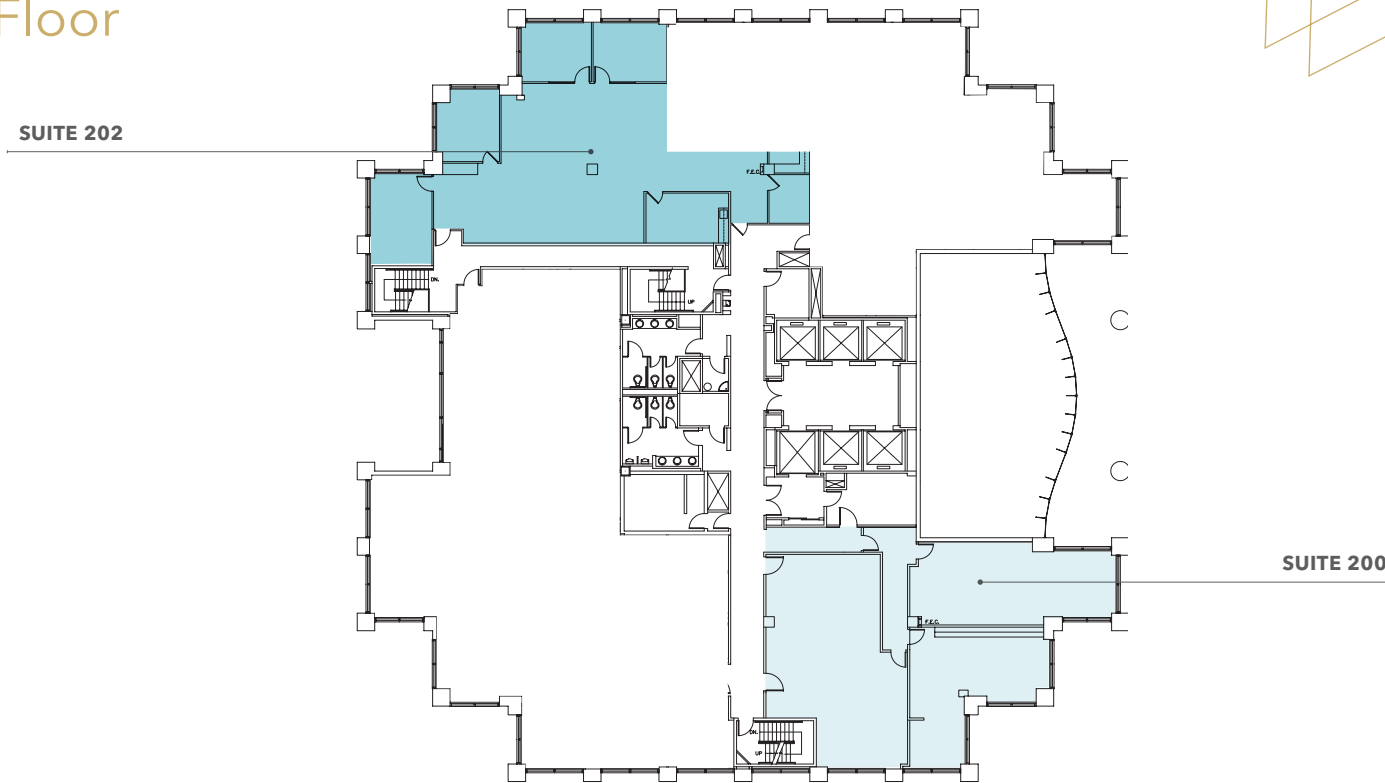
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Second Floor

