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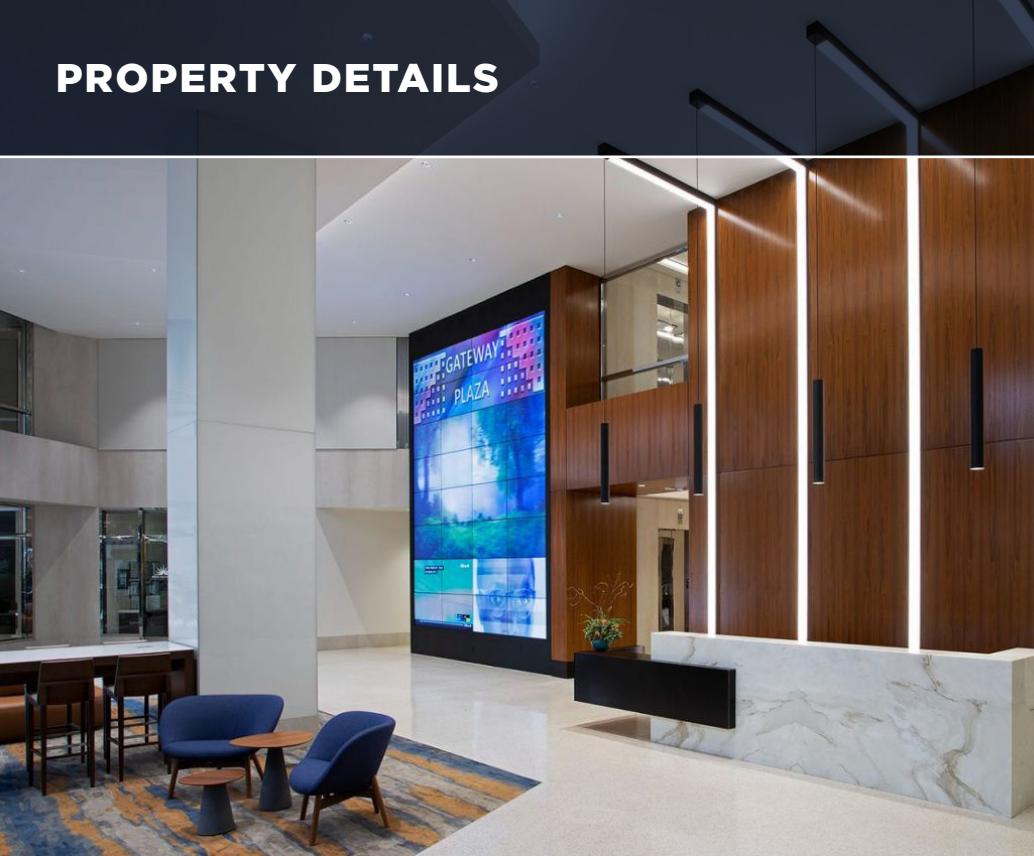
CLASS A OFFICE SPACE IN THE HEART OF PASADENA
GROUND FLOOR CAFE/RESTAURANT SPACE AVAILABLE

AVISON
YOUNG

PROPERTY DETAILS

300 N. LAKE AVENUE

PASADENA



Suite	SF	Rate	Comments
110	1,098	Negotiable	Ground Floor Cafe/Restaurant Space
230	1,009	\$3.65 FSG	Reception, conference room, 2 private offices and kitchenette
260	6,414	\$3.65 FSG	Reception, conference room, 14 private offices, copy/break room and kitchenette
400	22,300	\$3.65 FSG	Full Floor, Available 11/1/2025
928	1,171	\$3.65 FSG	Available 1/1/2026. Open area and 2-3 private offices.
1020	4,797	\$3.65 FSG	Reception, conference room, 9 private offices , copy/break room and open area.
1090	2,195	\$3.65 FSG	Reception, conference room, 2 private offices and kitchenette
1100	6,459	\$3.65 FSG	Mix of open areas and private offices.

