

FOR SUBLEASE

ONE OR TWO NORTHERN EXPOSURE OFFICES CONFERENCE ROOM AND KITCHEN
IMMEDIATELY AVAILABLE



70 S LAKE AVE, SUITE 950, PASADENA, CA 91101

AVAILABLE SPACE: ONE OR TWO OFFICES PLUS A WORK AREA WITH DESK

**LEASE RATE: \$950 PER OFFICE OR \$1,850 FOR TWO OFFICES
WORK AREA WITH DESK \$400**

BILL UKROPINA, CRE

626 844 2200

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CaDRE #00820557

KATHI CONSTANZO, CCIM

626 898 2308

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CaDRE #02067397



**COLDWELL BANKER
COMMERCIAL** REALTY

2 PRIVATE OFFICES AND 1 WORKSPACE

70 S Lake Ave
Pasadena, CA 91101



PROPERTY DESCRIPTION

Two Private Office and One Workspace For Sublease

Discover an exceptional workspace in the heart of Pasadena's prestigious South Lake Avenue district. This beautiful office space features two spacious window offices with northern exposure and a collaborative work area, offering stunning views and a professional setting.

Prime Location: 70 S. Lake Ave., Suite 950, Pasadena

Move-In Ready: Immediate occupancy available

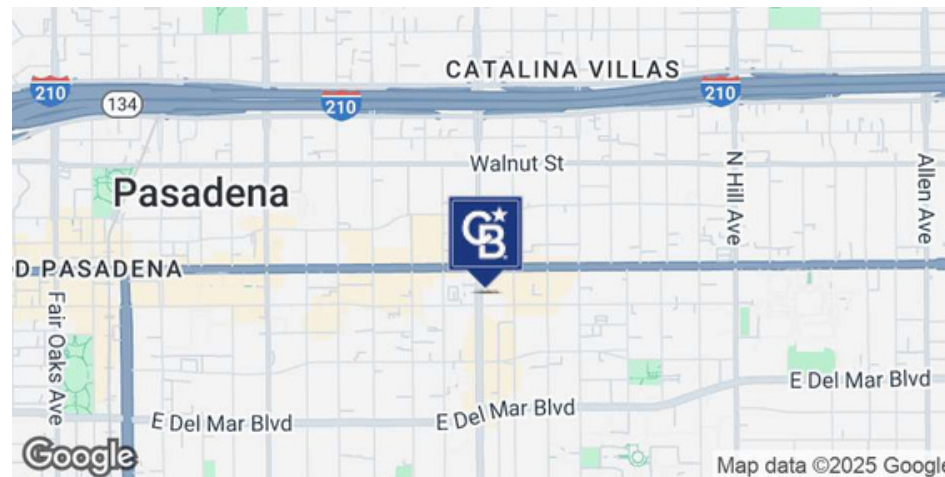
Flexible Lease Terms: Short-term or up to two years (Minimum 2 month term)

Shared Office with a Financial Advisory Firm: Professional and collaborative environment

Master Lease expires June 30, 2027

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OFFERING SUMMARY

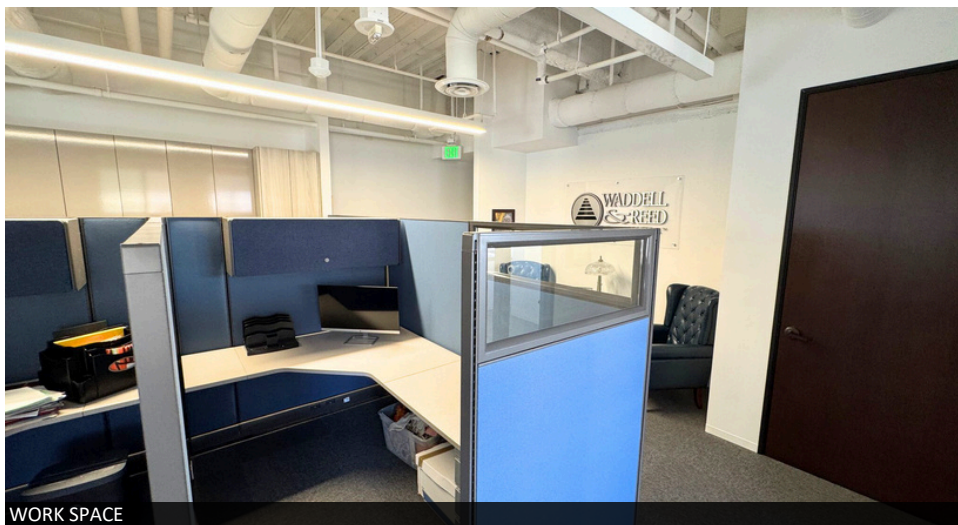
Lease Rate:	\$950 per office or \$1,850 for two offices Work area with desk \$400
Available SF:	+/-120 SF per Office Total of +/-240 SF
Building Size:	116,458 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,732	6,139	18,552
Total Population	3,204	11,640	36,739
Average HH Income	\$100,513	\$113,158	\$116,294