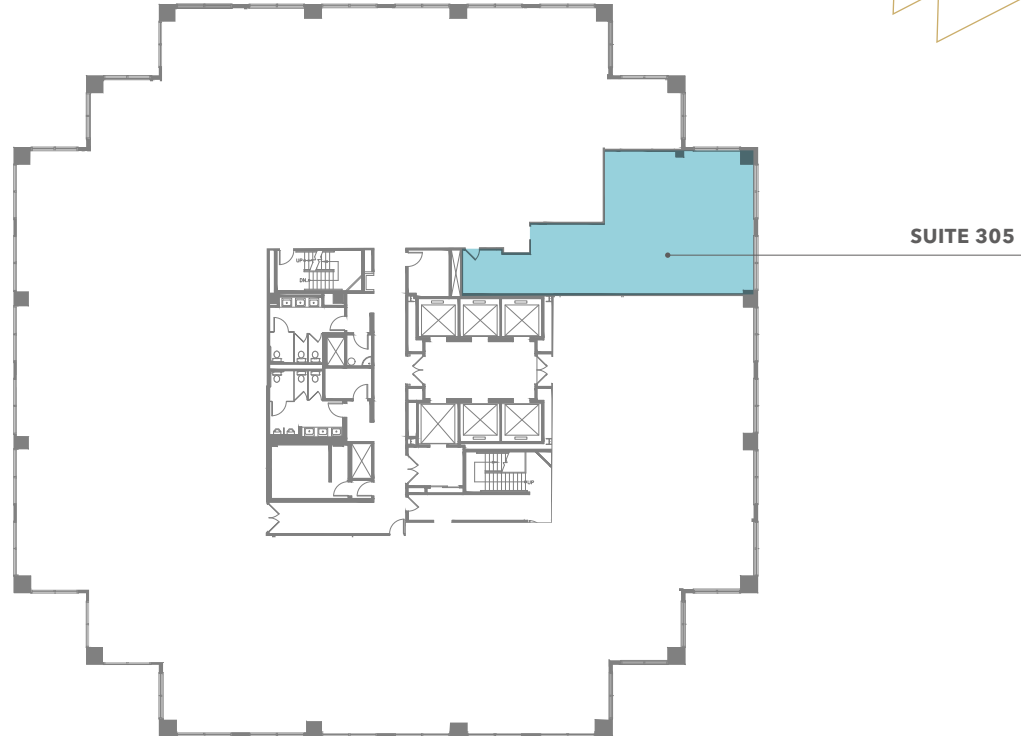


AVAILABILITIES

Suite	RSF	Description
200	3,443	Corner suite along Lake Avenue.
202	3,265	North facing suite with double door identity, 3 window offices, conference room, break room, open work area and reception.

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Third Floor



AVAILABILITIES

Suite	RSF	Description
305	1,805	Northeast suite customizable to tenant's specifications.

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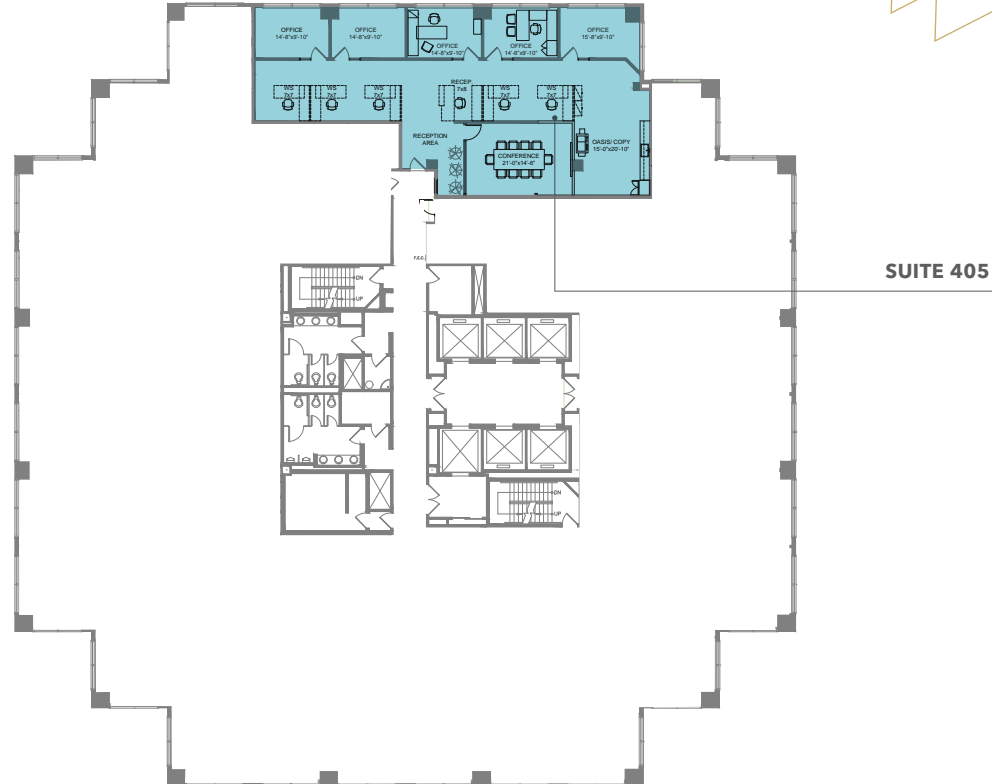
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Fourth Floor