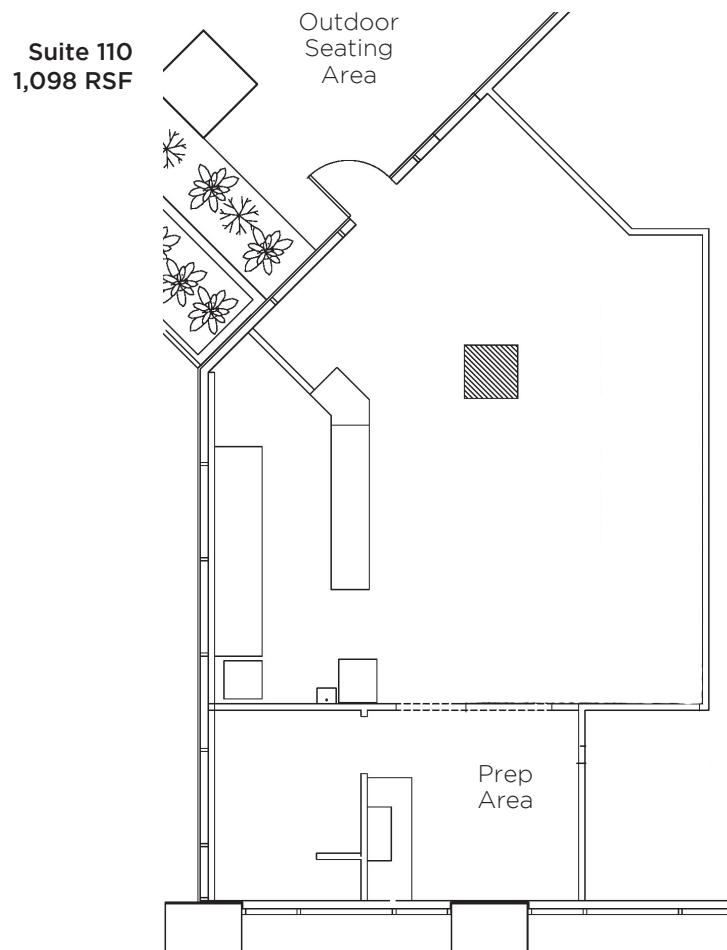
Located within the core of Pasadena's business district, adjacent to METRO Gold Line Lake Station, GatewayPlaza consists of a 13-story Class-A office building, complemented by an exterior plaza with extensive landscaping, fountains, and outdoor seating.

- On-site property management
- 24-hour security staff
- Access control at elevators and garage via card key
- Fully-staffed parking structure
- 3:1,000 Parking Ratio
- Daily maintenance and engineering service
- Auto detailing facility on-site
- Attractively landscaped grounds
- Adjacent to METRO Gold Line Lake Station
- EPA Energystar Certification
- LEED Gold Certification



GROUND FLOOR CAFE/RESTAURANT SPACE

300 N. LAKE AVENUE
PASADENA



This unique opportunity offers a coffee shop, café, or snack shop the advantage of a built-in customer base, with over 50,000 daytime employees working within a mile of the property. Additionally, the surrounding two-block radius features 1.3 million square feet of Class-A office space. On an average day, more than 800 people pass through the doors of Gateway Plaza alone.



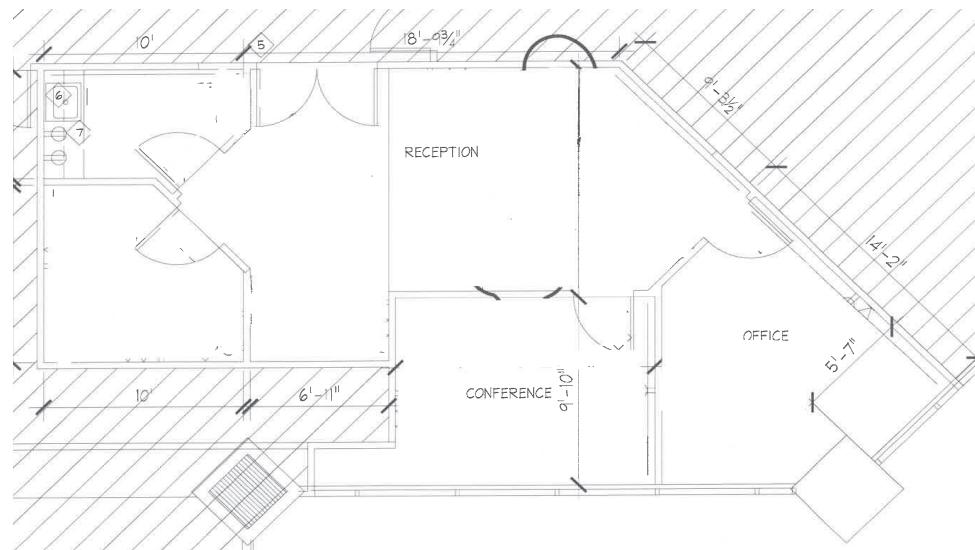
Plans are not to scale, dimensions and features are approximate. Tenant is responsible for independently verifying all property details, including square footage, layout, and specifications.

