

Office Space
Reimagined

301

NORTH LAKE AVE

PASADENA, CALIFORNIA



KIDDER.COM

BARKER PACIFIC GROUP

km Kidder
Mathews

*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

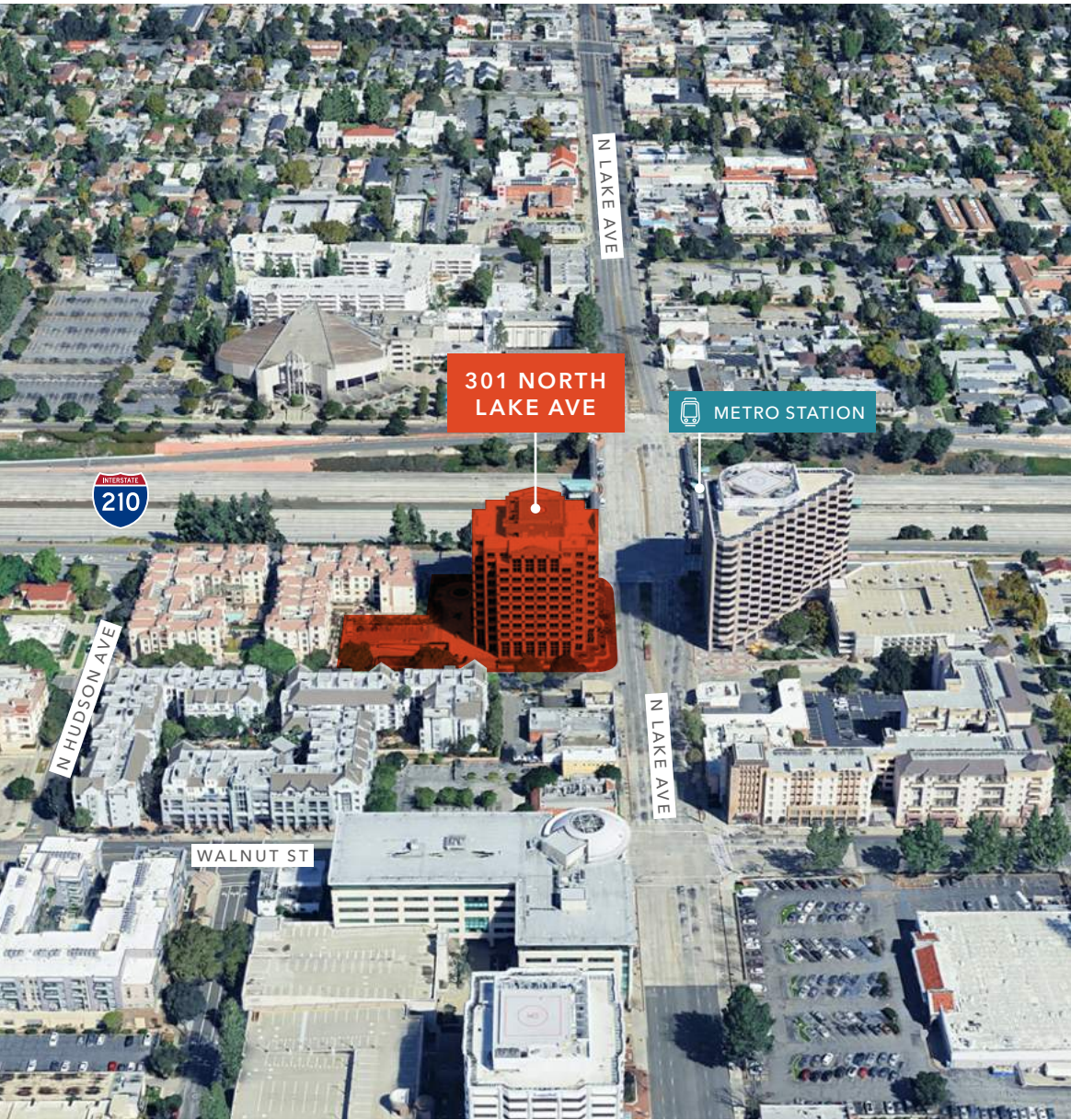
\$110

TANDEM RESERVED

\$150

RESERVED

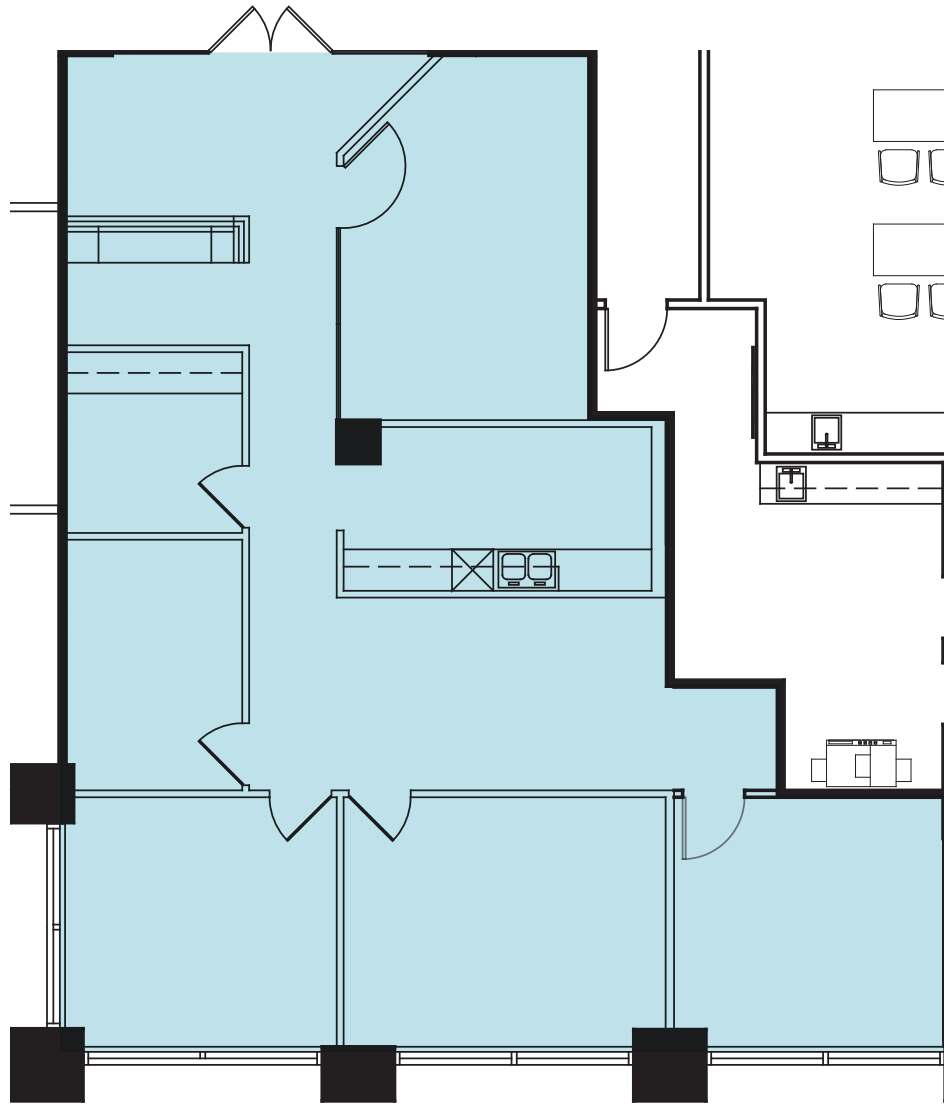




SUITE AVAILABILITY

Suite	RSF	Rate (FSG)	Description
115	2,051	\$3.70 RSF/mo	Ground floor office space with high ceilings. 3 window offices, 1 interior office, conference room, break room, storage, open work area and reception.
200	3,443	\$3.70 RSF/mo	Corner suite along Lake Avenue. Suite is customizable to tenant's specifications.
202	3,265	\$3.70 RSF/mo	Move-in ready north facing spec suite with double door identity, 3 window offices, conference room, break area, open work area and reception.
305	1,805	\$3.70 RSF/mo	Northeast suite customizable to tenant's specifications.
320	2,021	\$3.70 RSF/mo	3 window offices, glass conference room, break area, open work area and reception. Contiguous with Suite 340 to 4,677 RSF. Available January 1, 2026.
340	2,656	\$3.70 RSF/mo	Double door entry with 4 window offices, glass conference room, break area, open work area and reception. Contiguous with Suite 320 to 4,677 RSF. Available November 1, 2025.
420	3,278	\$3.70 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	\$3.70 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	\$3.70 RSF/mo	Suite customizable to tenant's specifications with 8 existing window offices.
815	2,972	\$3.70 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	\$3.70 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.
930	1,577	\$3.70 RSF/mo	Upper floor suite with 2 window offices, 2 interior offices, break area and open work/collaboration space.
1002	3,412	\$3.70 RSF/mo	Move-in ready upper floor spec suite with 4 window offices, 1 interior office, 1 conference room, break area, open work area and reception.