AVAILABILITIES

Suite	RSF	Description
405	3,150	Move-in ready spec suite delivering soon. North facing suite with 5 window offices, conference room, break area, open work area and reception.

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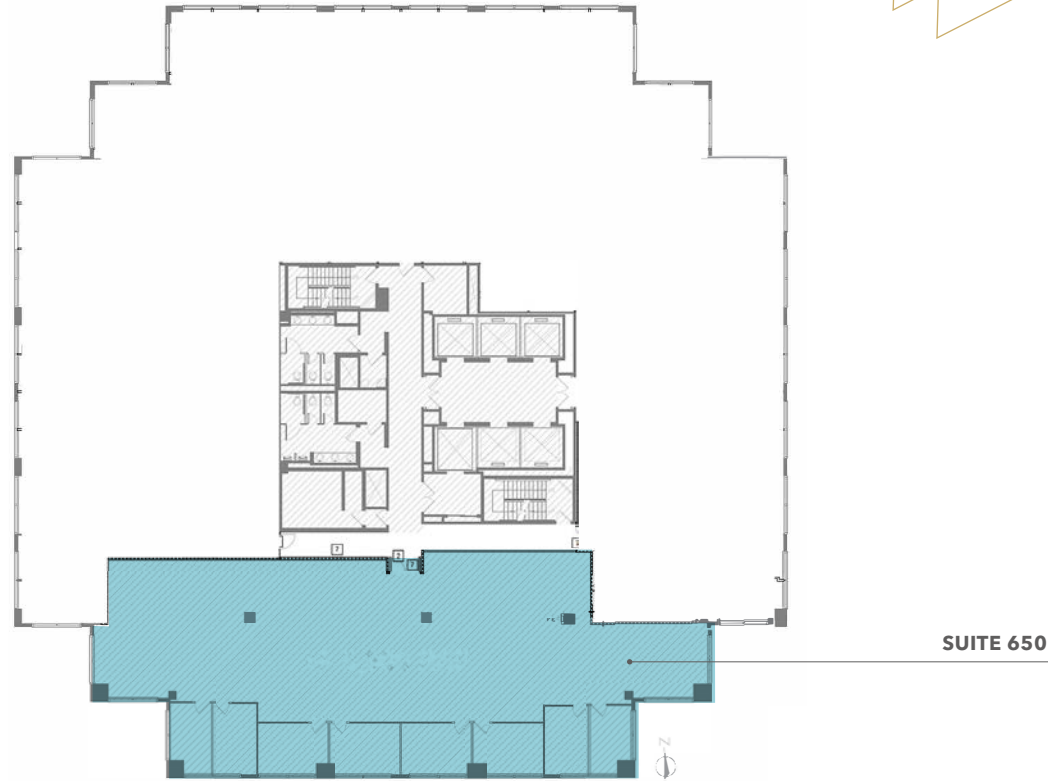
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Sixth Floor



AVAILABILITIES

Suite	RSF	Description
650	5,909	Suite customizable to tenant's specifications with 8 existing window offices.

