

ICONIC LOCATION
UNMATCHED VISIBILITY
CLASS A OFFICE | PASADENA
FOR LEASE

2
N LAKE AVE
PASADENA, CA

RETAIL AT THE TOP
With the San Gabriels as Your Backdrop

PLANT YOUR FLAG
in Pasadena's Power Corridor

OWN THE CORNER
Own the Crowd



www.2NLakeAve.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

Welcome to an exceptional opportunity to lease space at 2 N Lake Avenue in the heart of Pasadena.

Standing eleven stories tall with 203,911 square feet of Retail and Medical space, this Class A building in the Playhouse Village includes professional property management, a multi-story parking structure, a penthouse suite, multiple balconies, and an incredible outdoor deck overlooking the city.

The location provides an exciting mix of prime commercial real estate, cultural attractions, and a large medical/biotech community. Boasting high visibility along the Rose Parade Route at the intersection at Lake Avenue and Colorado Boulevard, your commercial venture is poised to flourish amidst the city's heartbeat. Enjoy seamless integration between Playhouse Village and the vibrant tapestry of South Lake Avenue, a premier shopping and dining destination known for its exquisite offerings and enduring appeal.

WITH NEW OWNERSHIP AND A NEW LEASING TEAM, 2 N LAKE AVE IS READY TO OFFER A WHOLE NEW EXPERIENCE!



PROPERTY HIGHLIGHTS

- Ground Floor, 2nd Floor and Penthouse for Retail, Showroom or Experiential Retail Space in a Class A Office Building
- Phenomenal Location in the Playhouse Village, within walking distance to the premier South Lake Avenue Shopping in the City of Pasadena, providing a unique mix of shopping, dining, professional services, amenities, and urban living.
- Centrally located at the hard corner of primary intersection, Lake & Colorado, blocks from the 210 Freeway and MTA's Gold Line on the famous Rose Parade Route.
- Second Floor Space with Outdoor Patio and Full Floor Penthouse with 15,000 SF Rooftop Patio/Lounge area with the best 360° views in Pasadena also available.
- Covered and reserved parking, with a parking ratio of 4/1,000. Enjoy the convenience of a 24-hour parking garage on-site. Nearby schools, parks, and essential amenities also enrich the daily lives of residents and employees alike.
- Efficient transportation in Pasadena boasts excellent connectivity with public transportation options including six Gold Line Metro stations, bus lines and bicycle paths. In addition, the corner location at Lake Avenue and Colorado Blvd. allows for high traffic visibility.

Jodi Shoemake - Retail
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PASADENA CITY STATS

