

Office Space
Reimagined

301

NORTH LAKE AVE

PASADENA, CALIFORNIA

BARKER PACIFIC GROUP

km Kidder
Mathews

KIDDER.COM

*Premium office suites for lease,
offering breathtaking views of the
Pasadena skyline*

Unparalleled access to the 210 Freeway and
Metro Gold Line station

Direct building access from subterranean
parking levels

Onsite conference center

Wifi-enabled outdoor courtyard

Onsite management and leasing

Walk score of 92 with abundant restaurant and
retail amenities

EV charging stations with complimentary charging

24-hour security and 24/7 building access

3/1,000 PARKING RATIO

\$105

UNRESERVED

\$110

TANDEM RESERVED

\$150

RESERVED

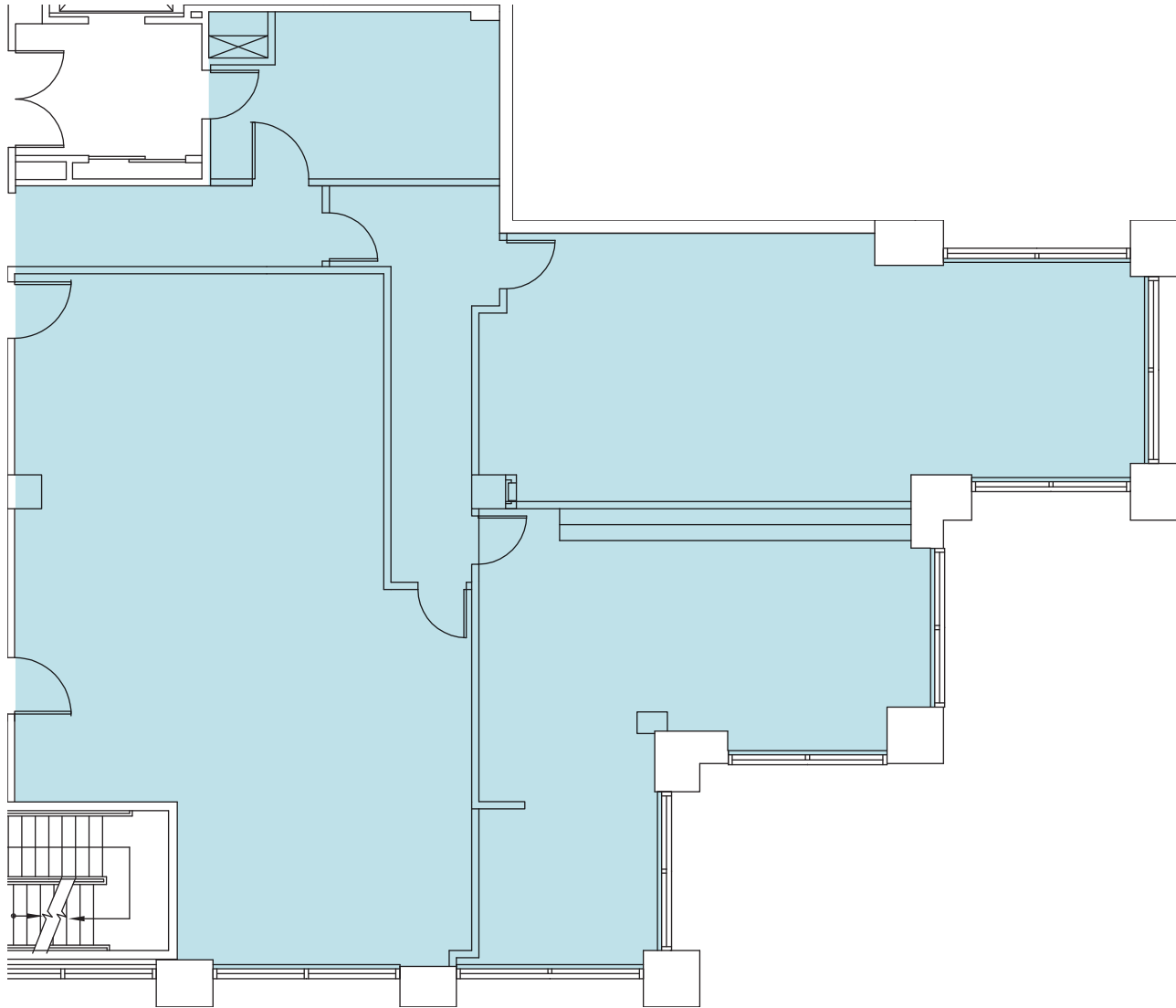




SUITE AVAILABILITY

Suite	RSF	Rate (FSG)	Description
200	3,443	\$3.75 RSF/mo	Corner suite along Lake Avenue. Suite is customizable to tenant's specifications.
305	1,805	\$3.75 RSF/mo	Northeast suite customizable to tenant's specifications.
315	1,452	\$3.75 RSF/mo	2 window corner offices, break room and open work area. Available December 1, 2026.
420	3,278	\$3.75 RSF/mo	8 window offices, conference room, break room, storage, open work area and reception. Contiguous with Suite 430 to 7,540 RSF.
430	4,262	\$3.75 RSF/mo	Double-door identity with 4 offices and open work area. Suite is customizable to tenant's specifications. Contiguous with Suite 420 to 7,540 RSF.
650	5,909	\$3.75 RSF/mo	Suite customizable to tenant's specifications with 8 existing window offices.
760	1,808	\$3.75 RSF/mo	3 window offices, conference room, break area and open work area. Available January 1, 2027.
815	2,972	\$3.75 RSF/mo	Move-in ready suite with 4 window offices, conference room, break area, open work area and reception. Contiguous with Suite 820 to 8,571 RSF.
820	5,599	\$3.75 RSF/mo	Double-door identity with 9 window offices, 2 interior offices, conference room, break room, storage/work room, open work area and reception. Contiguous with Suite 815 to 8,571 RSF.