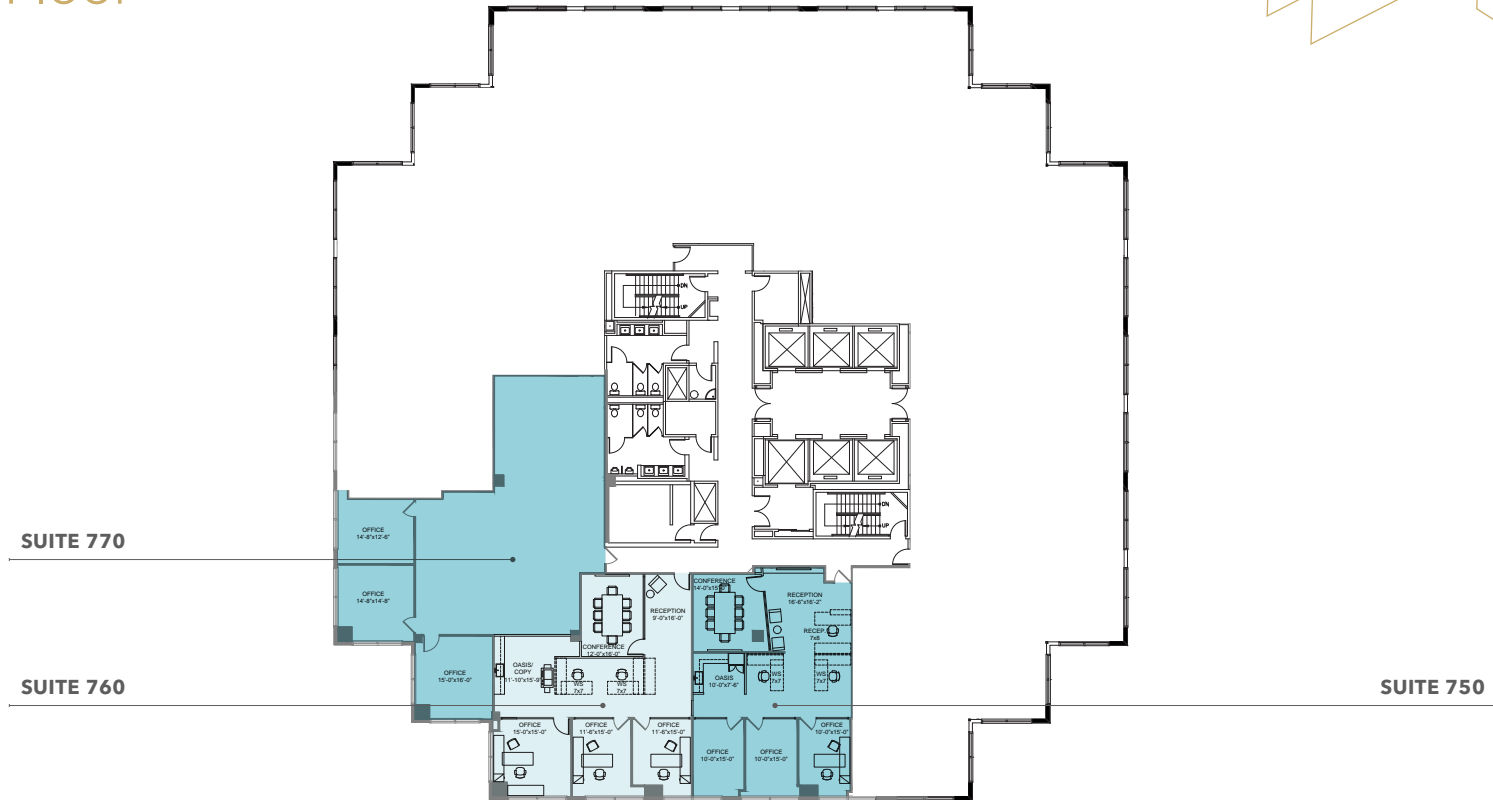
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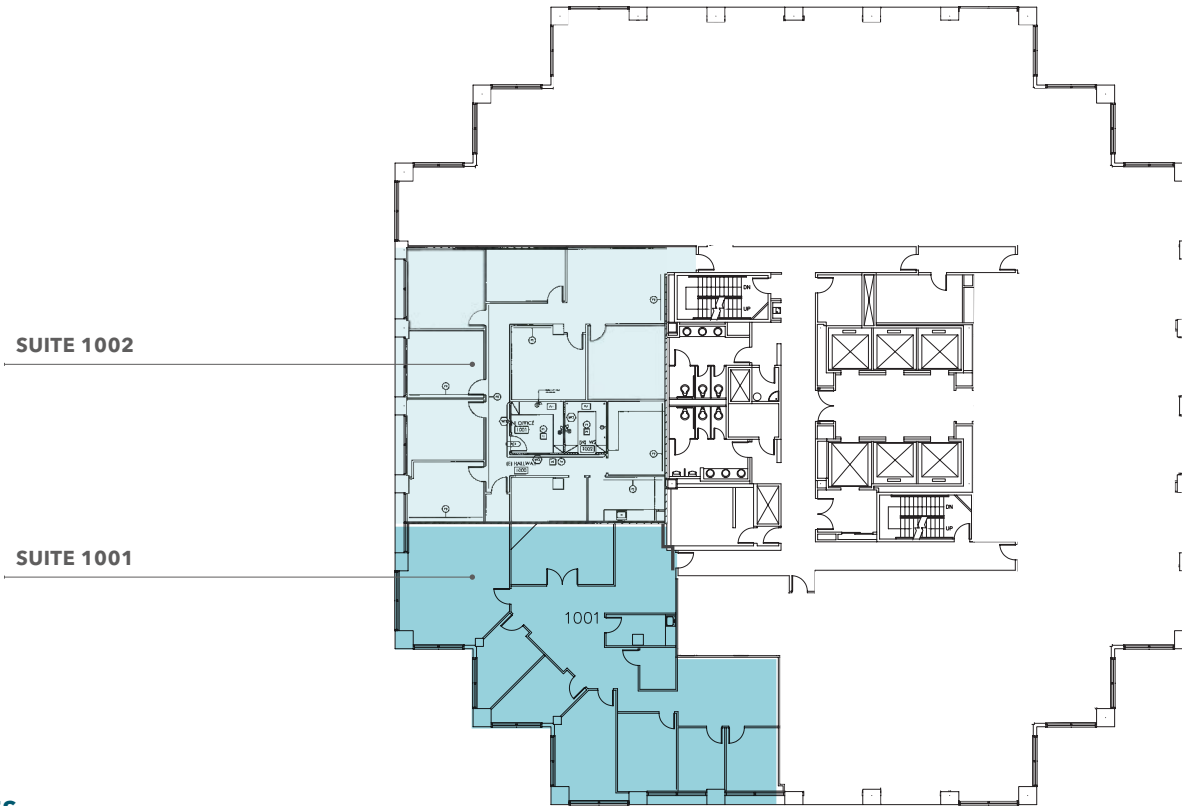
Seventh Floor



