

301 NORTH LAKE AVENUE

Office Space | Reimagined

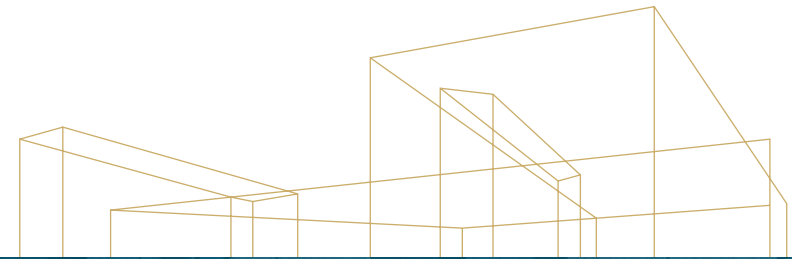
PASADENA, CALIFORNIA

BARKER
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GROUP



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301
NORTH LAKE AVE
PASADENA, CALIFORNIA



OFFICE SPACE | REIMAGINED

WIFI ENABLED outdoor amenity area coming 2019

COMMON AREA upgrades coming in 2019

ONSITE food and lunch options via Fooda

ONSITE management and leasing

ONSITE conference center

EV charging stations

24-HOUR security



UNPARALLED ACCESS TO THE 210 FREEWAY AND METRO GOLD LINE STATION



DIRECT BUILDING ACCESS FROM SUBTERRANEAN PARKING LEVELS



ONSITE, RESPONSIVE MANAGEMENT



WALK SCORE OF 89 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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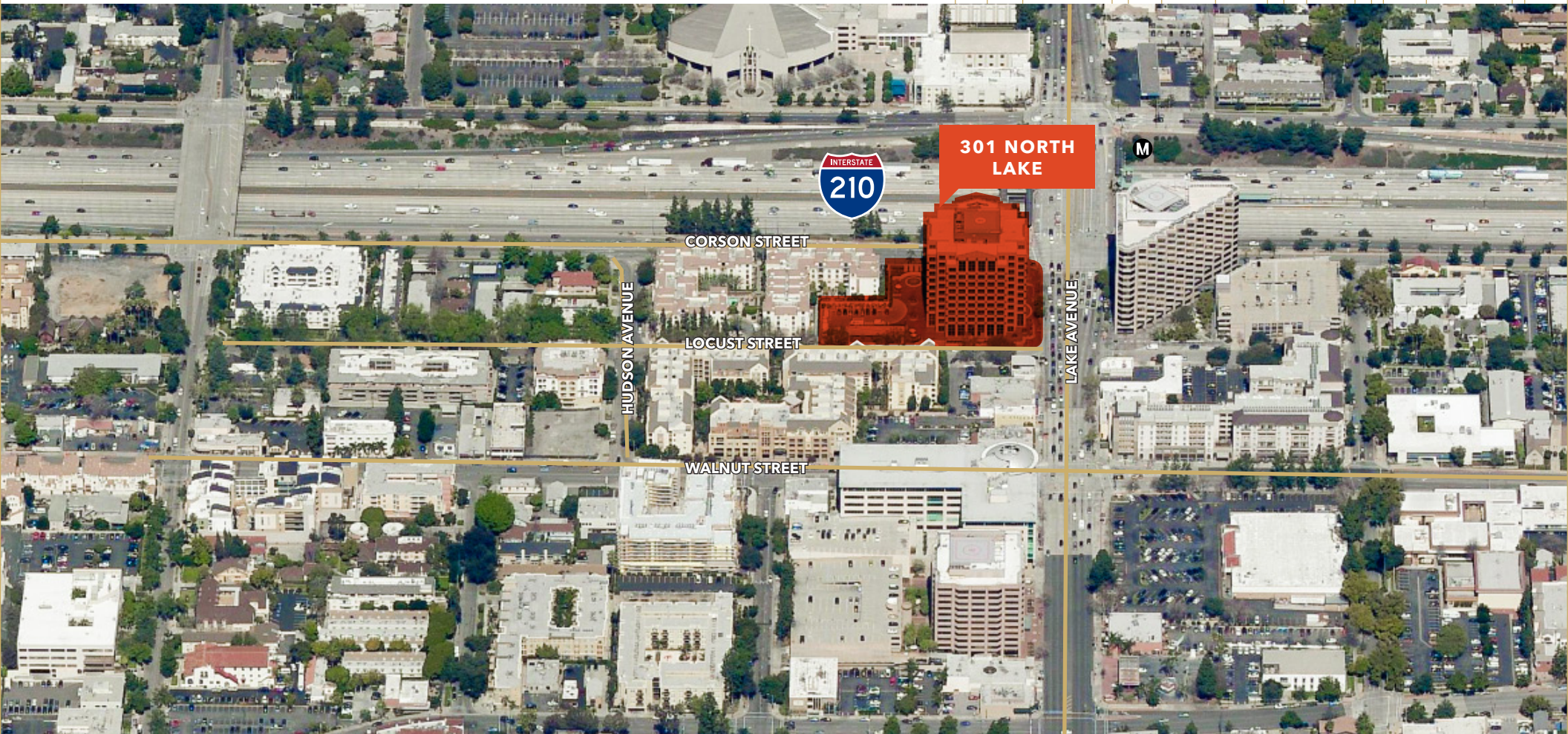
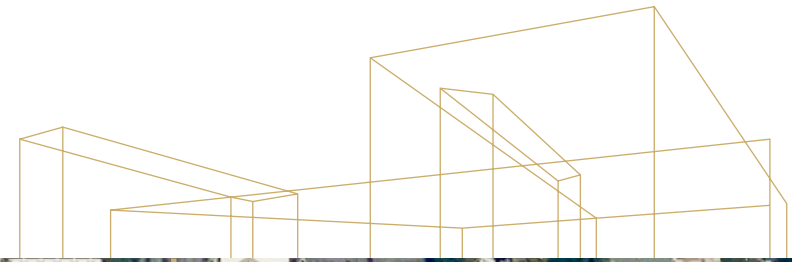
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SITE PLAN RENDERING

