

# GATEWAY PLAZA

300 N. LAKE AVENUE  
PASADENA



## FOR LEASE

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

AVISON  
YOUNG

## PROPERTY DETAILS

## 300 N. LAKE AVENUE PASADENA



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

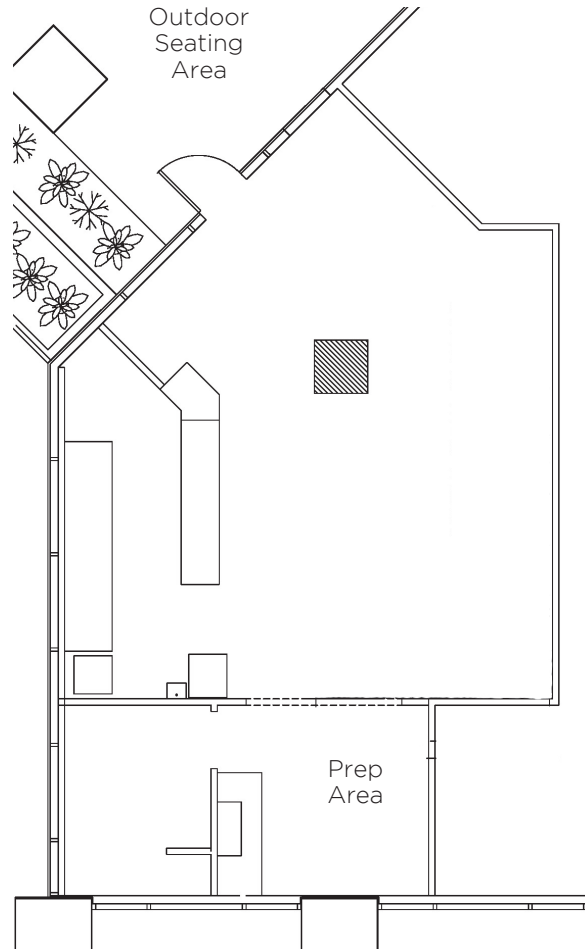
Suite	SF	Rate	Comments
110	1,098	Negotiable	Ground Floor Cafe/Restaurant Space
230	1,009	\$3.65 FSG	Reception, conference room, 2 private offices and kitchenette
260	6,414	\$3.65 FSG	Reception, conference room, 14 private offices, copy/break room and kitchenette
400	22,300	\$3.65 FSG	Full Floor, Available 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.



## GROUND FLOOR CAFE/RESTAURANT SPACE

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Suite 110  
1,098 RSF

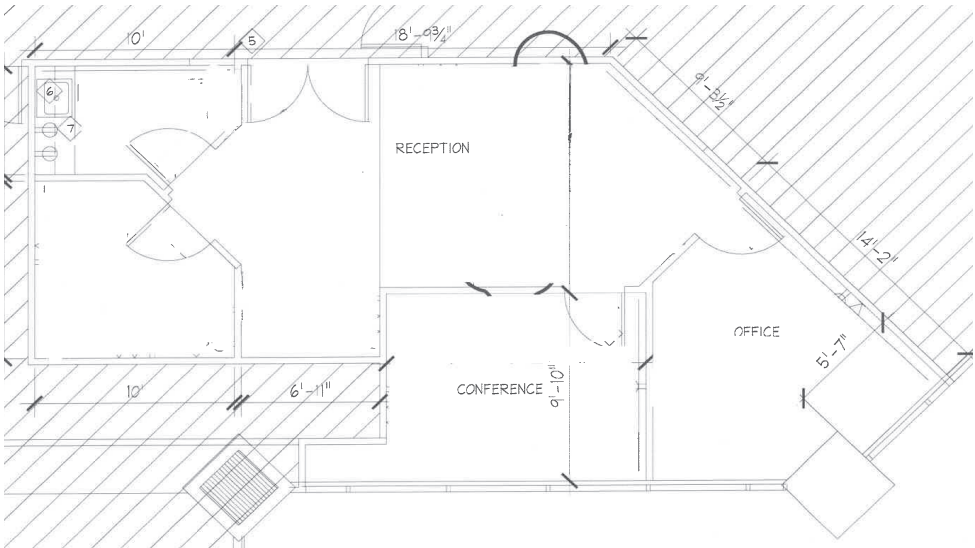


This unique opportunity offers a coffee shop, café, or snack shop the advantage of a built-in customer base, with over 50,000 daytime employees working within a mile of the property. Additionally, the surrounding two-block radius features 1.3 million square feet of Class-A office space. On an average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

