

# FOR SUBLEASE

ONE OR TWO NORTHERN EXPOSURE OFFICES CONFERENCE ROOM AND KITCHEN  
IMMEDIATELY AVAILABLE



**70 S LAKE AVE, SUITE 950, PASADENA, CA 91101**

**AVAILABLE SPACE: ONE OR TWO OFFICES PLUS A WORK AREA WITH DESK**

**LEASE RATE: \$1,000 PER OFFICE OR \$1,850 FOR TWO OFFICES  
WORK AREA WITH DESK \$400**

**BILL UKROPINA, CRE**

626 844 2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

**KATHI CONSTANZO, CCIM**

626 898 2308

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CalDRE #02067397



**COLDWELL BANKER  
COMMERCIAL** REALTY



# 2 PRIVATE OFFICES AND 1 WORKSPACE

70 S Lake Ave  
Pasadena, CA 91101



## PROPERTY DESCRIPTION

Two Private Office and One Workspace For Sublease

Discover an exceptional workspace in the heart of Pasadena's prestigious South Lake Avenue district. This beautiful office space features two spacious window offices with northern exposure and a collaborative work area, offering stunning views and a professional setting.

Prime Location: 70 S. Lake Ave., Suite 950, Pasadena

Move-In Ready: Immediate occupancy available

Flexible Lease Terms: Short-term or up to two years (Minimum 2 month term)

Shared Office with a Financial Advisory Firm: Professional and collaborative environment

**Master Lease expires June 30, 2027**

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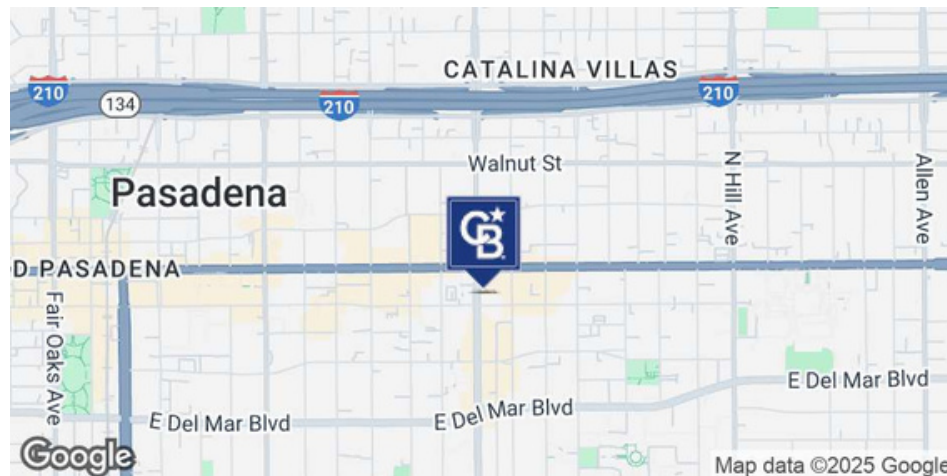
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## OFFERING SUMMARY

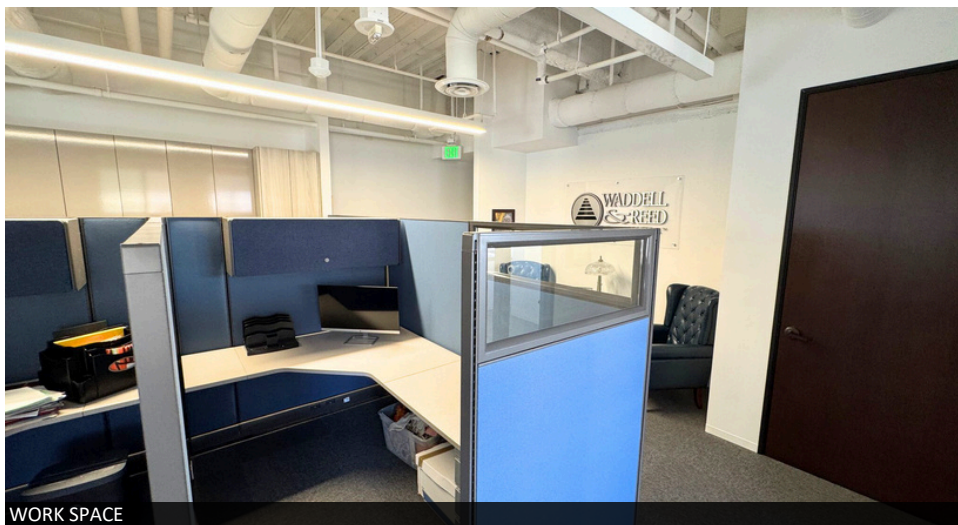
Lease Rate:	\$1,000 per office or \$1,850 for two offices Work area with desk \$400
Available SF:	+/-120 SF per Office   Total of +/-240 SF
Building Size:	116,458 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,732	6,139	18,552
Total Population	3,204	11,640	36,739
Average HH Income	\$100,513	\$113,158	\$116,294