SUITE 115



2,051 RSF

AVAILABLE

\$3.70 FSG

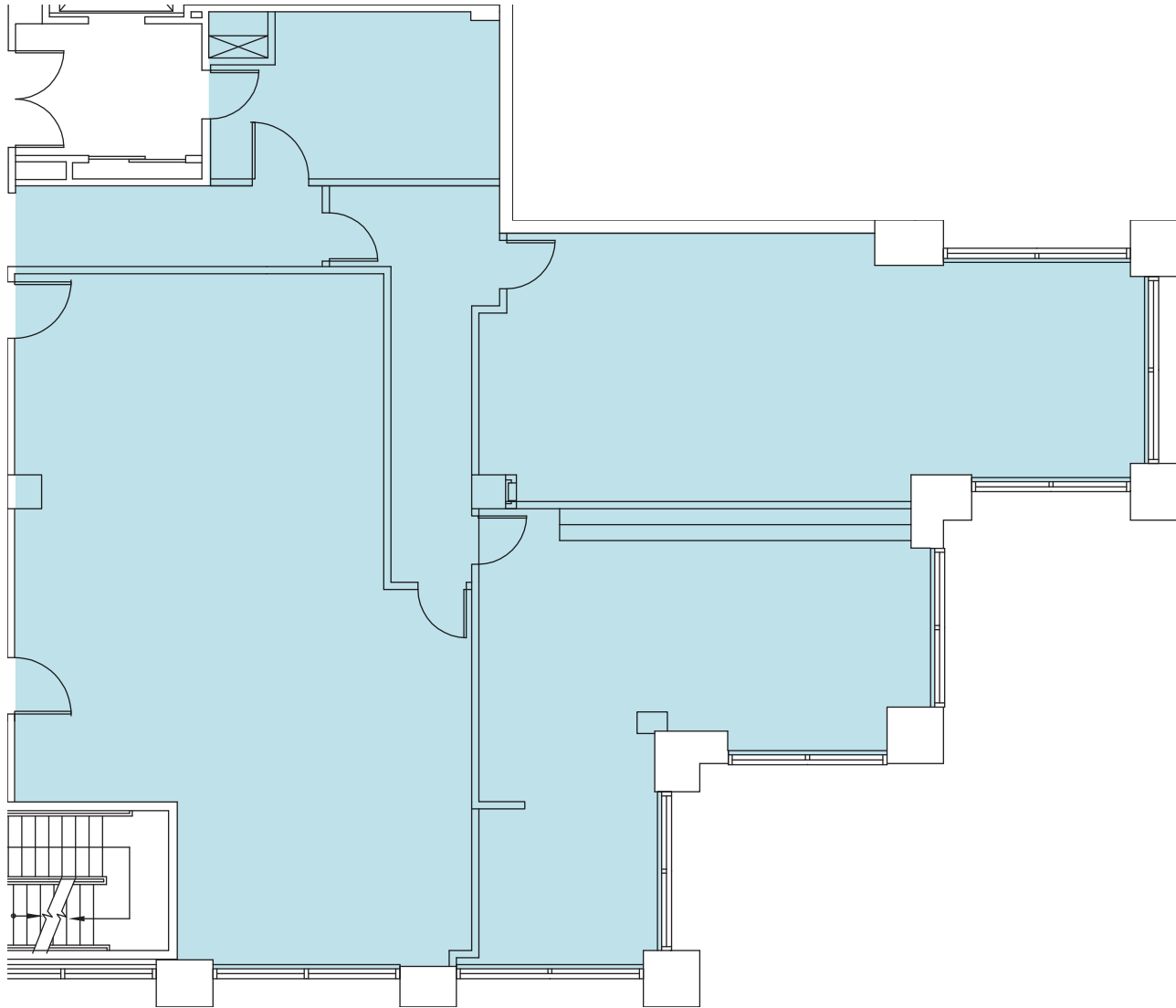
LEASE RATE (RSF/MO)

NOW

AVAILABLE

Ground floor office space with high ceilings. 3 window offices, 1 interior office, conference room, break room, storage, open work area and reception.

SUITE 200



3,443 RSF

AVAILABLE

\$3.70 FSG

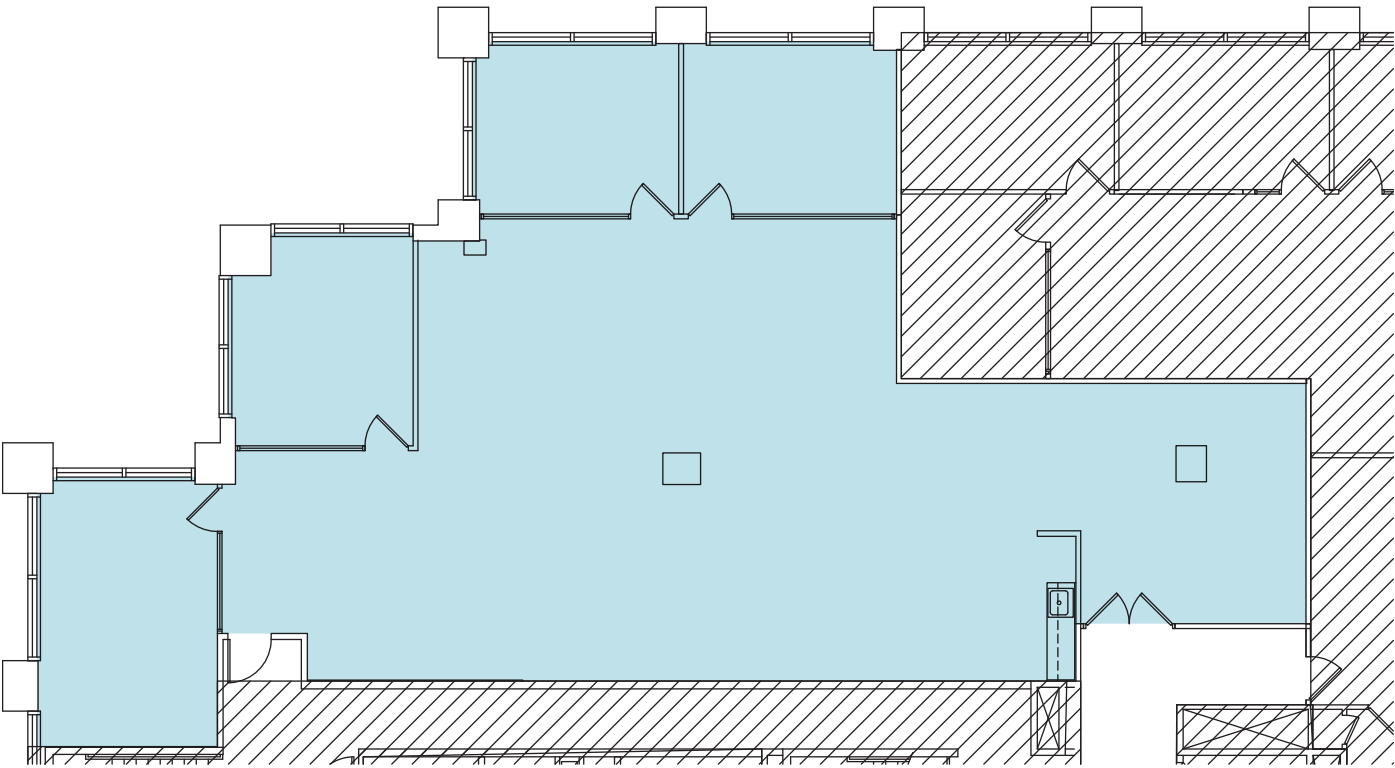
LEASE RATE (RSF/MO)