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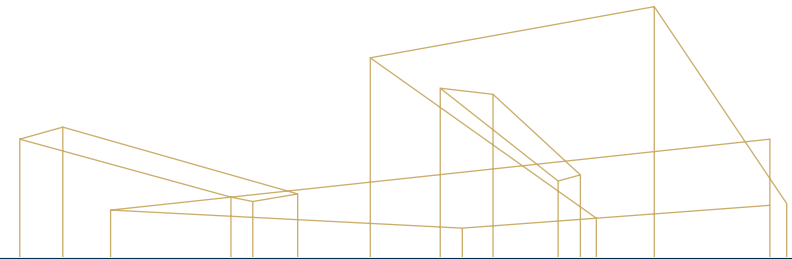
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PARKING

3:1,000
RATIO

\$95

UNRESERVED

\$110

TANDEM
RESERVED

\$150

RESERVED



AVAILABLE SUITES

SUITE	RSF	RATE (FSG)	DESCRIPTION
200	3,194	\$3.45/RSF per month	Corner suite along Lake Avenue. Available December 1, 2019.
305	2,446	\$3.45/RSF per month	Premier northeast corner office suite with unmatched mountain views.
310	6,294	\$3.45/RSF per month	North facing suite with 7 window offices, conference room, break room, interior offices, open work area and reception. Available March 1, 2020.
320	4,677	\$3.45/RSF per month	Customizable to tenant's specifications. Suite is divisible.
350	3,038	\$3.45/RSF per month	4 window offices, 1 interior glass office, conference room, break room, storage, open work area and reception. Available January 1, 2020.
950	4,860	\$3.45/RSF per month	Upper floor corner suite. Customizable to tenant's specifications. Suite is divisible.



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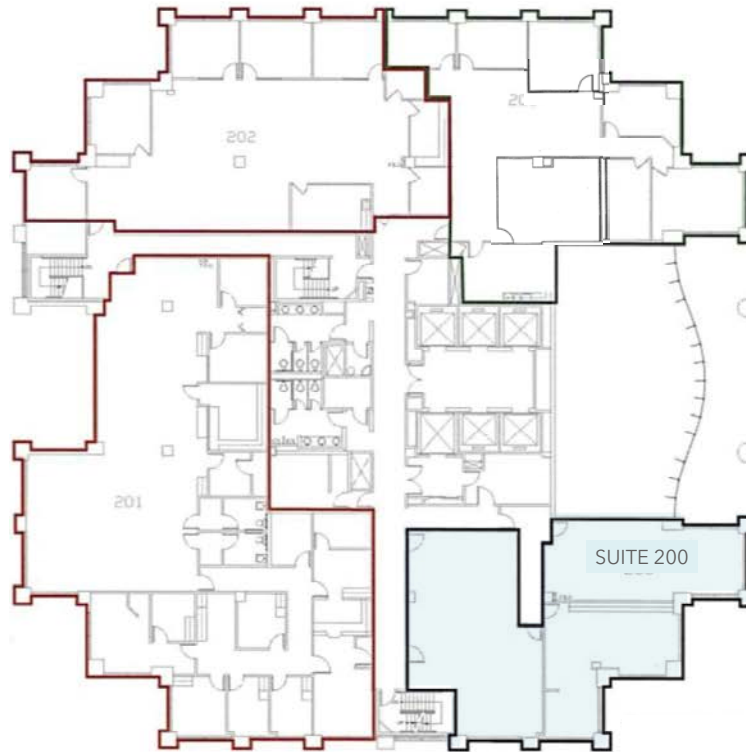
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Second Floor