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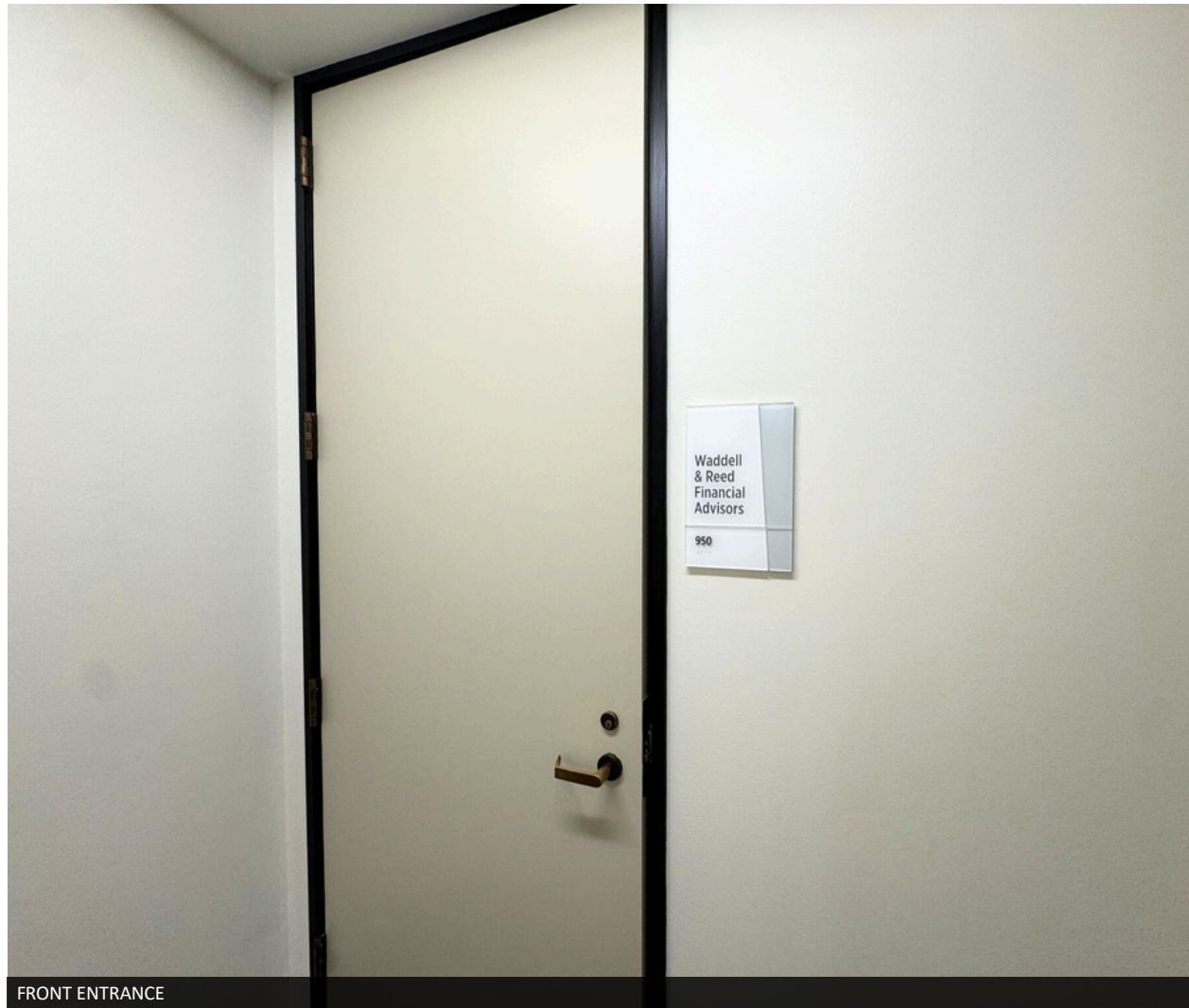
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FRONT ENTRANCE