NOW

AVAILABLE

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

SUITE 202 | MOVE-IN READY SPEC SUITE



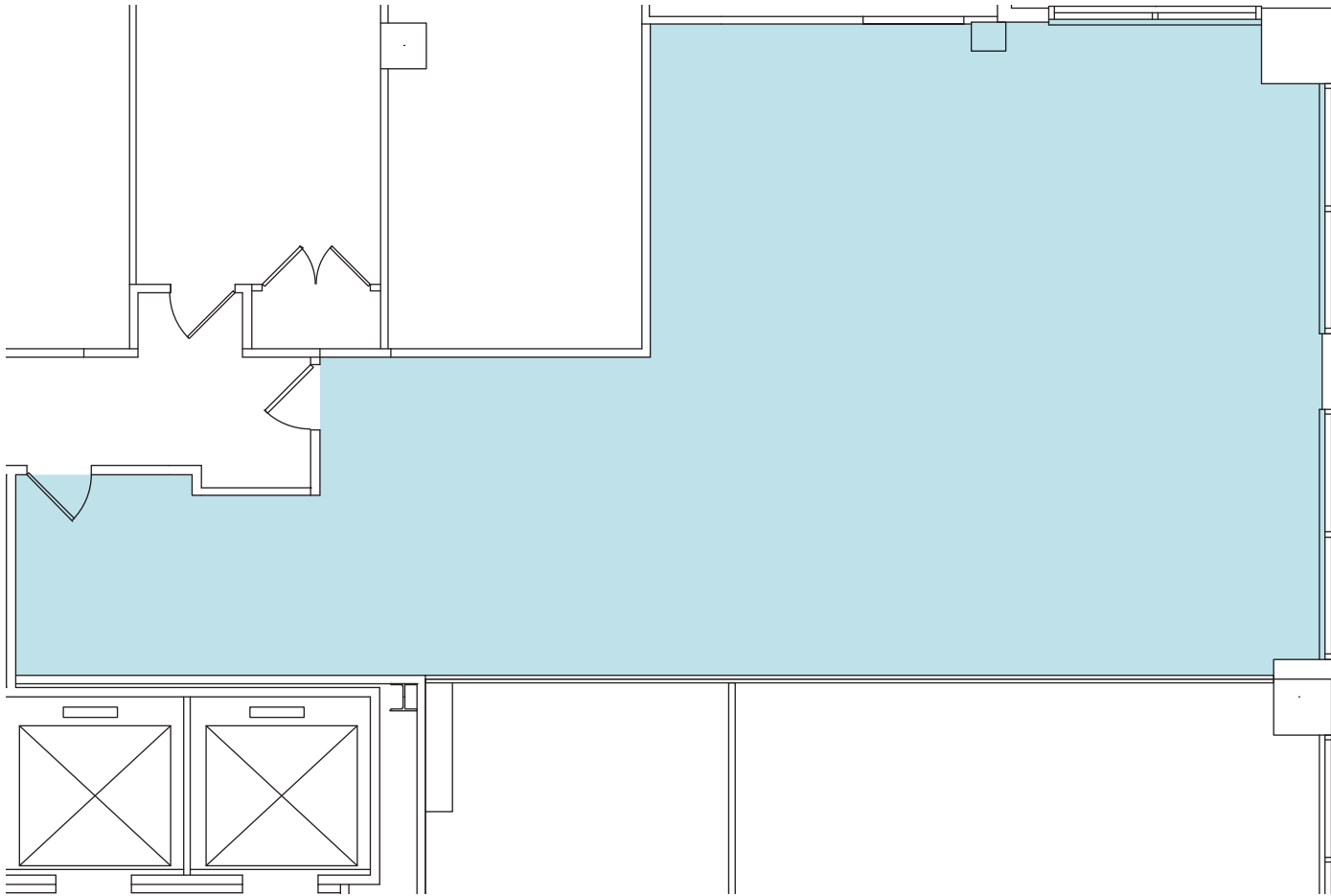
3,265 RSF
AVAILABLE

\$3.70 FSG
LEASE RATE (RSF/MO)