AVAILABILITIES

Suite	RSF	Description
750	1,664	Move-in ready spec suite delivering soon with 3 window offices, conference room, break area, open work area and reception.
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770	2,613	3 window offices customizable to tenant's specifications.

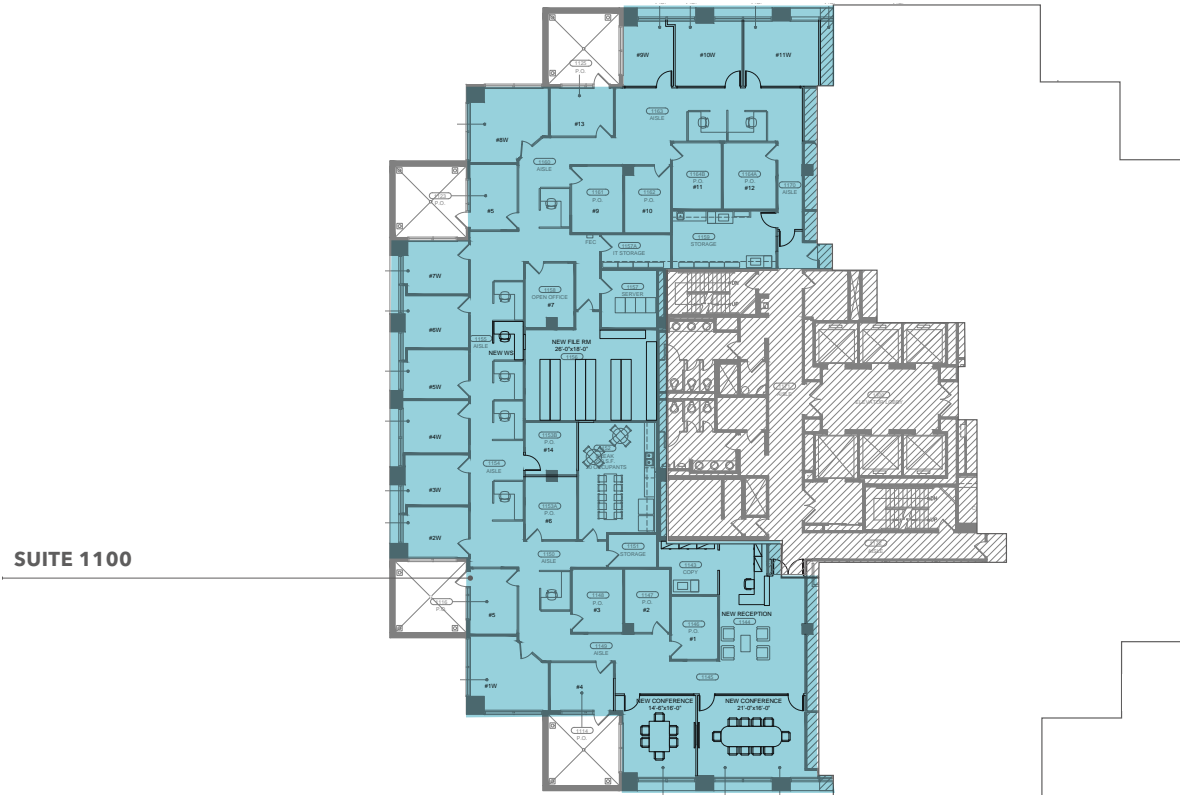
Tenth Floor



AVAILABILITIES

Suite	RSF	Description