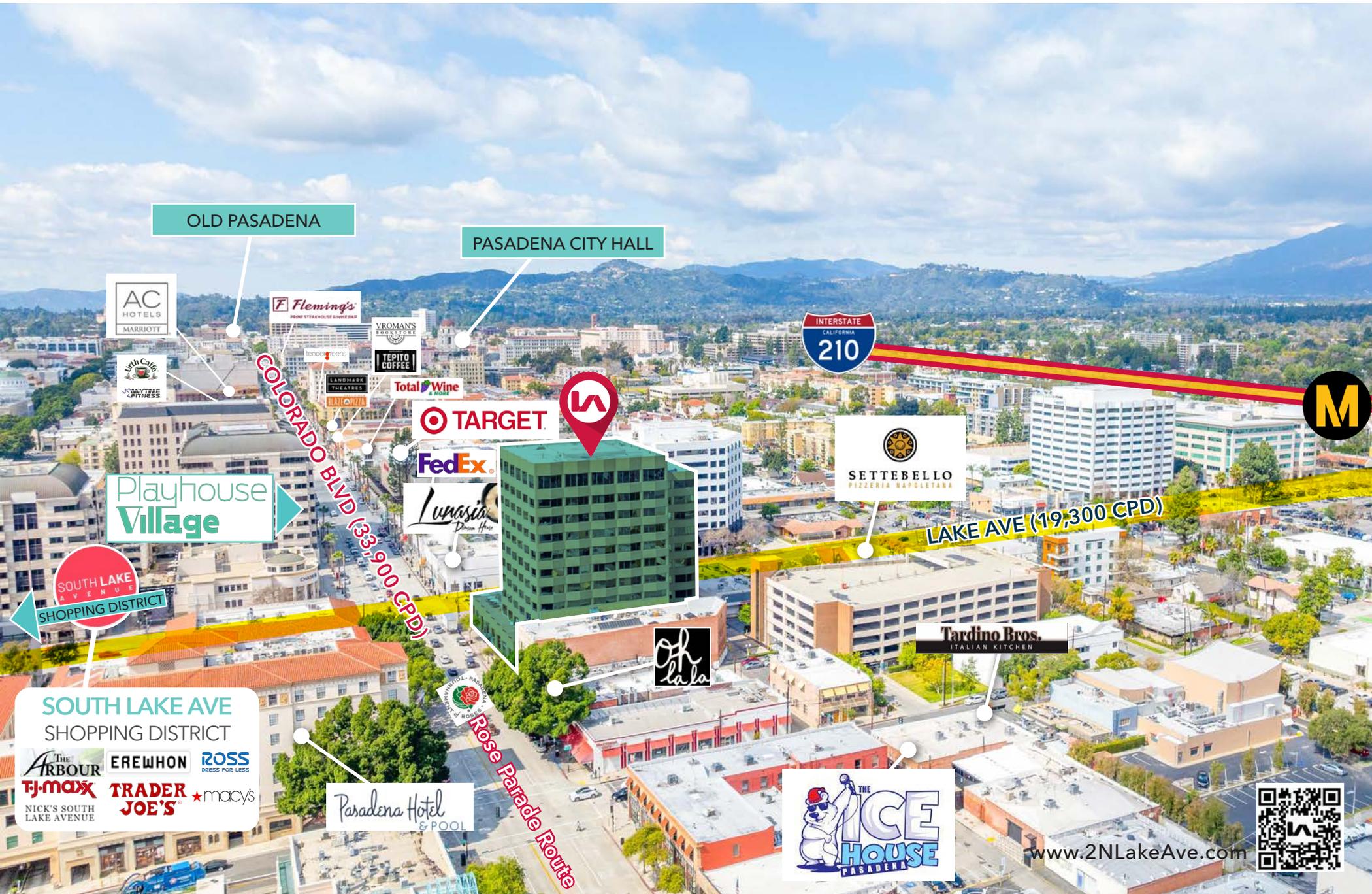
32 **Playhouse Village**
CITY BLOCKS

95 **WALKSCORE**

3.2M **ANNUAL VISITORS**

\$98K **AVERAGE HH INCOME**

6 **METROLINK STATIONS**



OLD PASADENA

PASADENA CITY HALL

AC HOTELS MARRIOTT

Fleming's

VROMAN'S

tenderloin

TEPITO COFFEE

LANDMARK THEATRES

Total Wine

TARGET



FedEx

Lunasia

SETTEBELLO PIZZERIA NAPOLETANA



Playhouse Village

COLORADO BLVD (33,900 CPD)

LAKE AVE (19,300 CPD)

SOUTH LAKE AVENUE SHOPPING DISTRICT

Rose Parade Route

Tardino Bros. ITALIAN KITCHEN

Oh lala

SOUTH LAKE AVE SHOPPING DISTRICT

THE ARBOUR EREWHON ROSS TJ-maxx TRADER JOE'S macy's

Pasadena Hotel & POOL

THE ICE HOUSE PASADENA

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PROPERTY SUMMARY

Address: 2 N. Lake Avenue Pasadena, CA 91101

Asking Rent: \$4.50 FSG

Suites:
 Suite 100 | ±7,389 SF
 (potential to expand to 12,263 SF)
 Suite 110 | ±3,038 SF
 Suite 140 | ±2,018 SF
 Suite 150 | ±1,084 SF