AVAILABILITIES

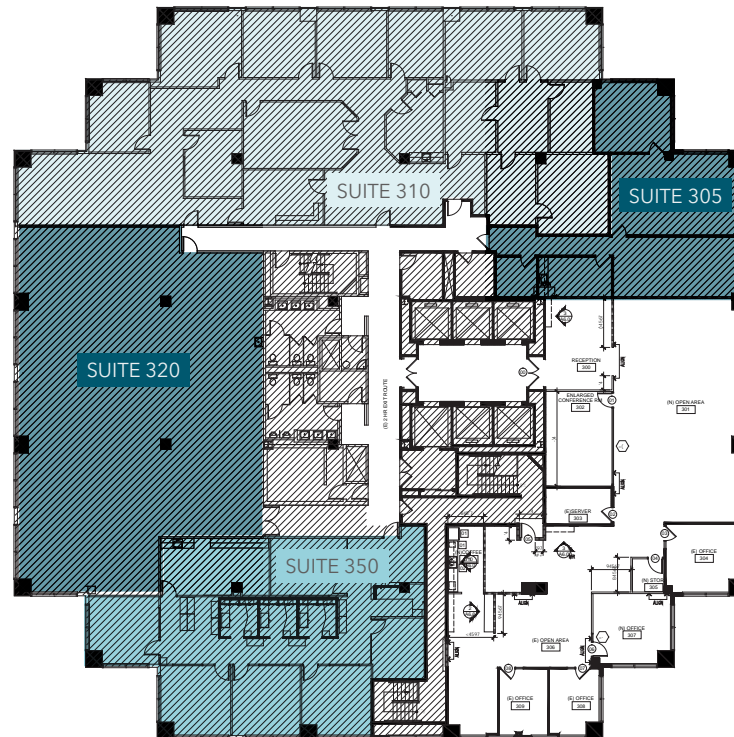
Suite	RSF	Description
200	3,194	Corner suite along Lake Avenue. Available December 1, 2019.

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Third Floor



SUITES 305, 310, 320 AND 350
CONTIGUOUS TO 16,455 RSF.

AVAILABILITIES

Suite	RSF	Description
305	2,446	Premier northeast corner office suite with unmatched mountain views.
310	6,294	North facing suite with 7 window offices, conference room, break room, interior offices, open work area and reception. Available March 1, 2020.
320	4,677	Customizable to tenant's specifications. Suite is divisible.
350	3,038	4 window offices, 1 interior glass office, conference room, break room, storage, open work area and reception. Available January 1, 2020.