SUITE 200



3,443 RSF

AVAILABLE

\$3.75 FSG

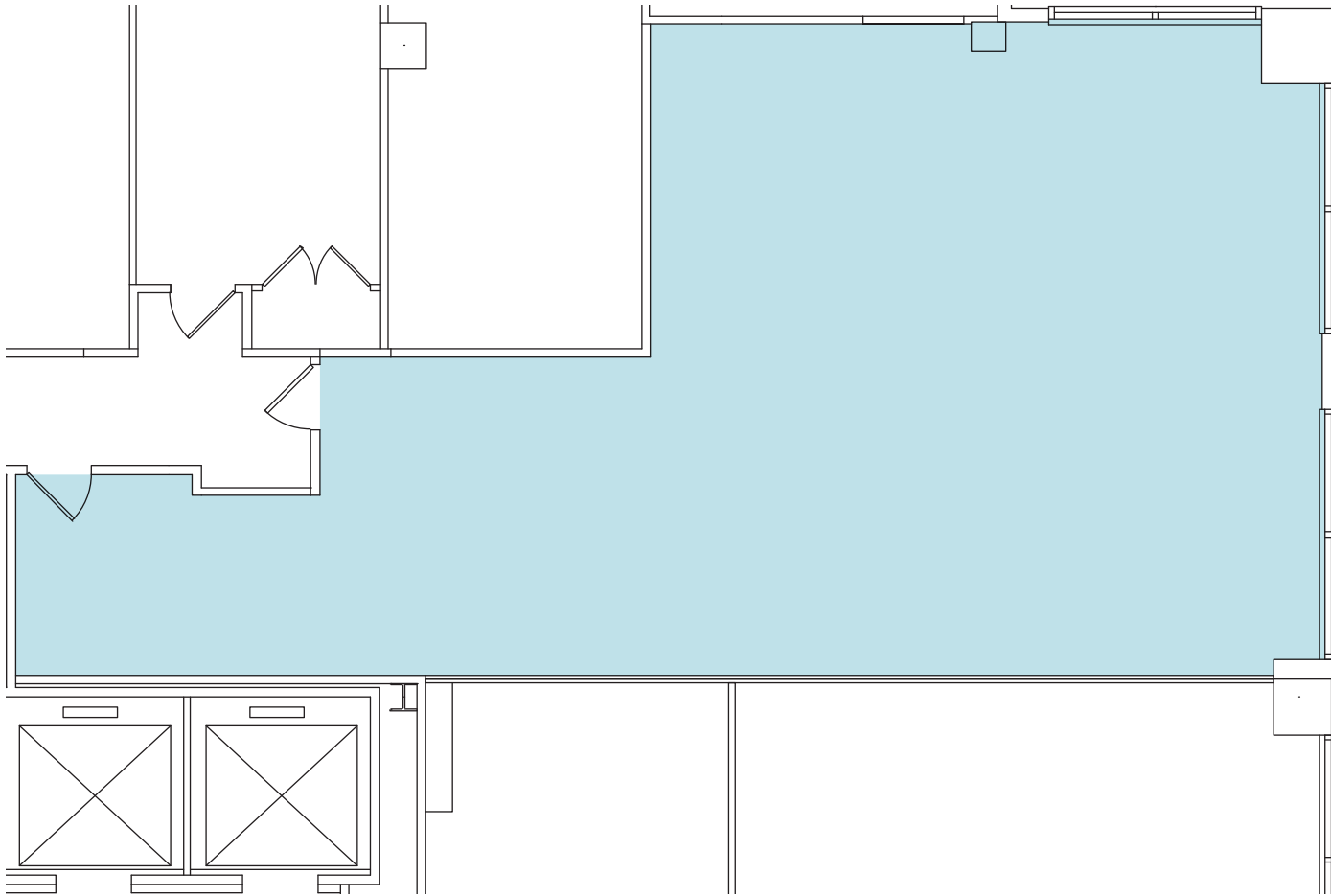
LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Corner suite along
Lake Avenue. Suite
is customizable to
tenant's specifications.*