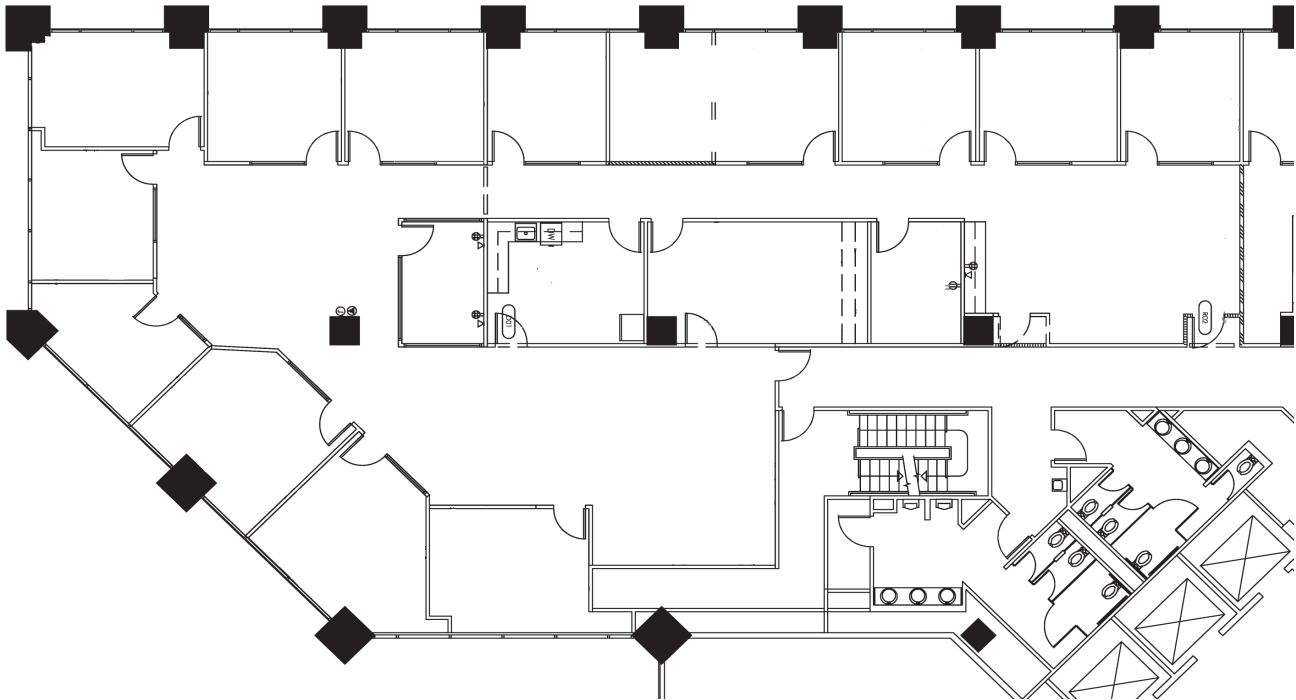


Plans are not to scale, dimensions and features are approximate. Tenant is responsible for independently verifying all property details, including square footage, layout, and specifications.