NOW
AVAILABLE



SUITE 305



1,805 RSF

AVAILABLE

\$3.70 FSG

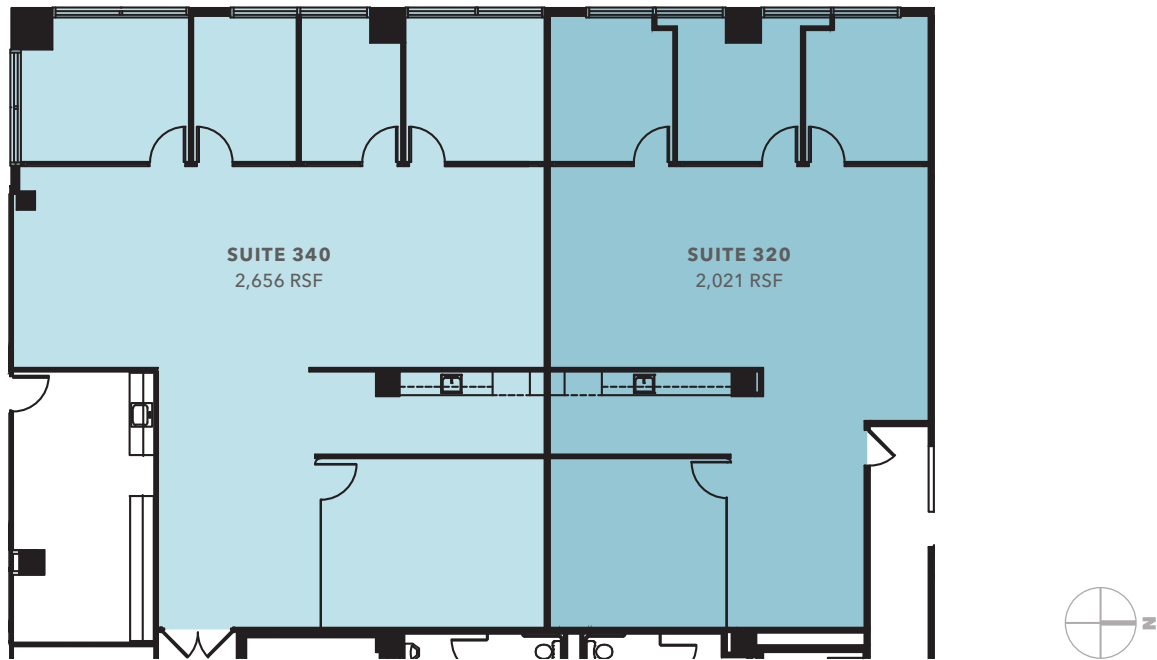
LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Northeast suite
customizable to
tenant's specifications.*