SUITE 305



1,805 RSF

AVAILABLE

\$3.75 FSG

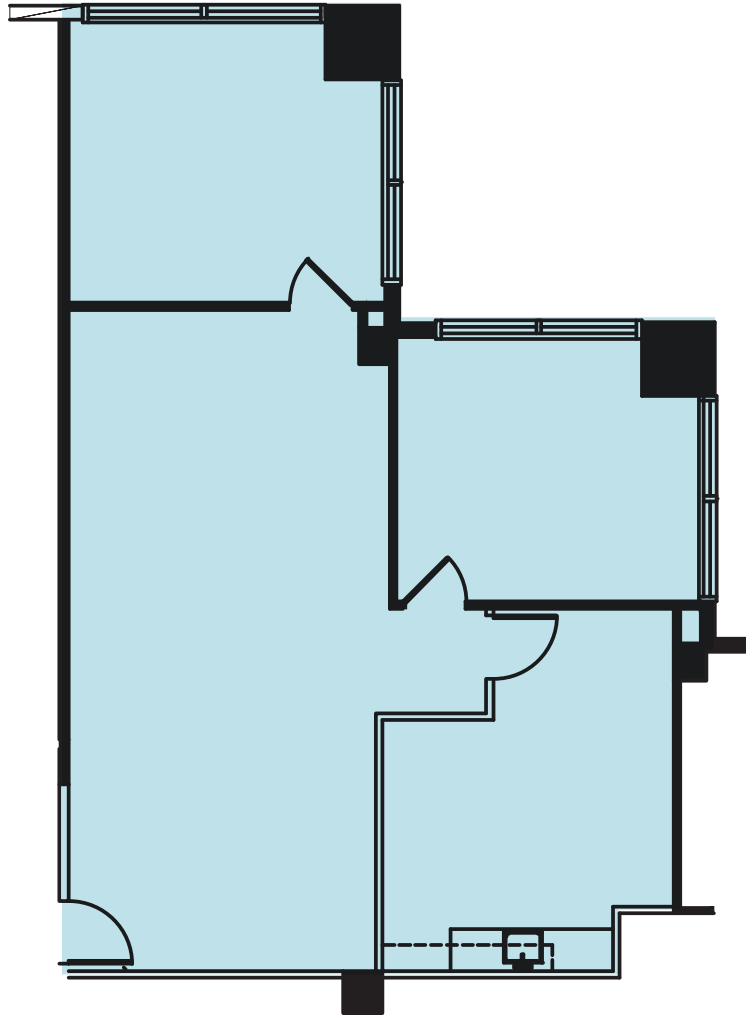
LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Northeast suite
customizable to
tenant's specifications.*