Suite 230  
1,009 RSF

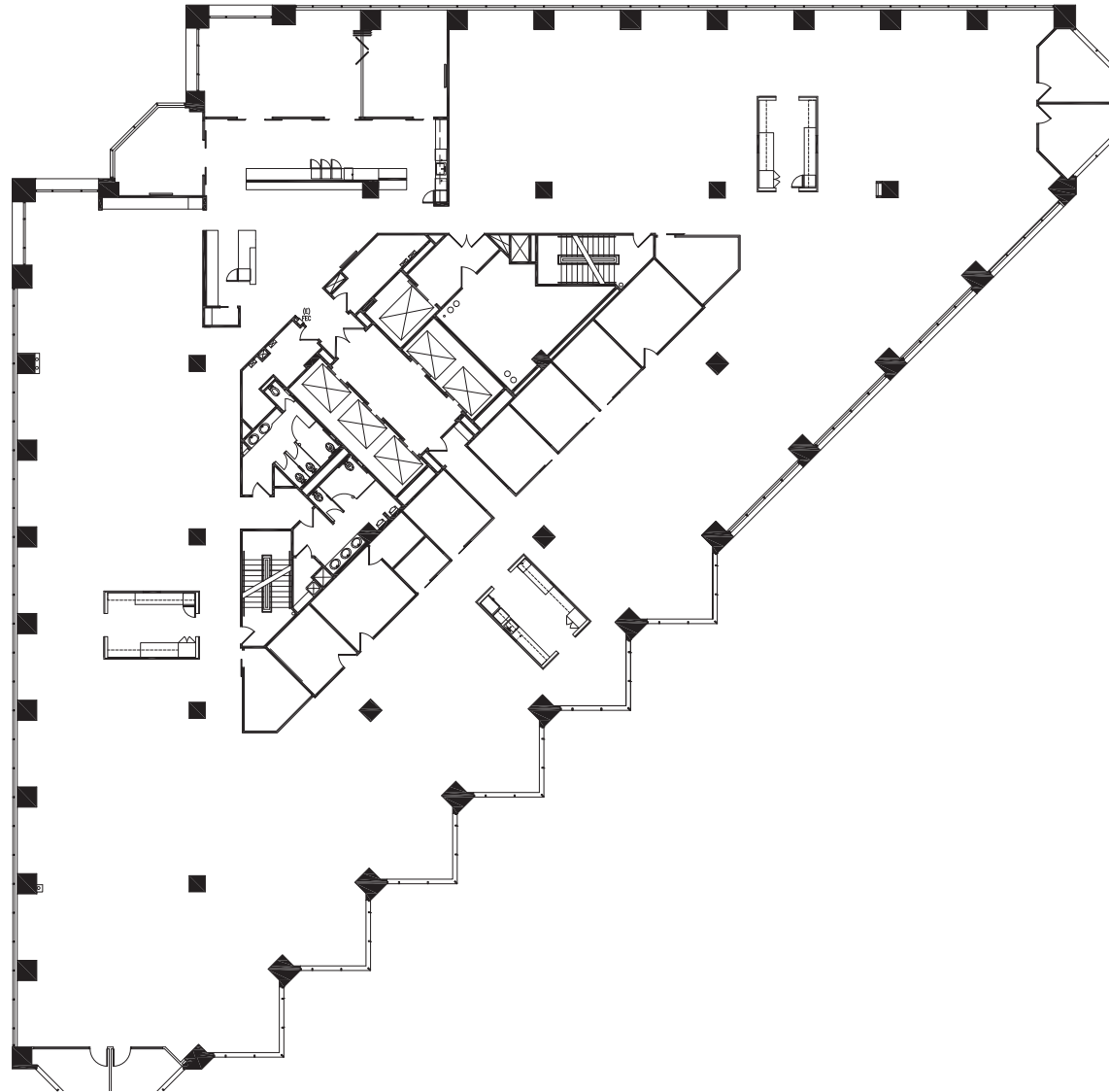


Suite 260  
6,414 RSF

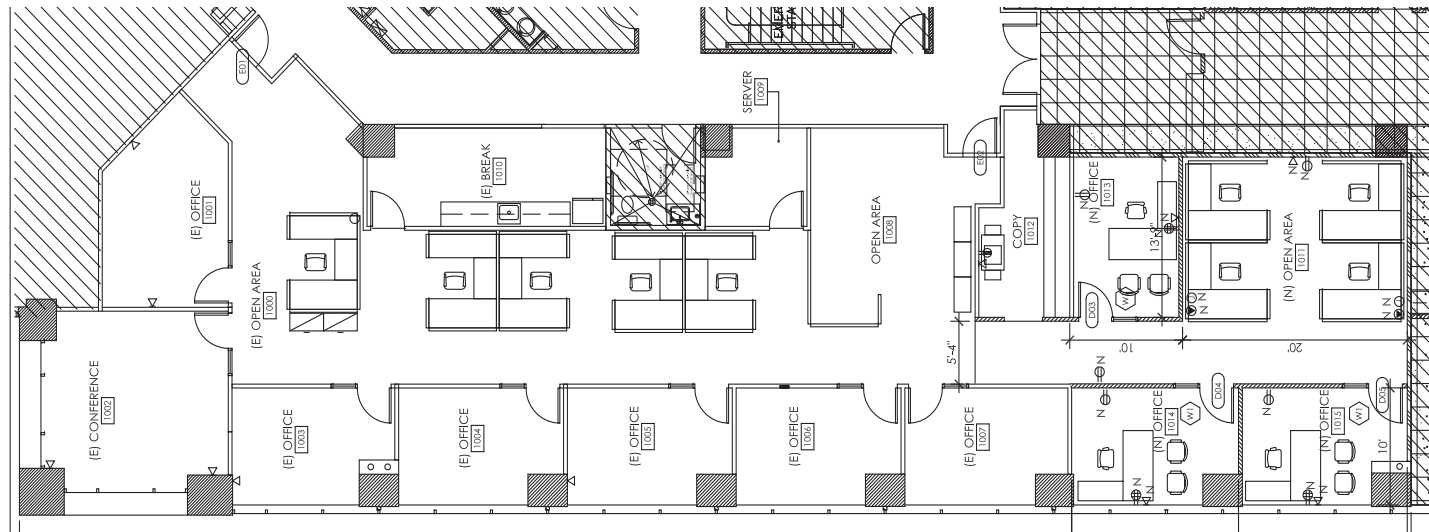


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