SUITES 320 & 340

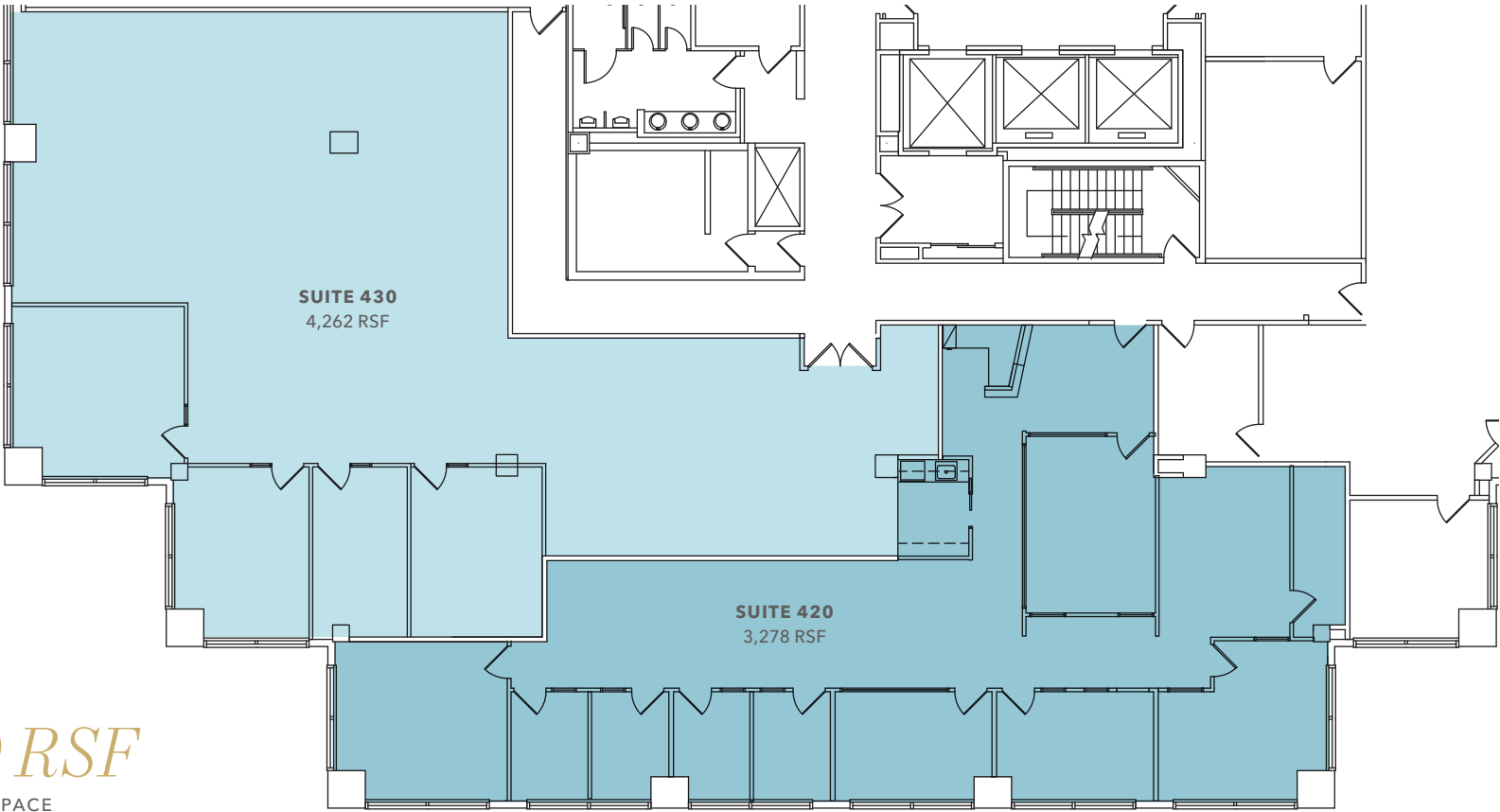


4,677 RSF
CONTIGUOUS SPACE

Suite	RSF	Rate (FSG)	Description
320	2,021	\$3.70 RSF/mo	3 window offices, glass conference room, break area, open work area and reception. Contiguous with Suite 340 to 4,677 RSF. Available January 1, 2026.
340	2,656	\$3.70 RSF/mo	Double door entry with 4 window offices, glass conference room, break area, open work area and reception. Contiguous with Suite 320 to 4,677 RSF. Available November 1, 2025.



SUITES 420 & 430

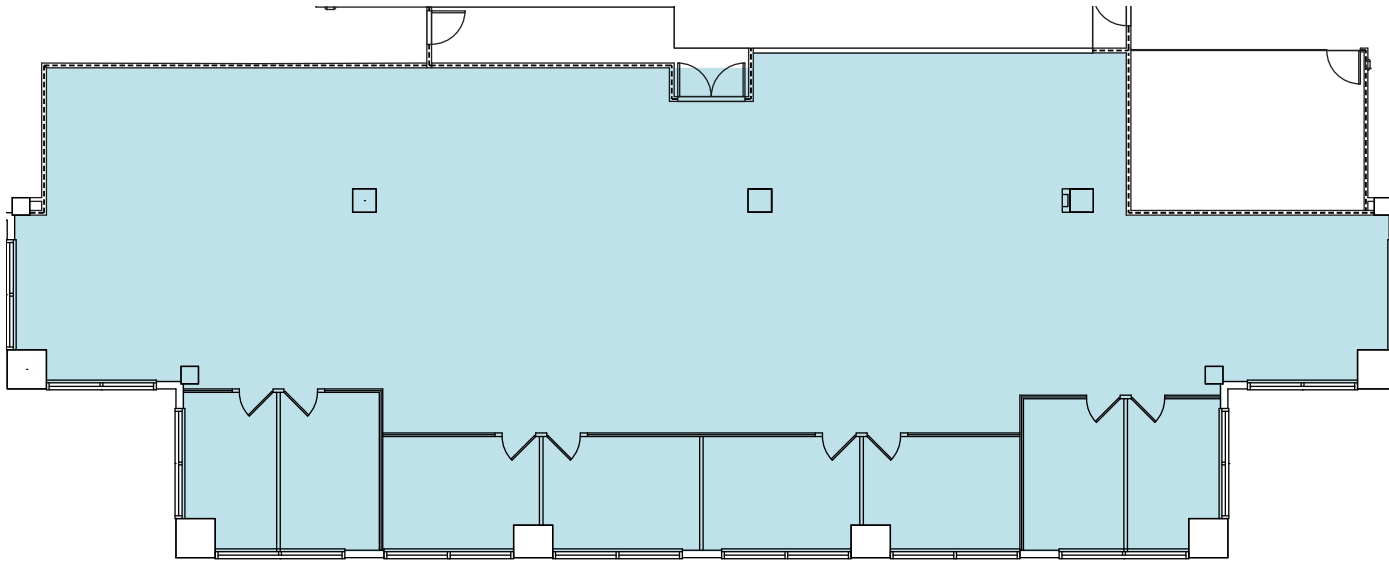


7,540 RSF
CONTIGUOUS SPACE

Suite	RSF	Rate (FSG)	Description
420	3,278	\$3.70 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	\$3.70 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.

301 NORTH LAKE AVE

SUITE 650



5,909 RSF

AVAILABLE

\$3.70 FSG

LEASE RATE (RSF/MO)