SUITE 315



1,452 RSF

AVAILABLE

\$3.75 FSG

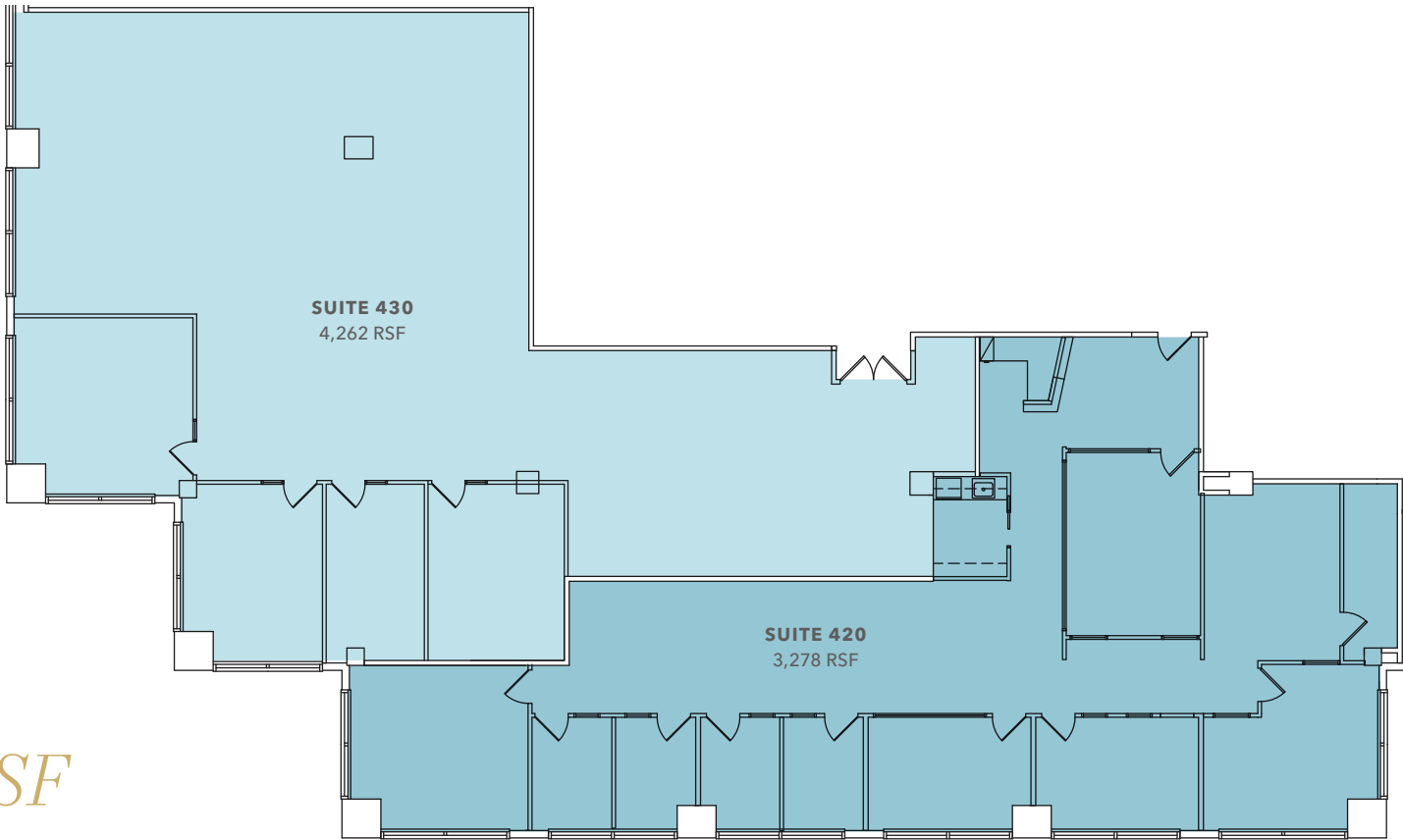
LEASE RATE (RSF/MO)