1001	3,407	Upper floor corner office suite with 7 window offices, conference room, break room, open work area and reception. Contiguous with Suite 1002 to 6,819 RSF.
1002	3,412	Upper floor suite with 4 window offices, conference room, 2 interior offices, break room, work room, storage and reception. Contiguous with Suite 1001 to 6,819 RSF.

Eleventh Floor

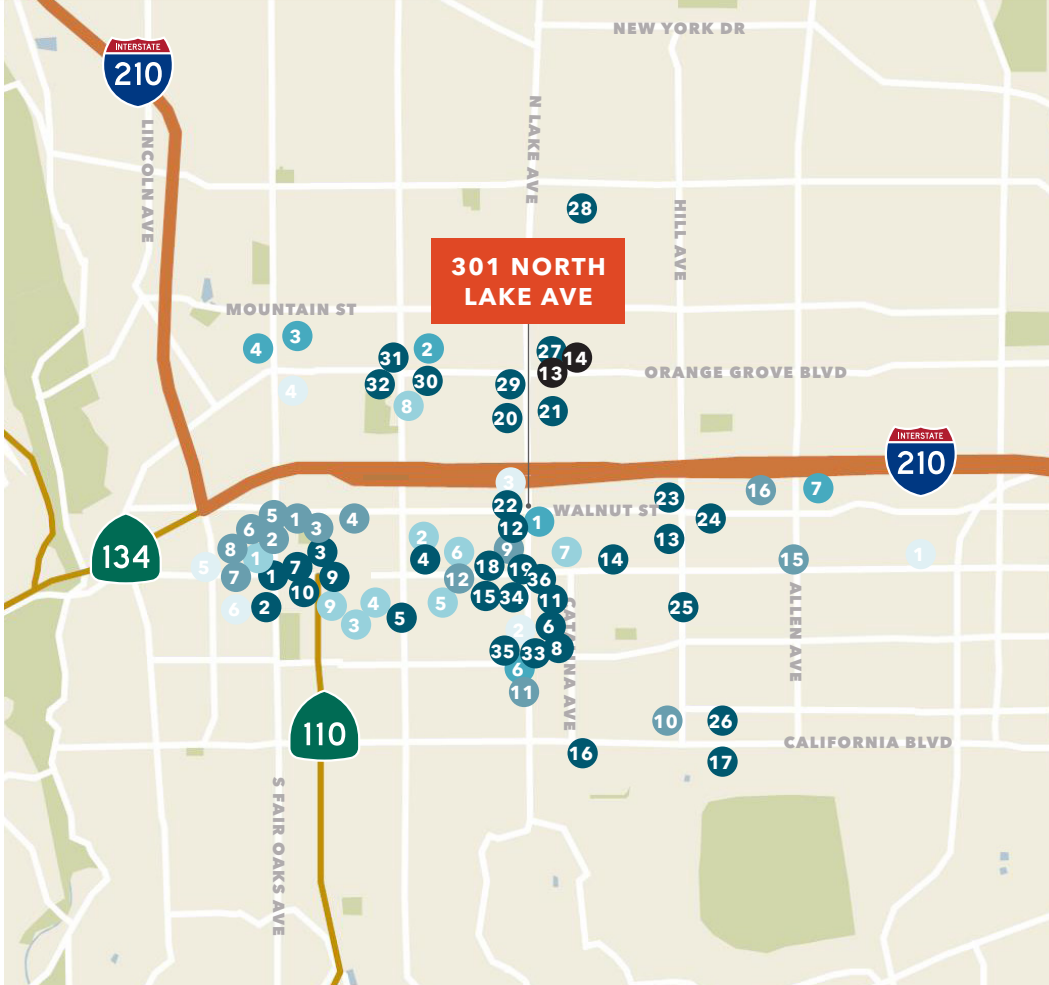
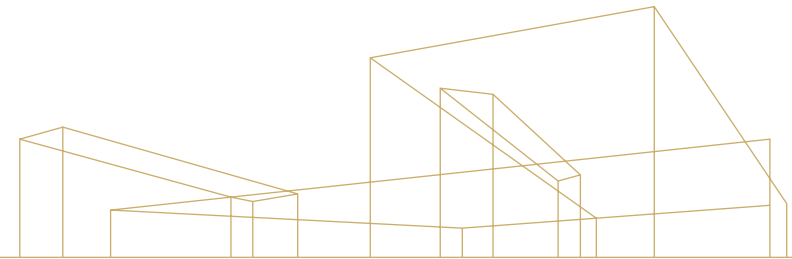