NOW

AVAILABLE

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

SUITES 815 & 820



8,571 RSF
CONTIGUOUS SPACE



SUITE 815



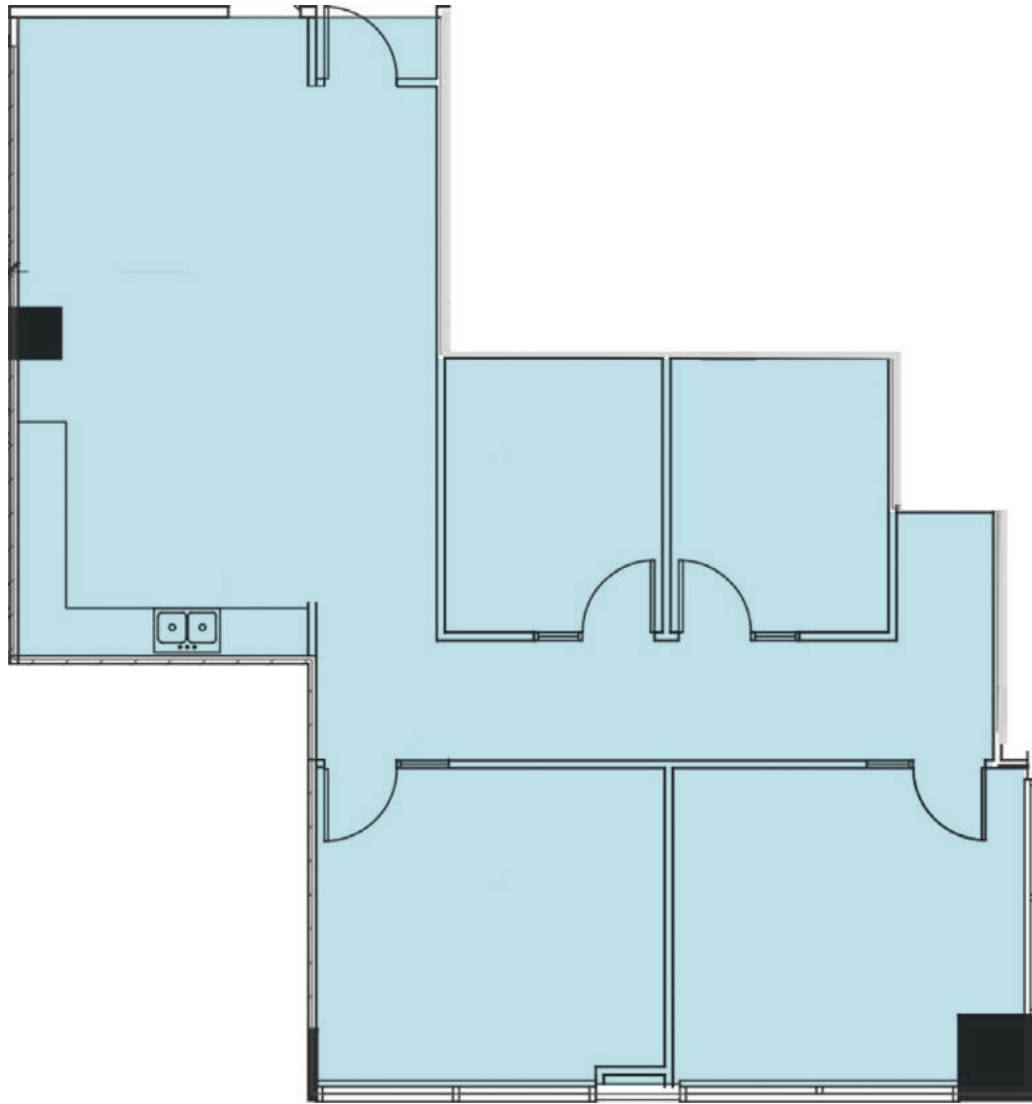
SUITE 815



SUITE 815

Suite	RSF	Rate (FSG)	Description
815	2,972	\$3.70 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	\$3.70 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 930



1,577 RSF

AVAILABLE

\$3.70 FSG

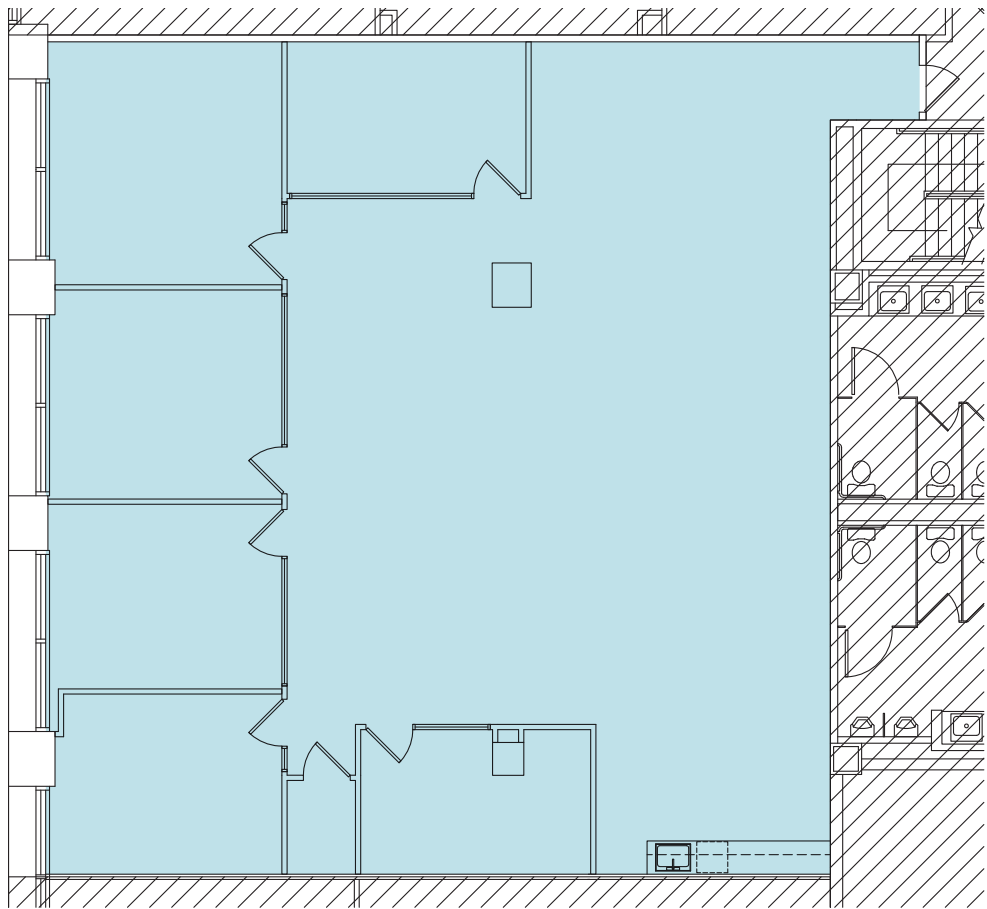
LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Upper floor suite
with 2 window offices,
2 interior offices, break
area and open work/
collaboration space.*