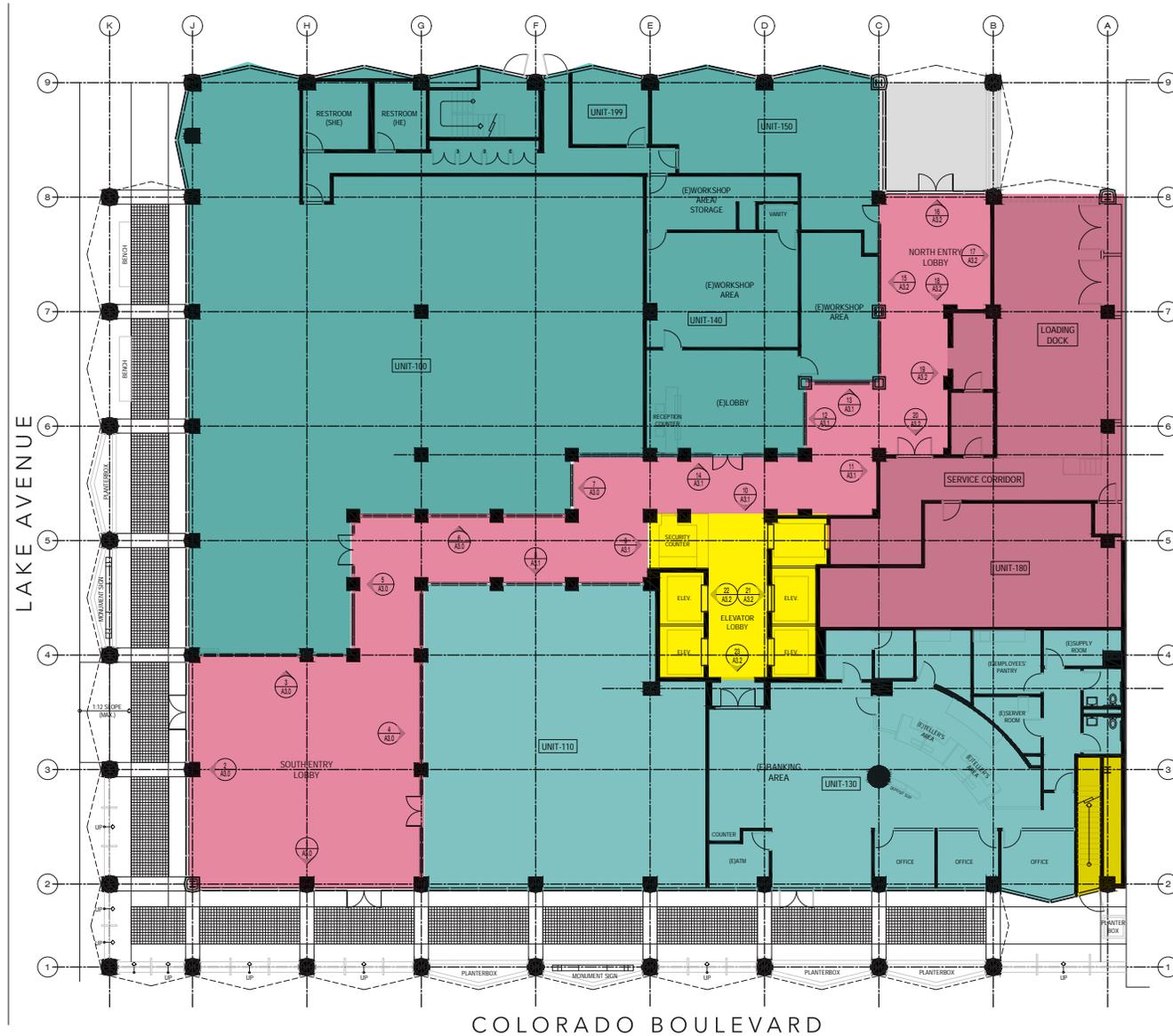
Total RBA: ±203,911 SF

Parking: 4:1,000

Allowed Uses: Retail/Restaurant, Office, Medical, Education, Childcare, Recreation, R&D, Personal Services

Zoning: Central District Specific Plan (CD-MU-G)