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Ninth Floor



AVAILABILITIES

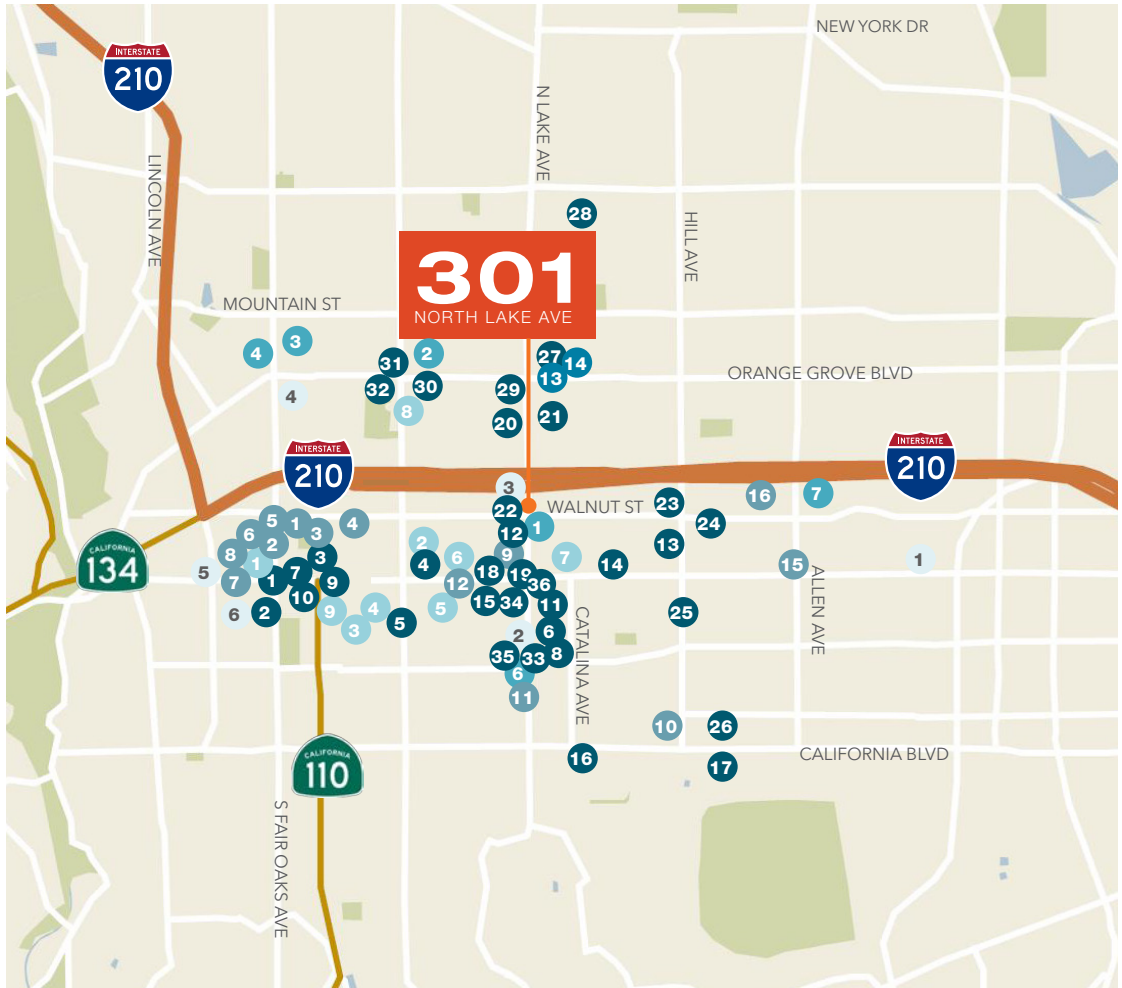
Suite	RSF	Description
950	4,860	Upper floor corner suite. Customizable to tenant's specifications. Suite is divisible.

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- ### EAT + DRINK
1. Cheesecake Factory
 2. 85C Bakery Cafe
 3. King Taco
 4. Urth Caffe
 5. La Grande Orange Cafe
 6. Philz Coffee
 7. Green Street Tavern
 8. Granville
 9. Vertical Wine Bistro
 10. Marston's Restaurant
 11. Sugarfish Sushi
 12. Del Taco
 13. T. Boyle's Tavern
 14. Annapurna Grill
 15. El Portal
 16. Malbec Argentinean
 17. Daisy Mint
 18. Tender Greens
 19. Blaze Pizza
 20. The Hat
 21. El Taquito Mexicano
 22. Conrad's
 23. Tom's
 24. Original Tommy's
 25. Dog Haus Pasadena
 26. El Pollo Loco
 27. U Pick Cafe

- ### EAT + DRINK
28. Roscoe's
 29. Reyn
 30. Chao Doi Thai
 31. Winchell's Donut House
 32. La Estrella
 33. Mendocino Farms
 34. Del Frisco's
 35. Urban Plates
 36. Starbucks

- ### SHOPPING
1. Patagonia
 2. Lululemon
 3. J.Crew
 4. MAC
 5. Gap
 6. Forever 21
 7. Zara
 8. Urban Outfitters
 9. Target
 10. Michael's
 11. Macy's
 12. Colorado
 13. Walgreens
 14. CVS
 15. Samy's Camera
 16. Pasadena Cyclery

- ### GROCERY
1. Ralphs
 2. Baja Ranch Market
 3. The Corner Market
 4. Vallarta Supermarkets
 5. Linda Rosa Market
 6. Trader Joe's
 7. Chaaste Family Market

- ### ENTERTAINMENT
1. iPic Theaters
 2. Pacific Asia Museum
 3. Pasadena Ice Skating Center
 4. Pasadena Visitor's Center
 5. Pasadena Playhouse
 6. Laemmie's Playhouse 7
 7. Regency Cinemas
 8. Villa Park Community Center
 9. ArcLight Cinemas

- ### FITNESS
1. Orangetheory Fitness
 2. LA Fitness
 3. California Home Fitness
 4. Hybrid Fitness
 5. Elite Fitness
 6. Pure Barre Pasadena

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