12/1/2026

AVAILABLE

*2 window corner
offices, break room and
open work area.*

SUITES 420 & 430

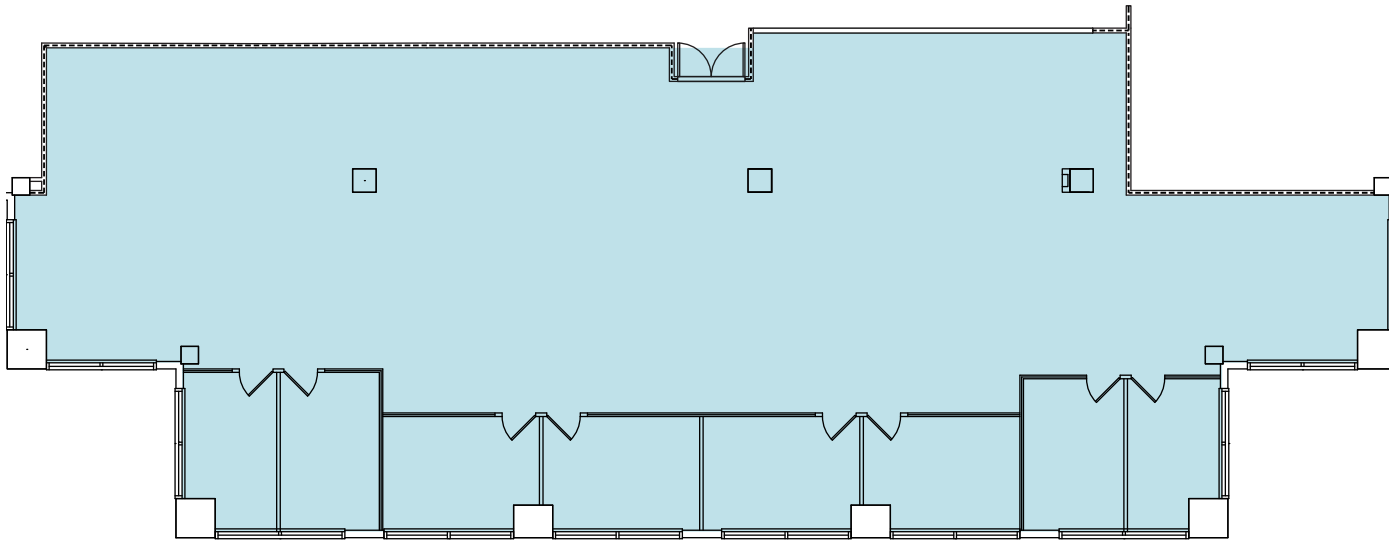


7,540 RSF

CONTIGUOUS SPACE

Suite	RSF	Rate (FSG)	Description
420	3,278	\$3.75 RSF/mo	8 window offices, conference room, break room, storage, open work area and reception. Contiguous with Suite 430 to 7,540 RSF.
430	4,262	\$3.75 RSF/mo	Double-door identity with 4 offices and open work area. Suite is customizable to tenant's specifications. Contiguous with Suite 420 to 7,540 RSF.