Suite 400  
Full 4th Floor  
22,300 RSF



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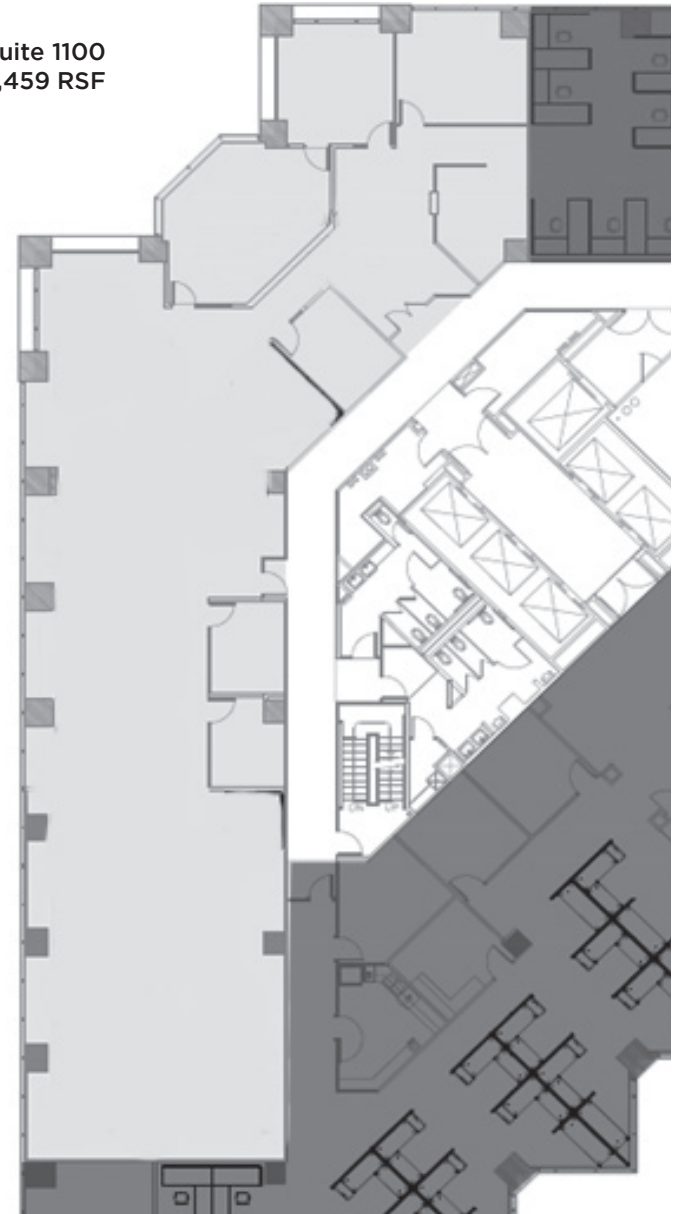