FLOOR PLANS

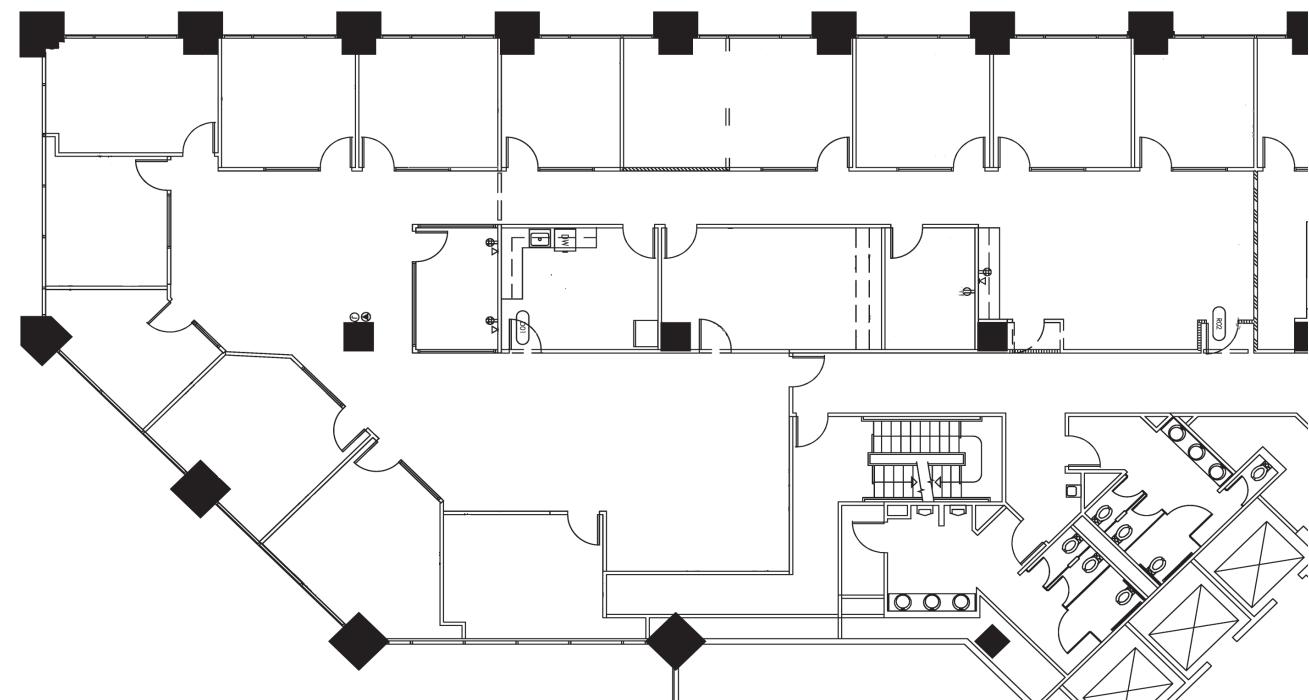
300 N. LAKE AVENUE

PASADENA

Suite 230
1,009 RSF



Suite 260