SUITE 650



5,909 RSF

AVAILABLE

\$3.75 FSG

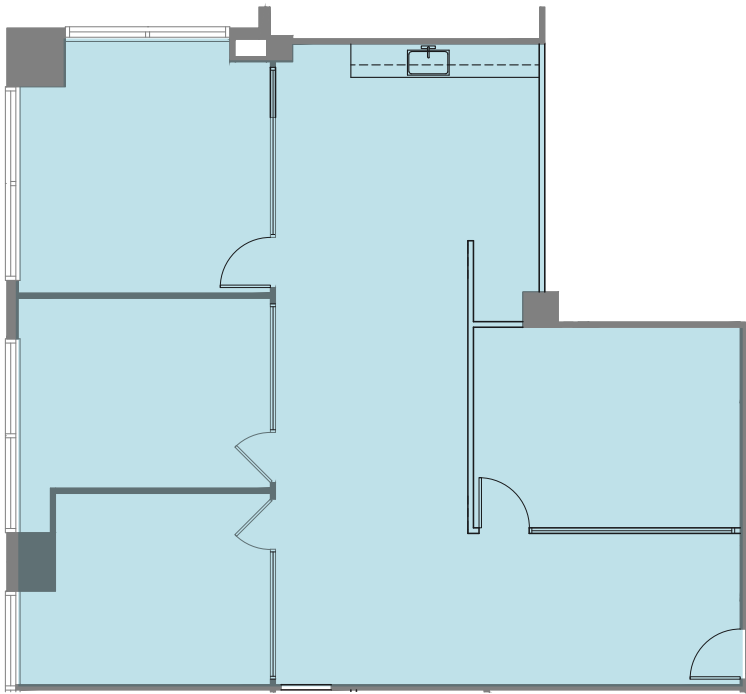
LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Suite customizable to
tenant's specifications
with 8 existing
window offices.*

SUITE 760



1/1/2027

AVAILABLE

Suite	RSF	Rate (FSG)	Description
760	1,808	\$3.75 RSF/mo	3 window offices, conference room, break area and open work area. Available January 1, 2027.