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Suite 1090  
2,195 RSF

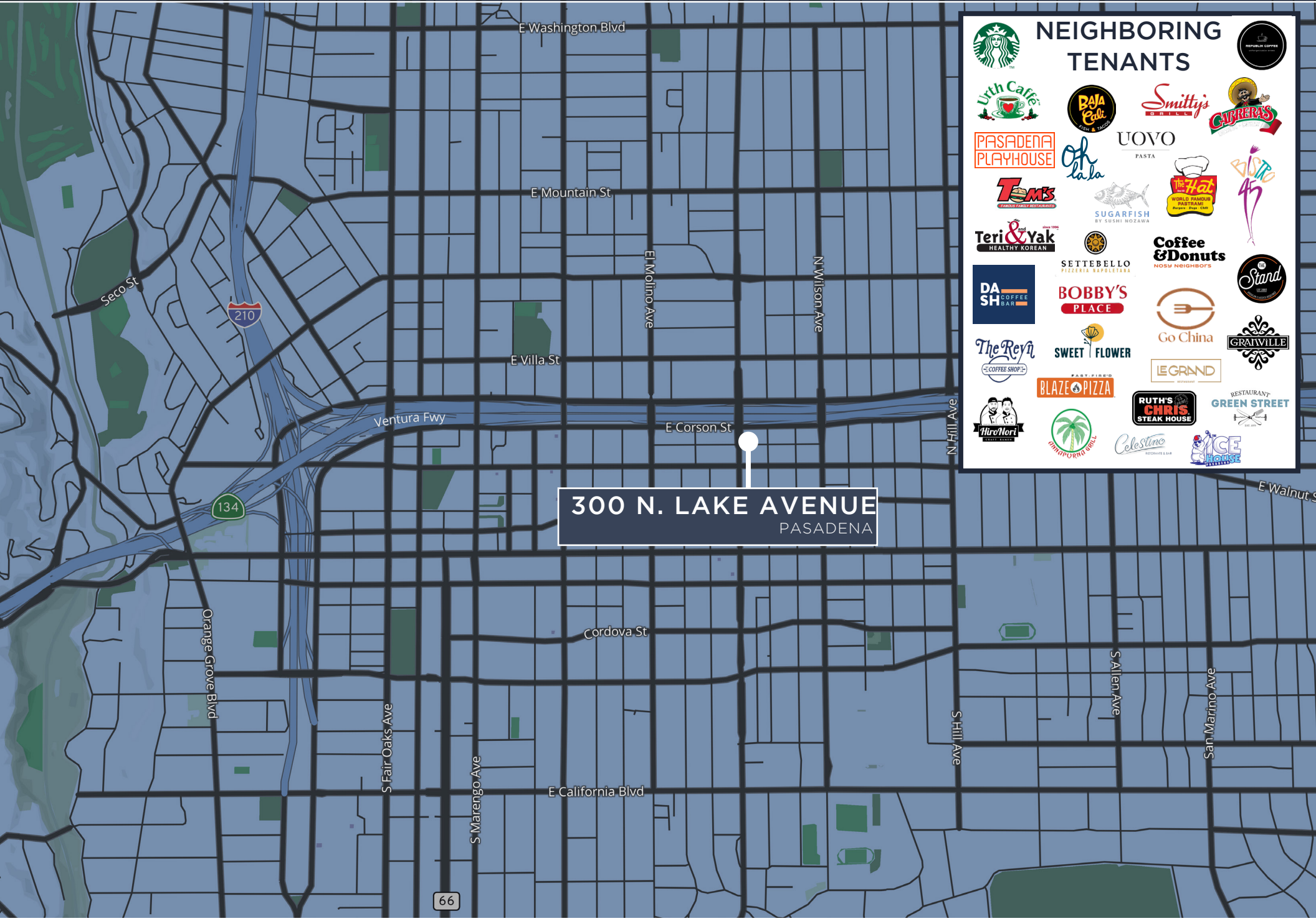


Suite 1100  
6,459 RSF



LOCATION

300 N. LAKE AVENUE  
PASADENA



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**NEIGHBORING TENANTS**

A collection of logos for various businesses located near 300 N. Lake Avenue. The logos are arranged in a grid-like fashion. Some of the visible logos include Starbucks, Urth Cafe, Pasadena Playhouse, Teri & Yak, DA SH, The Reyn, HireNori, Baja Cafe, Smitty's, UOVO, Oh Lala, Sugarfish, The Hat, Bobby's Place, Sweet Flower, Blaze Pizza, Ruth's Chris, Celestino, and others. The logos are colorful and represent a variety of food and beverage establishments.

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AVISON  
YOUNG

## FOR MORE INFORMATION:

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