SUITE 1002 | MOVE-IN READY SPEC SUITE



3,412 RSF

AVAILABLE

\$3.70 FSG

LEASE RATE (RSF/MO)

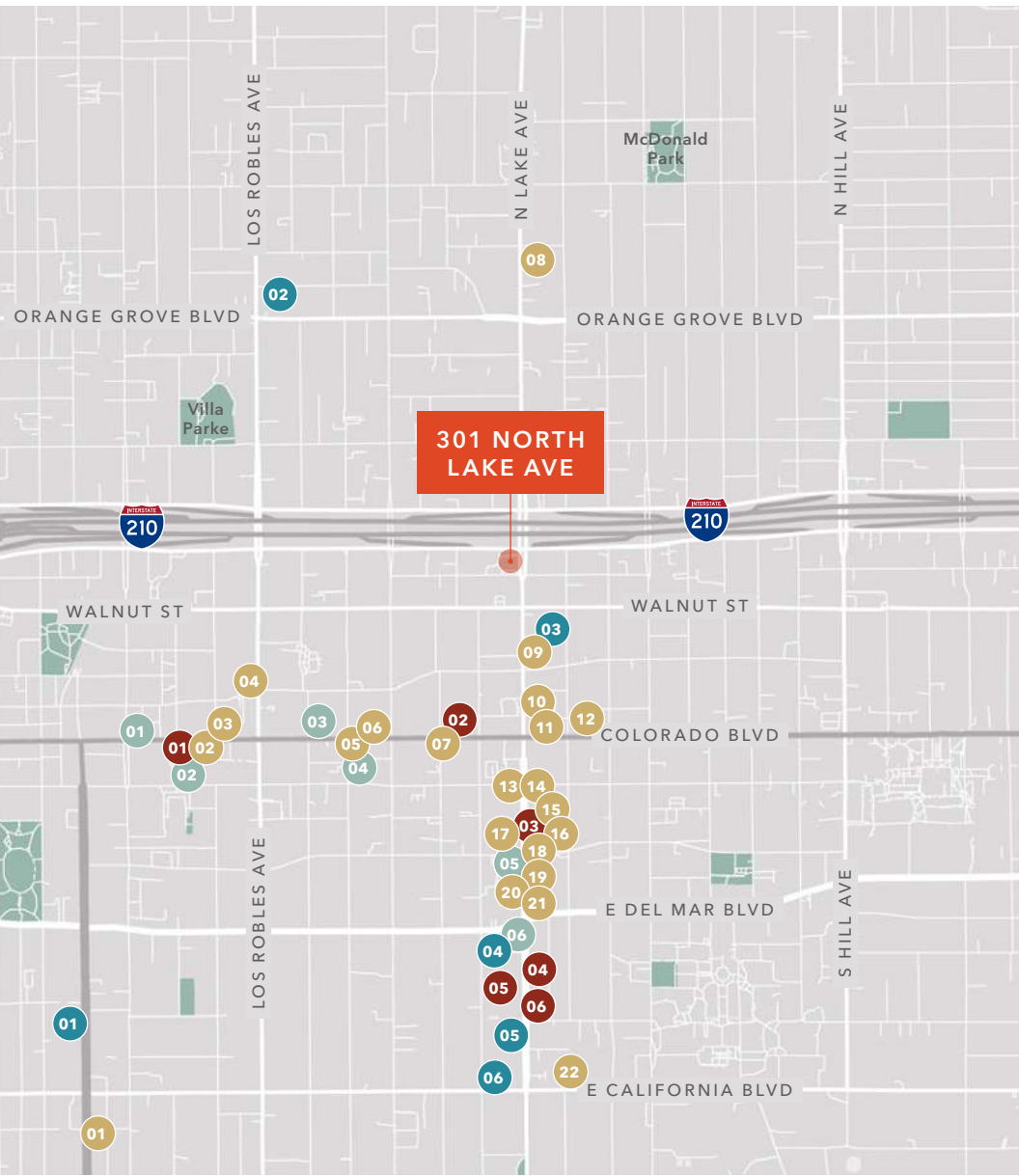
NOW

AVAILABLE

AVAILABLE FOR LEASE



KIDDER MATHEWS



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

301 NORTH LAKE AVE

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KIDDER.COM

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