AVAILABILITIES

Suite	RSF	Description
1100	10,848	Suite on the top floor of the building with dramatic mountain views and of the surrounding Pasadena skyline. Double door identity with 15 window offices, 10 interior offices, 2 conference rooms, break room, storage, open work area and reception.

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EAT + DRINK

- Cheesecake Factory
- 85C Bakery Cafe
- King Taco
- Urth Caffe
- La Grande Orange Cafe
- Philz Coffee
- Green Street Tavern
- Granville
- Vertical Wine Bistro
- Marston's Restaurant
- Sugarfish Sushi
- Del Taco
- T. Boyle's Tavern
- Annapurna Grill
- El Portal
- Malbec Argentinean
- Daisy Mint
- Tender Greens
- Blaze Pizza
- The Hat
- El Taquito Mexicano
- Conrad's
- Tom's
- Original Tommy's
- Dog Haus Pasadena

EAT + DRINK

- El Pollo Loco
- U Pick Cafe
- Roscoe's
- Reyn
- Chao Doi Thai
- Winchell's Donut House
- La Estrella
- Mendocino Farms
- Del Frisco's
- Urban Plates
- Starbucks

SHOPPING

- Patagonia
- Lululemon
- J.Crew
- MAC
- Gap
- Forever 21
- Zara
- Urban Outfitters
- Target
- Michael's
- Macy's
- Colorado
- Walgreens
- CVS
- Samy's Camera
- Pasadena Cyclery

GROCERY

- Ralphs
- Baja Ranch Market
- The Corner Market
- Vallarta Supermarkets
- Linda Rosa Market
- Trader Joe's
- Chaaste Family Market

ENTERTAINMENT

- iPic Theaters
- Pacific Asia Museum
- Pasadena Ice Skating Center
- Pasadena Visitor's Center
- Pasadena Playhouse
- Laemmie's Playhouse 7
- Regency Cinemas
- Villa Park Community Center
- ArcLight Cinemas

FITNESS

- Orangetheory Fitness
- LA Fitness
- California Home Fitness
- Hybrid Fitness
- Elite Fitness
- Pure Barre Pasadena

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