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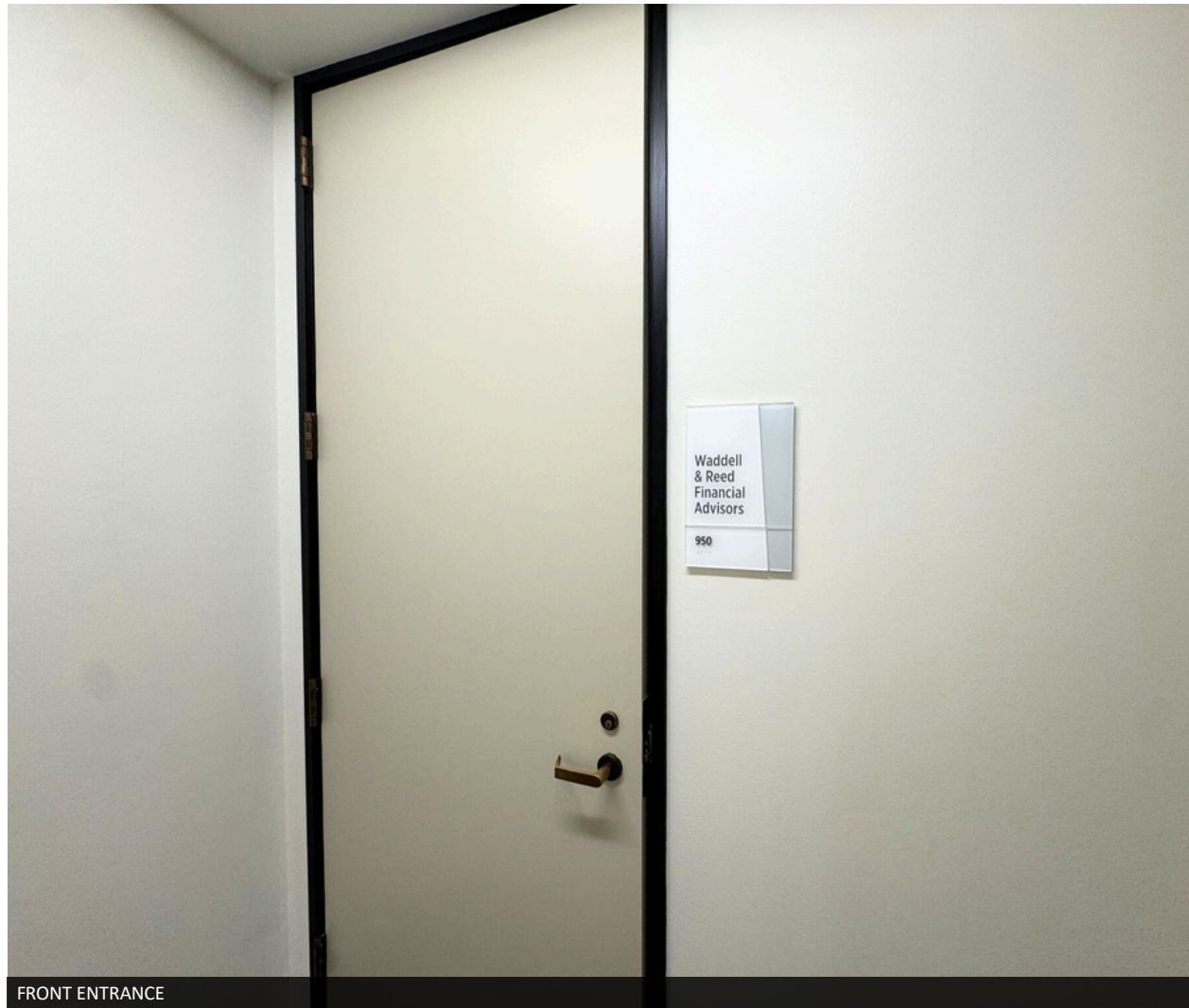
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FRONT ENTRANCE

