

140 S LAKE  
AVE  
PASADENA,  
CA 91106

Office for Sublease

MADZIE MACVAUGH  
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Lic No. 02143352

**MACVAUGH&CO**  
Commercial Real Estate Services



## PRICING

**SQFT** 2,221

\*approx

**PRICE** \$3.47

**TYPE** FSG

## LEASE HIGHLIGHTS

Beautiful office building **located within the Pasadena Commons.** Tenants feature a mix of industries such as creative, administrative, law, and professional services. The building features **common-area restrooms, kitchenettes, and conference rooms.**

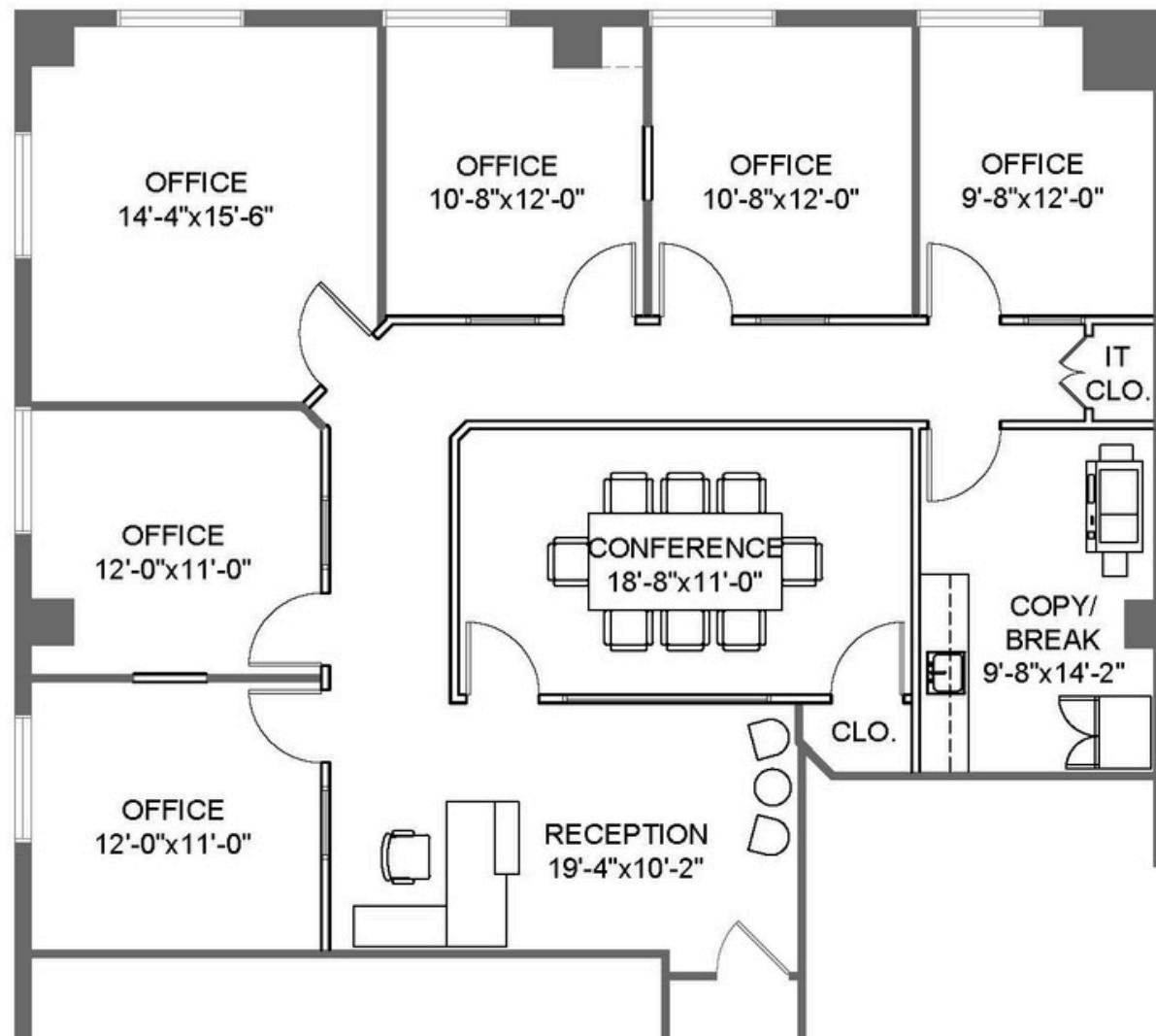
Retail and restaurant tenant mixes offer **high-end shopping, beauty, athletic, and dining options** such as Uovo, Sugar Fish, Soul Cycle, and Williams Sanoma

## SPACE FEATURES

- Six offices, a conference room, and a kitchenette
- Polished concrete flooring with floor-to-ceiling interior office windows and operable exterior windows
- Views of Lake Ave and the Commons
- **Sublease ends 11/30/2028 - available within 60 days notice**



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SUITE 230: 2,221 SQFT



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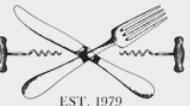
## 2026 RETAIL/RESTAURANT TENANTS



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A small icon depicting a fork and a knife crossed over each other.  
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SONOMA**  
CALIFORNIA

**UOVO**  
PASTA

**facile**



**dan**  
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