Year Built: 1985



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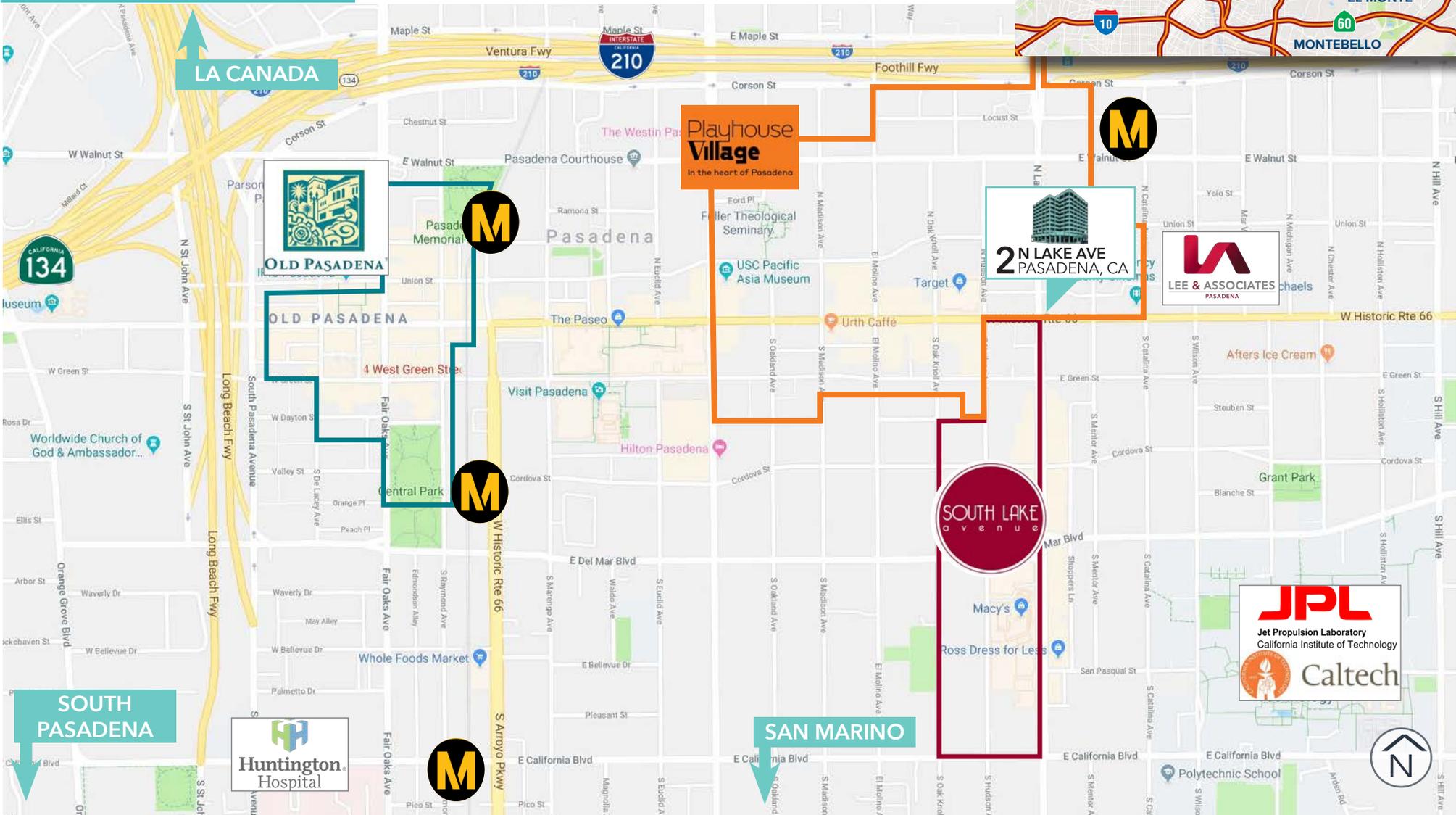
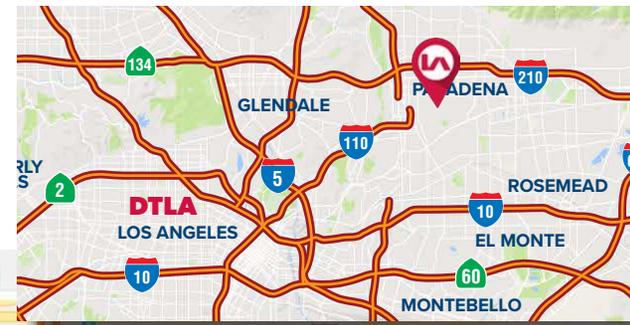


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MAP LOCATION



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±9,513 SF penthouse suite available w/ ±7,309 SF outdoor patio/lounge
Rare rooftop deck with amazing mountain & city views
(floor plans available upon request)



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