6,414 RSF



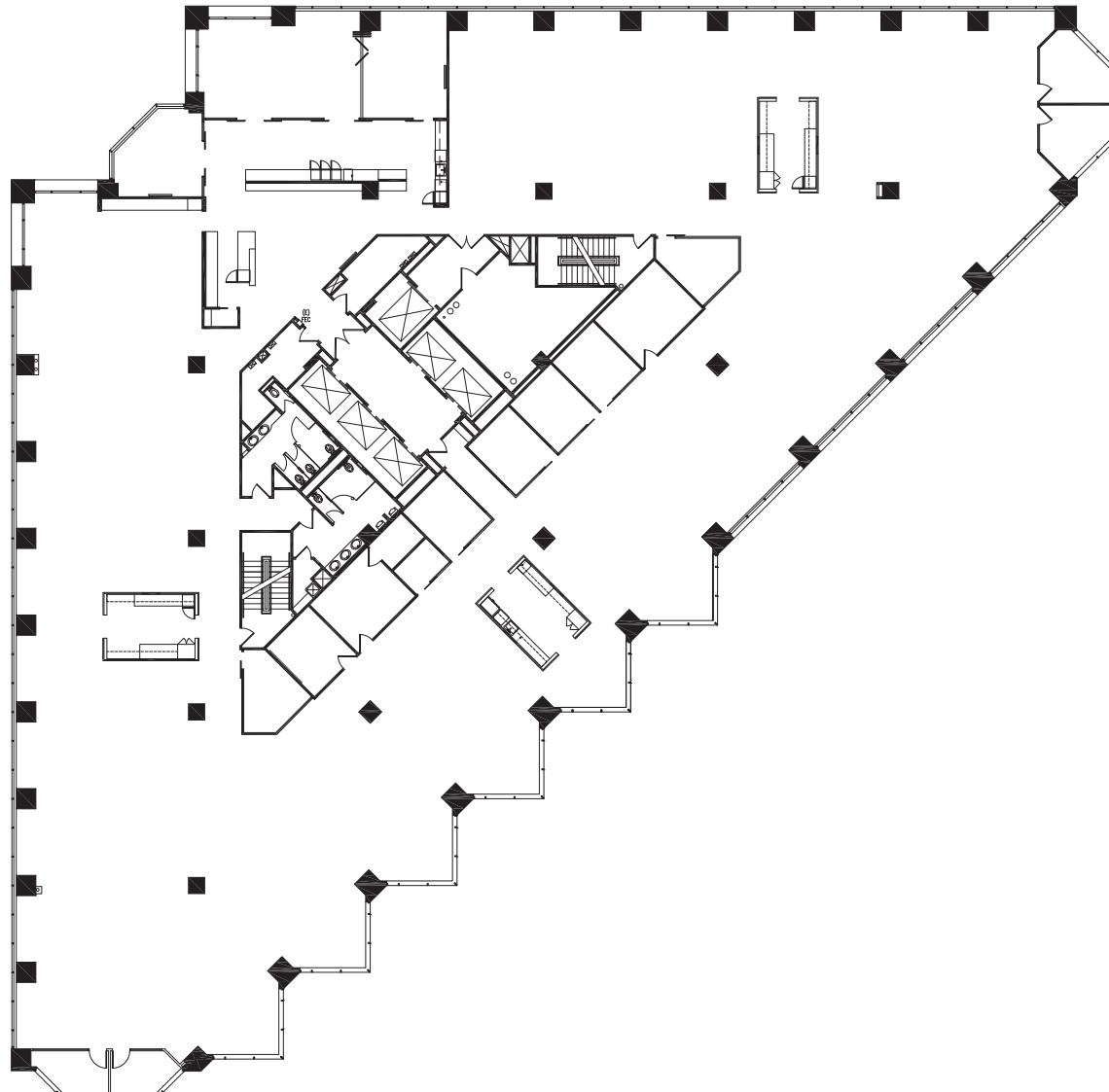
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FLOOR PLANS