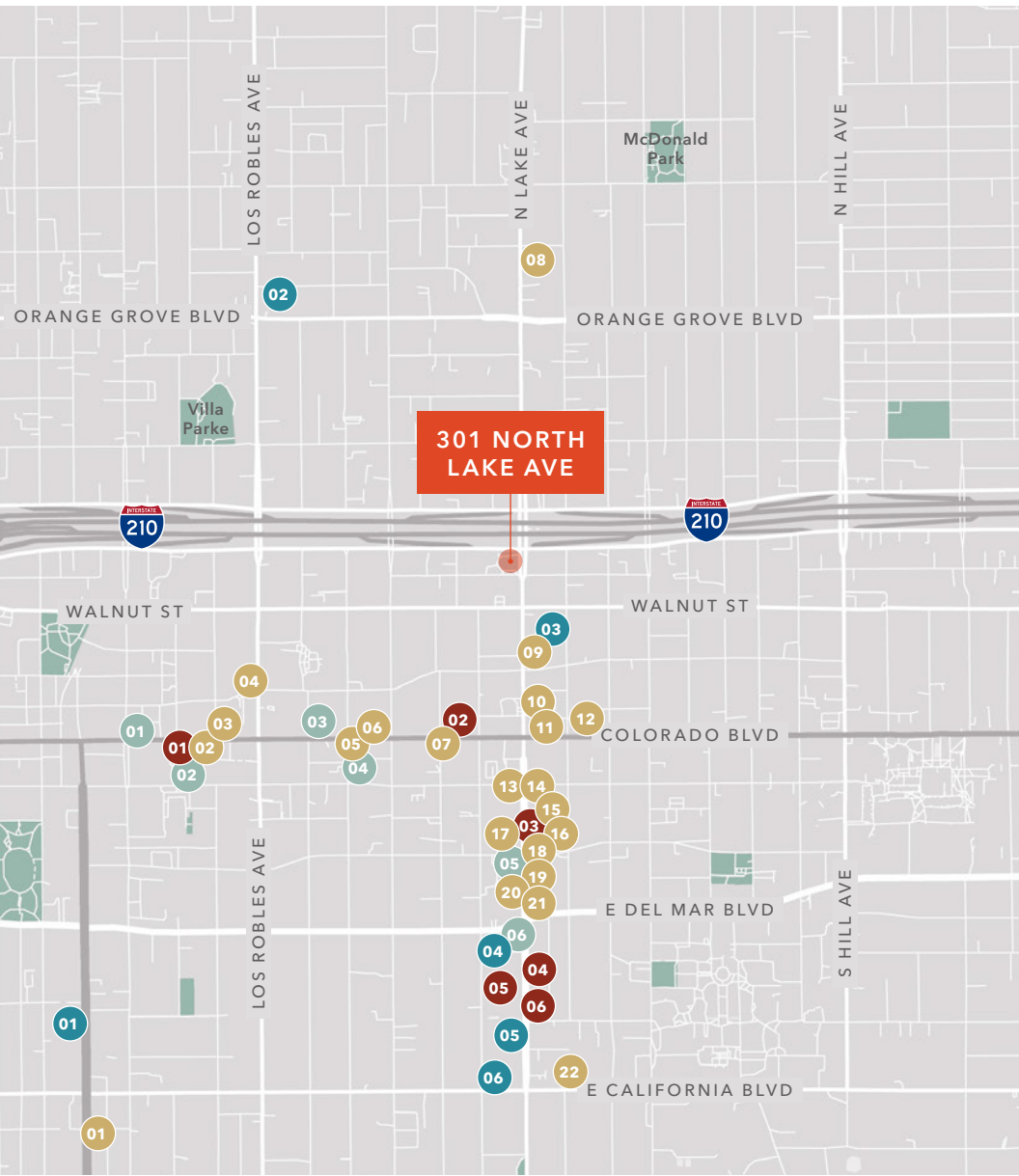
SUITES 815 & 820



8,571 RSF
CONTIGUOUS SPACE



Suite	RSF	Rate (FSG)	Description
815	2,972	\$3.75 RSF/mo	Move-in ready suite with 4 window offices, conference room, break area, open work area and reception. Contiguous with Suite 820 to 8,571 RSF.
820	5,599	\$3.75 RSF/mo	Double-door identity with 9 window offices, 2 interior offices, conference room, break room, storage/work room, open work area and reception. Contiguous with Suite 815 to 8,571 RSF.



NEARBY AMENITIES

EAT & DRINK

- 01 Lucky Boy
- 02 Yard House
- 03 Ruth's Chris Steak House
- 04 California Pizza Kitchen
- 05 Urth Caffe
- 06 Tender Greens
- 07 Nine & Nine Thai Kitchen
- 08 Chick-fil-A
- 09 Go China Restaurant
- 10 Settebello Pizzeria Napoletana
- 11 Oh La La
- 12 Artisanal Goods by CAR
- 13 Republik Coffee
- 14 Nosy Neighbors Coffee
- 15 Sugarfish
- 16 Philz Coffee
- 17 Celestino Ristorante & Bar
- 18 UOVO
- 19 Mendocino Farms
- 20 Urban Plates
- 21 Granville
- 22 Pie 'n Burger

SHOPPING

- 01 The Paseo
- 02 Target
- 03 The Commons
- 04 The Burlington Arcade
- 05 The Shops on Lake Avenue
- 06 Ross

GROCERY

- 01 Whole Foods
- 02 Baja Ranch Market
- 03 Ralphs
- 04 Trader Joes
- 05 Erewhon
- 06 Pavilions

FITNESS

- 01 Hot 8 Yoga
- 02 Equinox
- 03 24 Hour Fitness
- 04 Anytime Fitness
- 05 LA Fitness
- 06 Planet Fitness

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