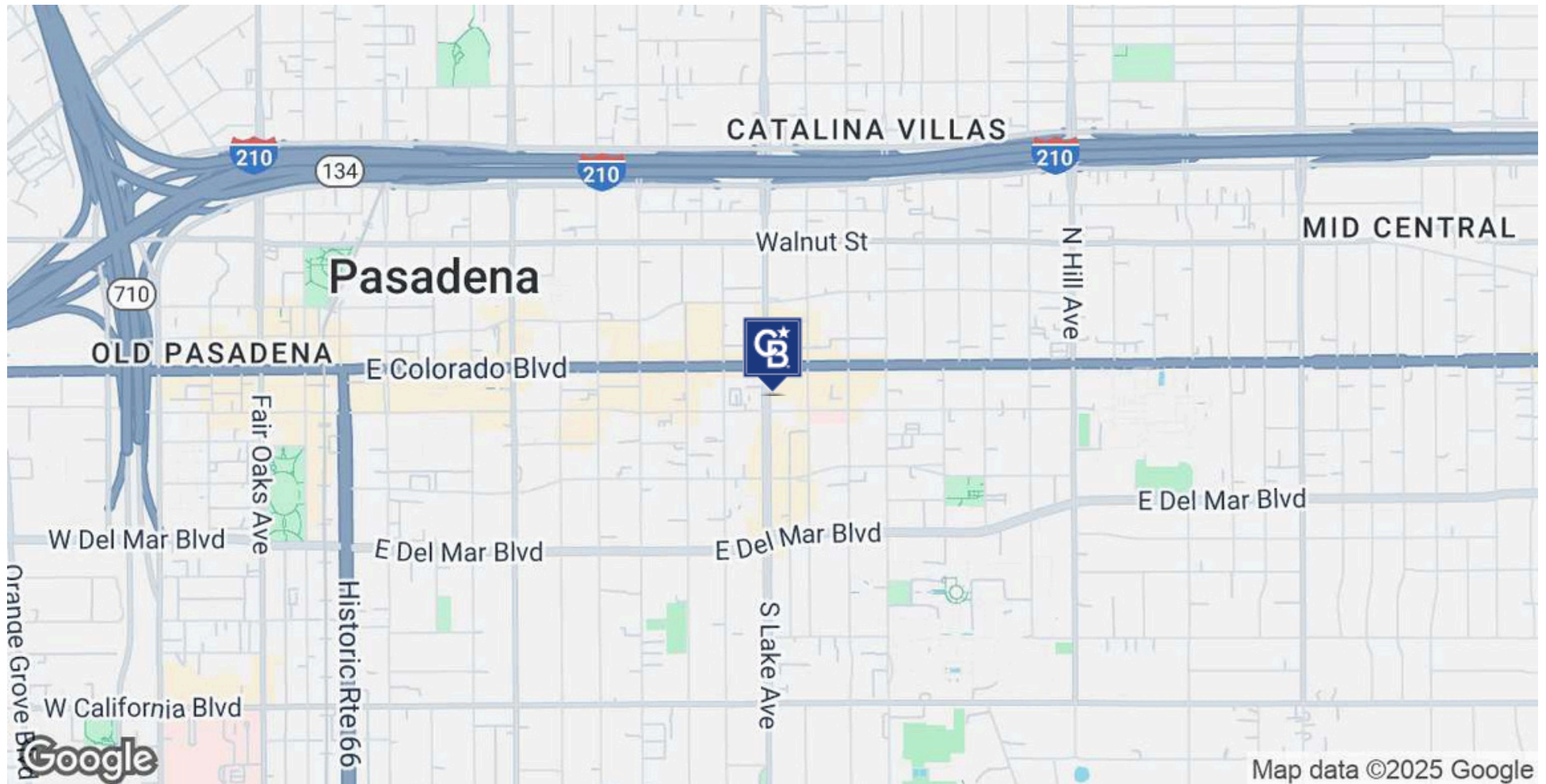
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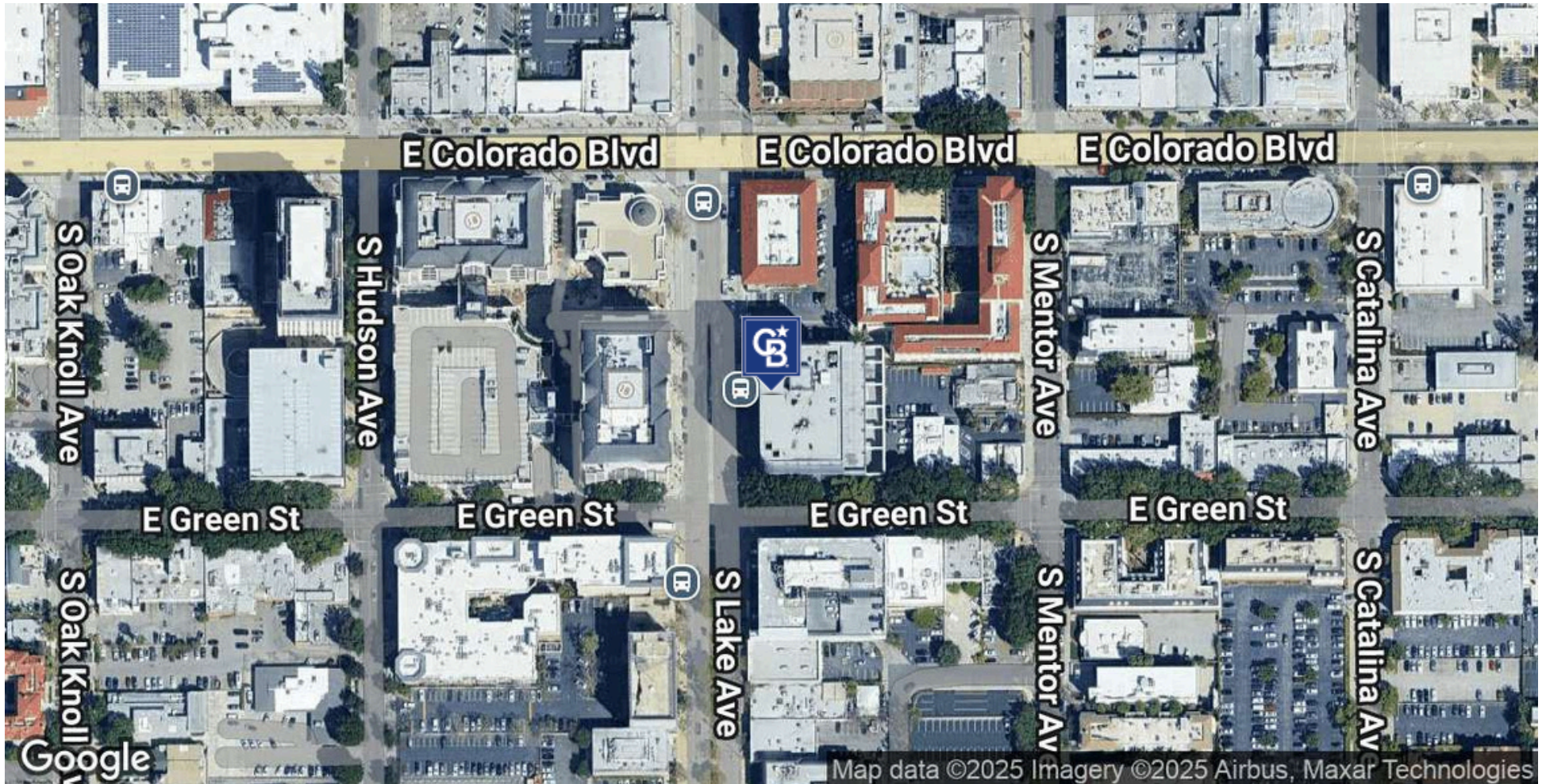
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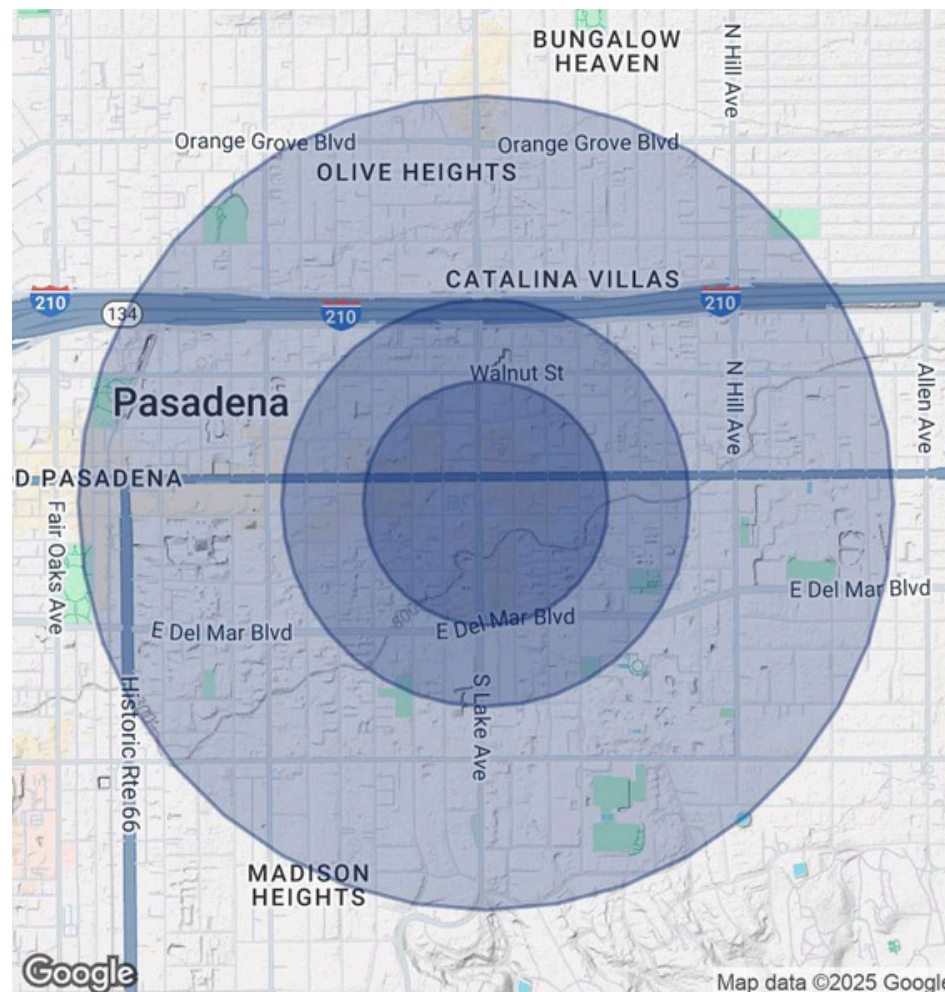

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,204	11,640	36,739
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,732	6,139	18,552
# of Persons per HH	1.8	1.9	2
Average HH Income	\$100,513	\$113,158	\$116,294
Average House Value	\$851,197	\$896,344	\$1,028,072

Demographics data derived from AlphaMap



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