300 N. LAKE AVENUE

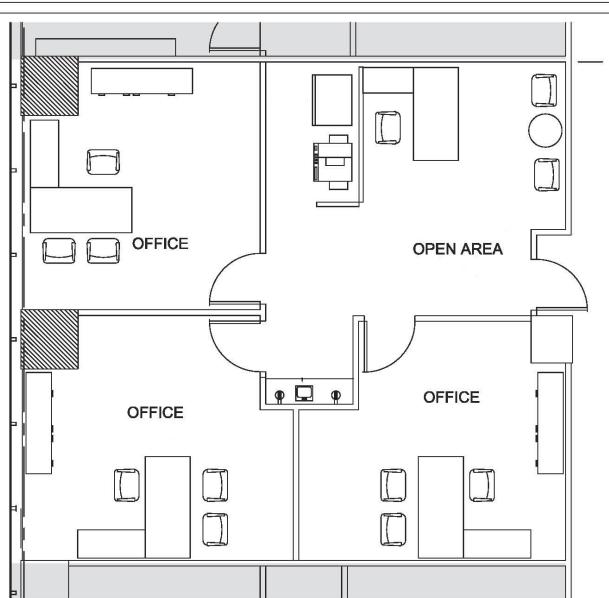
PASADENA

Suite 400
Full 4th Floor
22,300 RSF

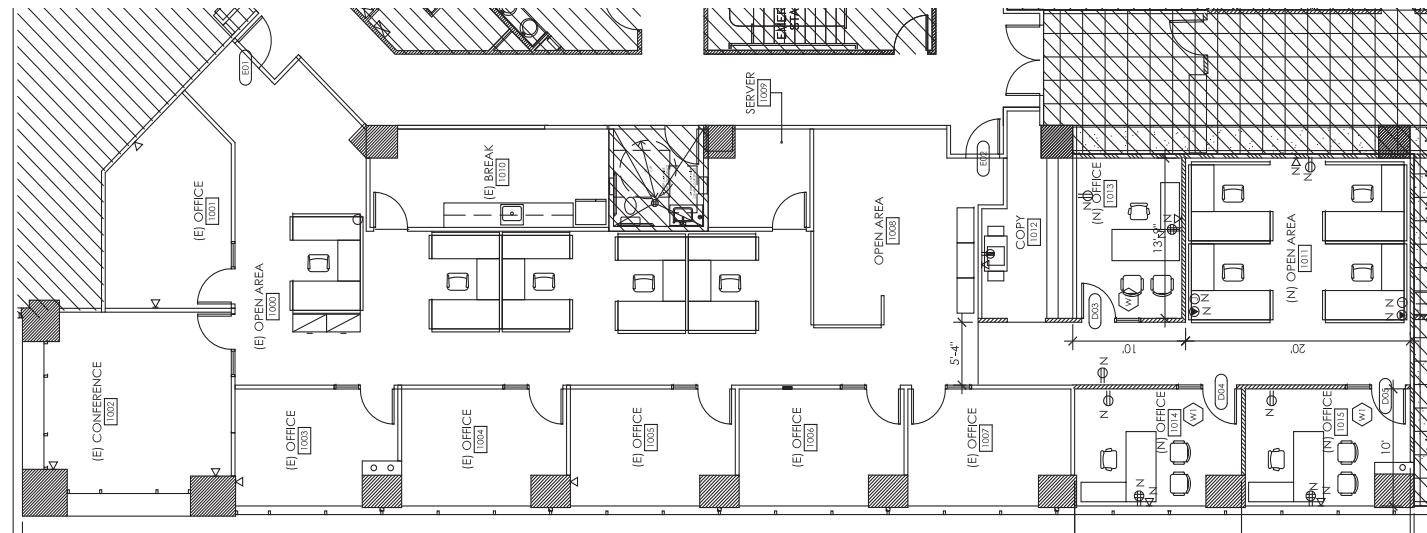


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Suite 928
1,171 RSF



Suite 1020
4,797 RSF



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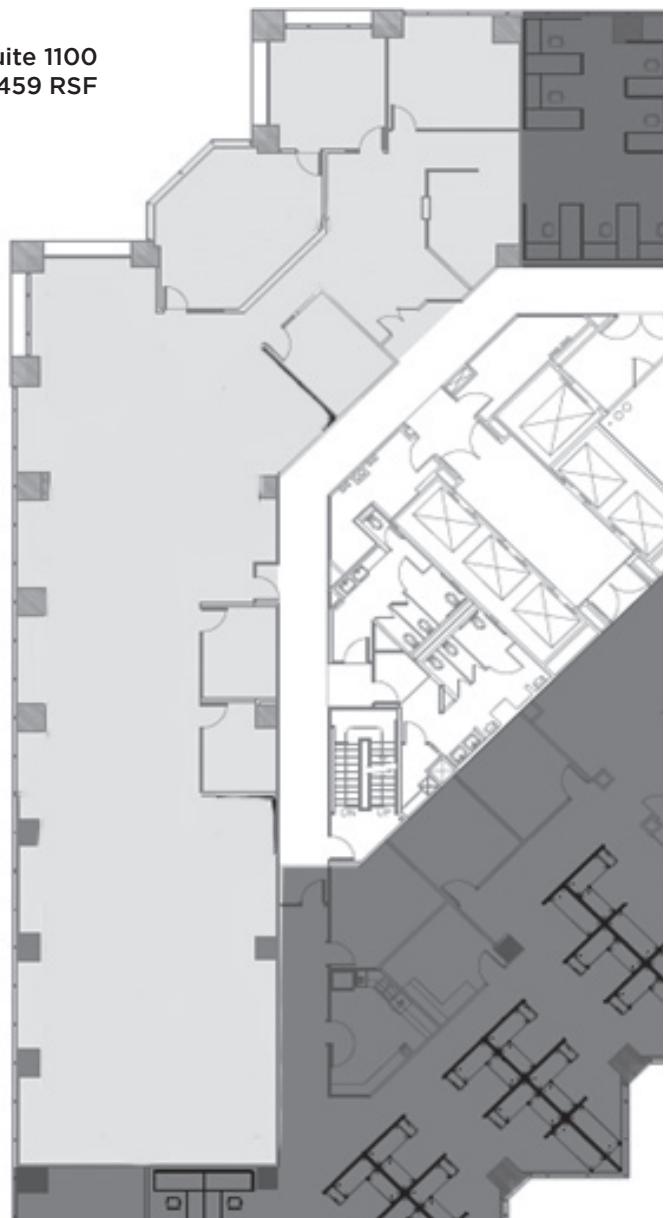
FLOOR PLANS