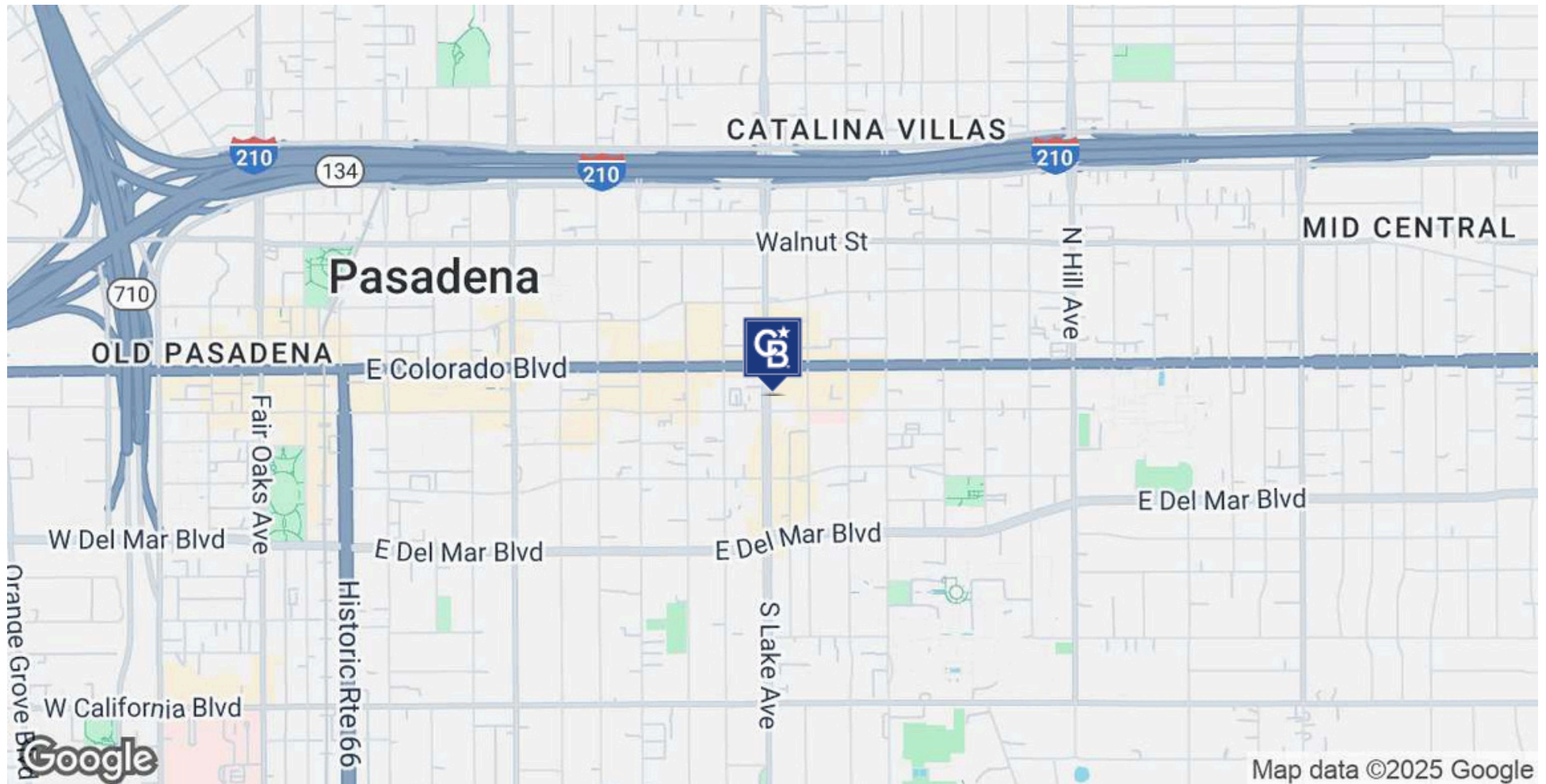
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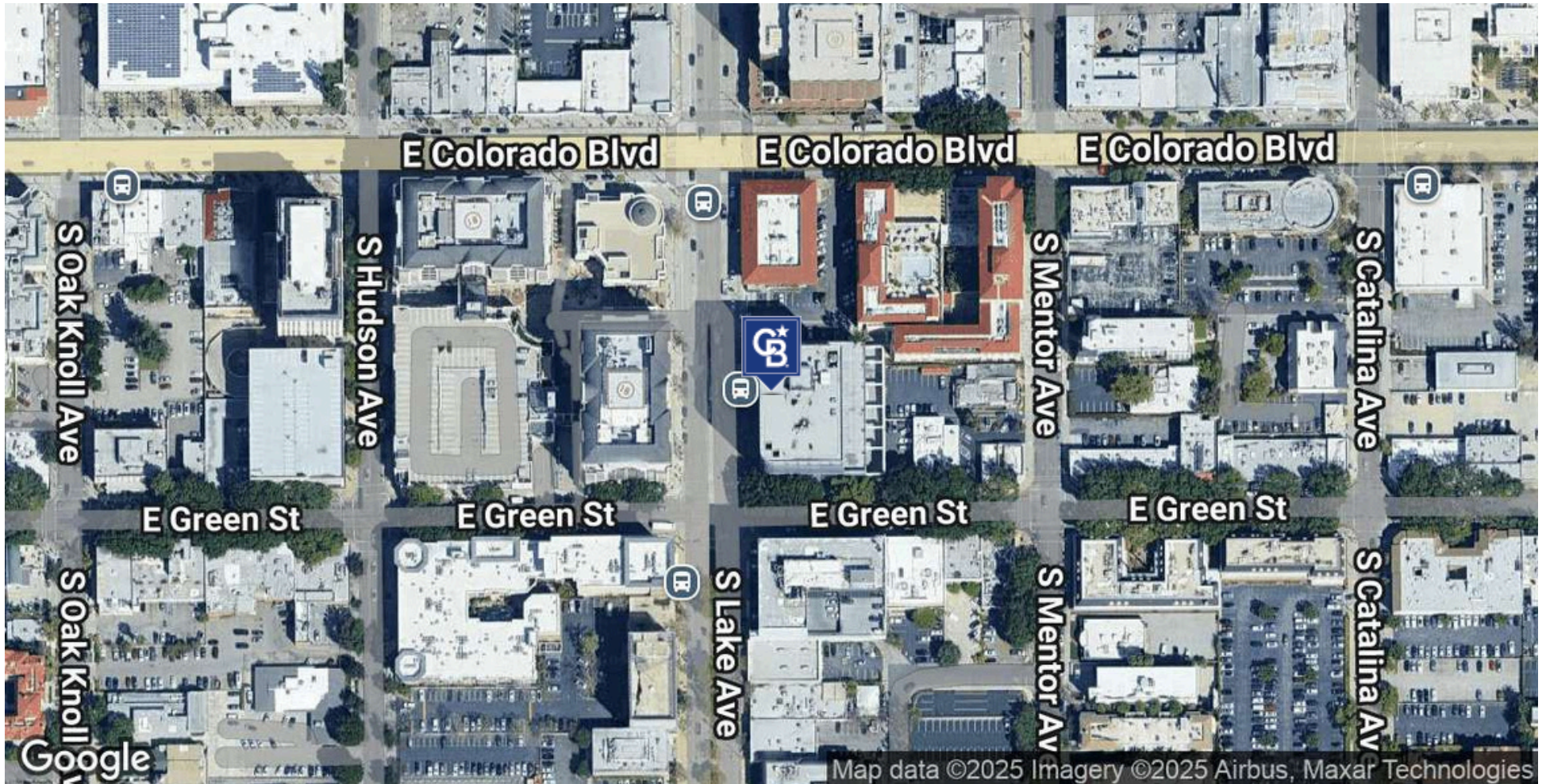
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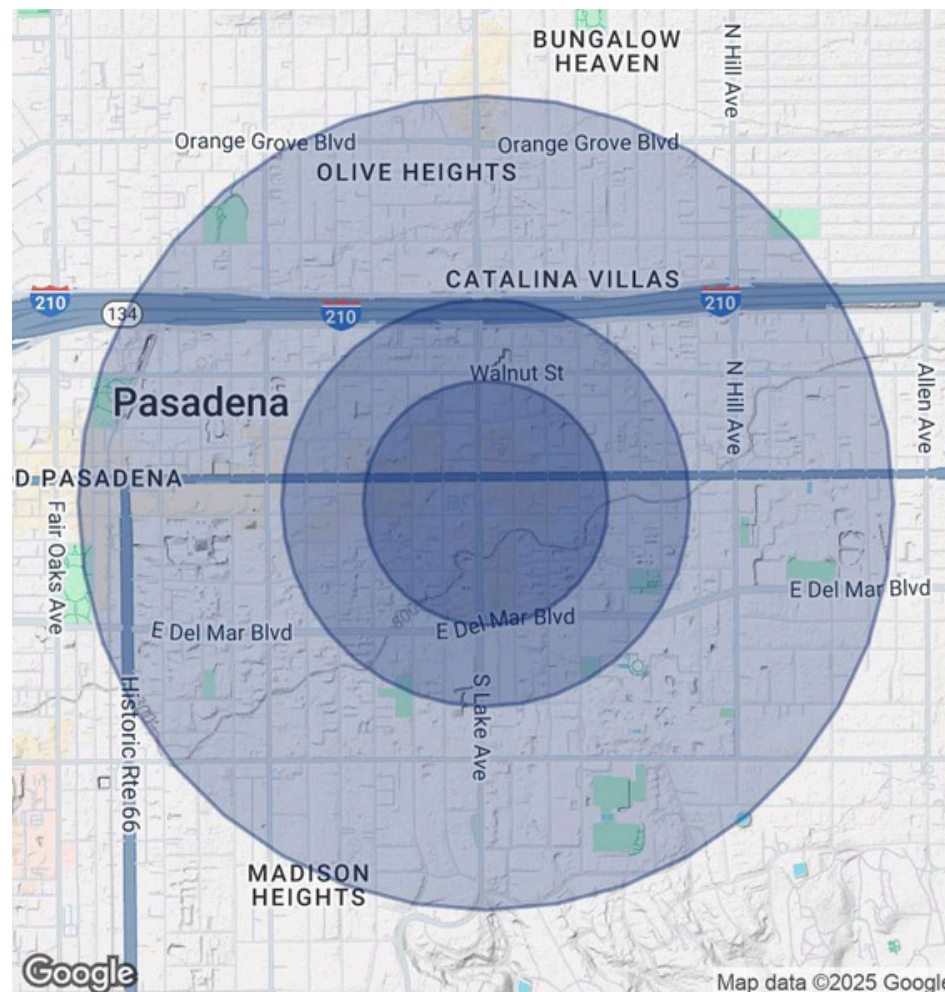


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,204	11,640	36,739
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,732	6,139	18,552
# of Persons per HH	1.8	1.9	2
Average HH Income	\$100,513	\$113,158	\$116,294
Average House Value	\$851,197	\$896,344	\$1,028,072

*Demographics data derived from AlphaMap*



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