

140 S LAKE
AVE
PASADENA,
CA 91106

Office for Sublease

MADZIE MACVAUGH

626.807.9792

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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

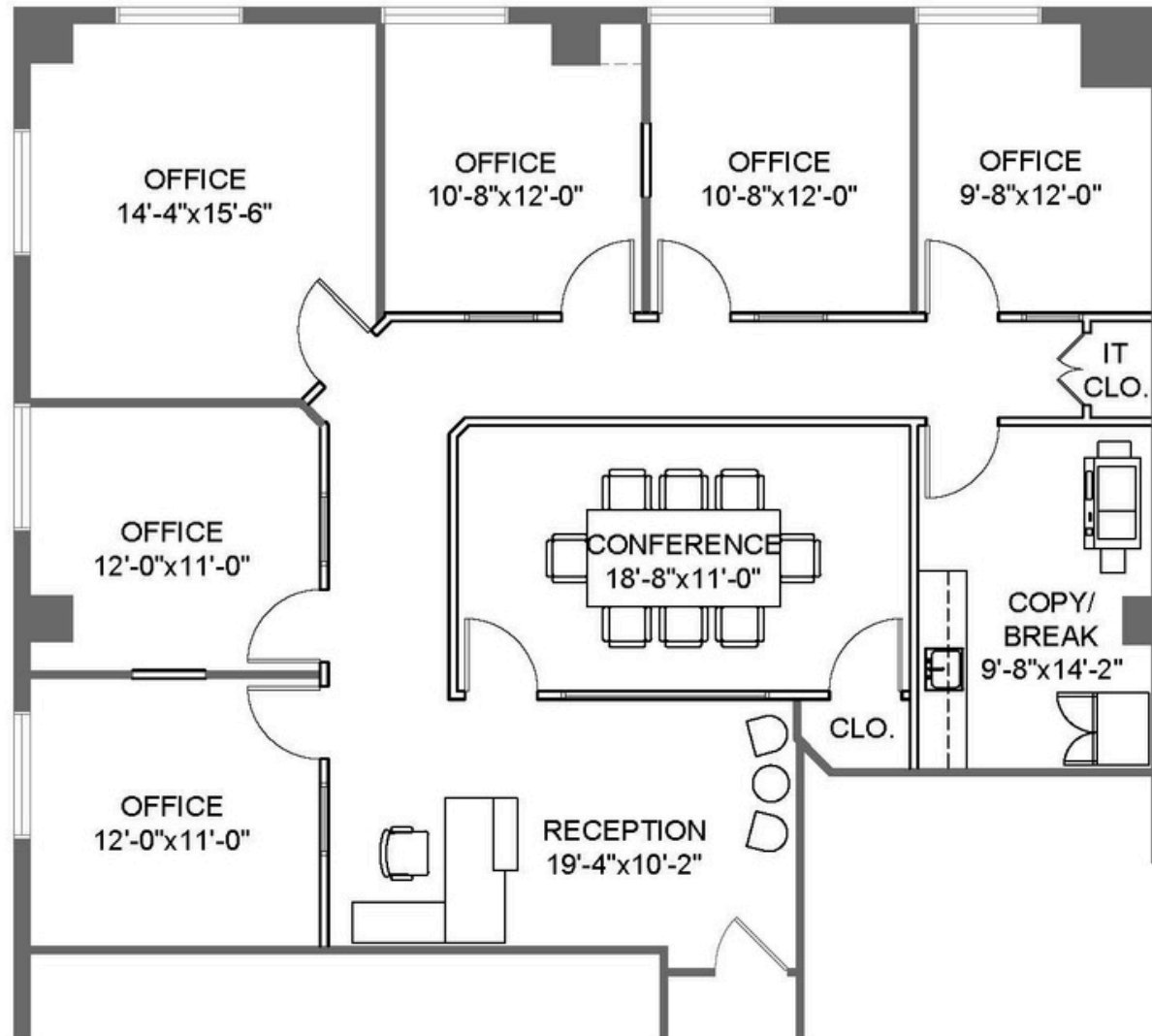
- Six offices, a conference room, and a kitchenette
- Polished concrete flooring with floor-to-ceiling interior office windows and operable exterior windows
- Views of Lake Ave and the Commons
- **Sublease ends 11/30/2028 - available within 60 days notice**

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SUITE 230: 2,221 SQFT



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*Pasadena
Commons*

2026 RETAIL/RESTAURANT TENANTS



SUGARFISH
BY SUSHI NOZAWA

**WILLIAMS
SONOMA**
CALIFORNIA



drybar



UOVO
PASTA

facile



dan
modern chinese

mercado
PASADENA

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