300 N. LAKE AVENUE
PASADENA

Suite 1090
2,195 RSF



Suite 1100
6,459 RSF

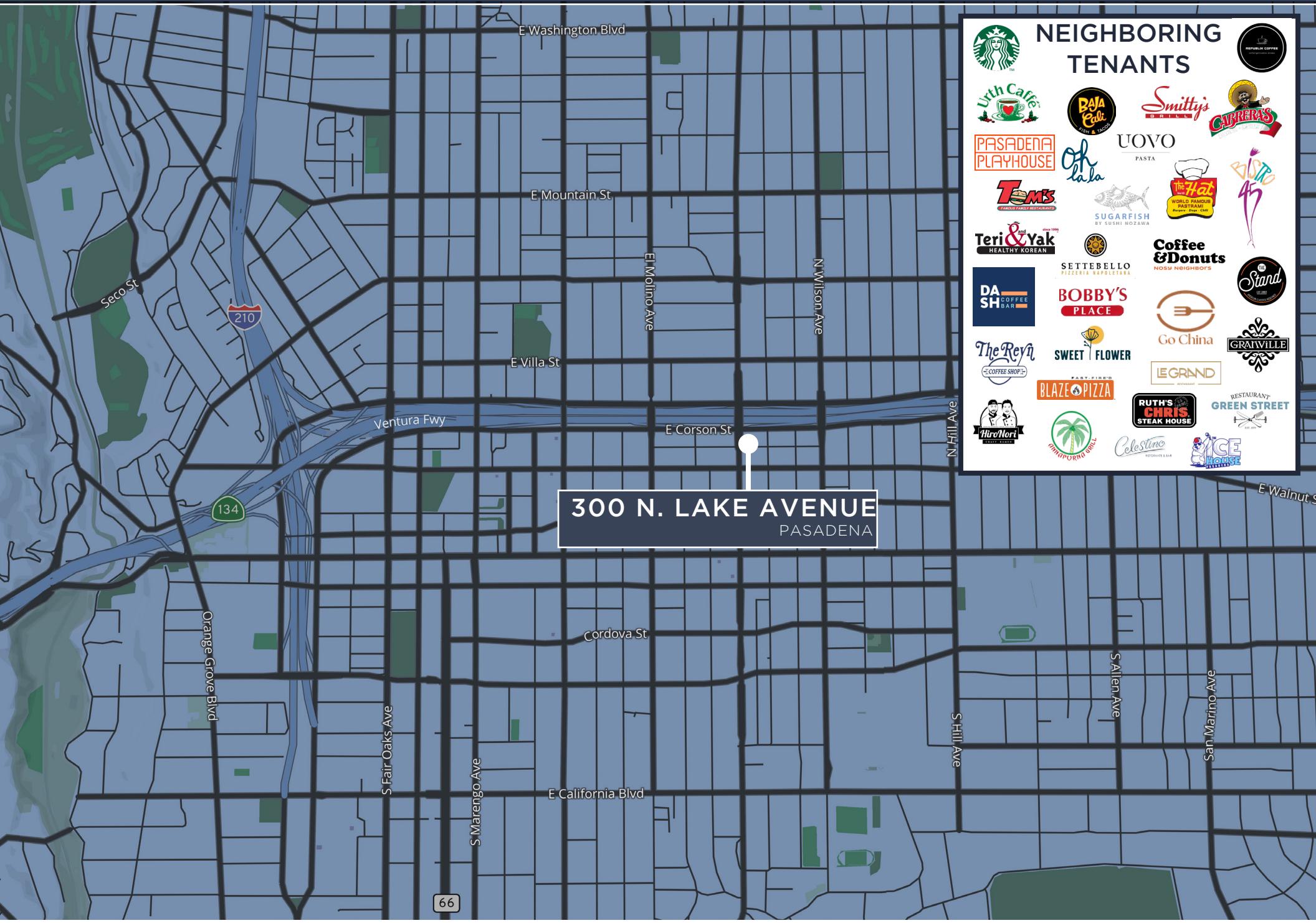


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LOCATION

300 N. LAKE AVENUE

PASADENA



GATEWAY PLAZA

300 N. LAKE AVENUE
PASADENA



**AVISON
YOUNG**

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