

# 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**

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**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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## 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

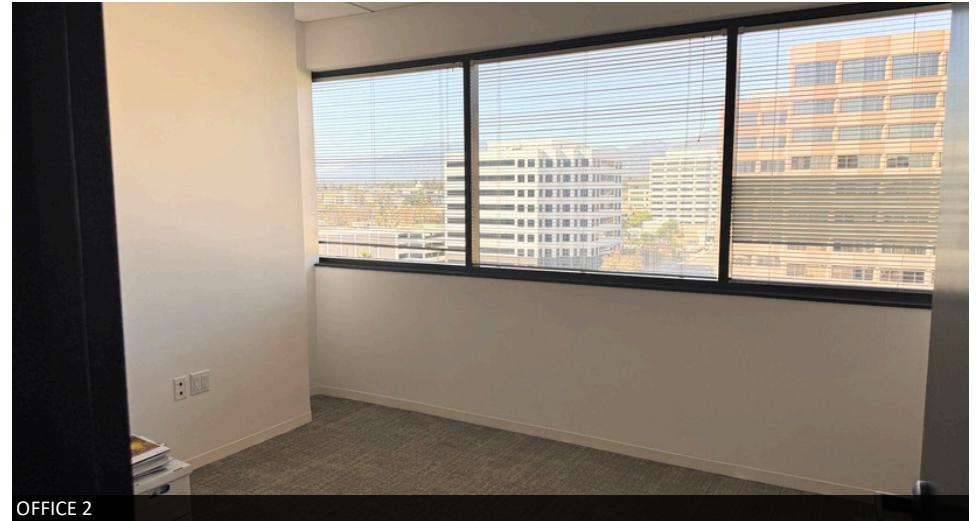
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,732	6,139	18,552
Total Population	3,204	11,640	36,739
Average HH Income	\$100,513	\$113,158	\$116,294

# 2 PRIVATE OFFICES AND 1 WORKSPACE

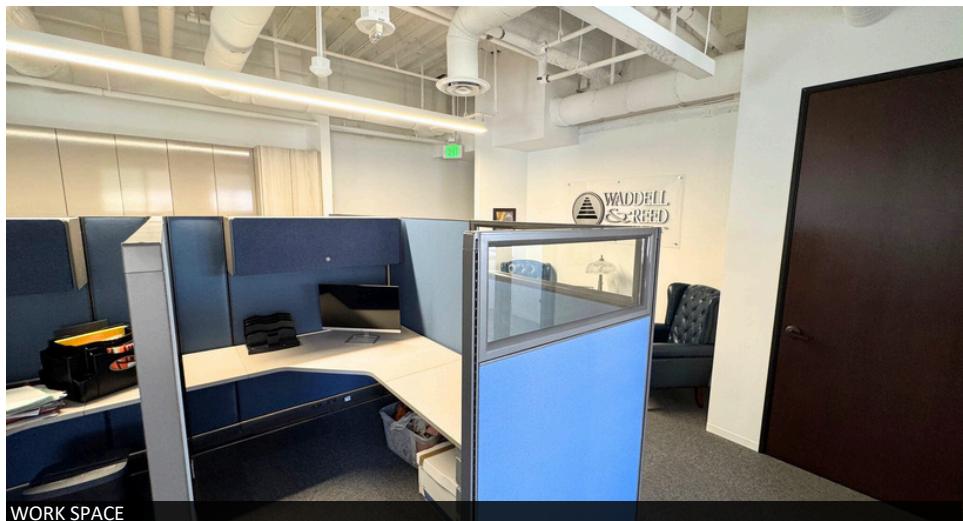
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OFFICE 1



OFFICE 2



WORK SPACE



SHARED CONFERENCE ROOM

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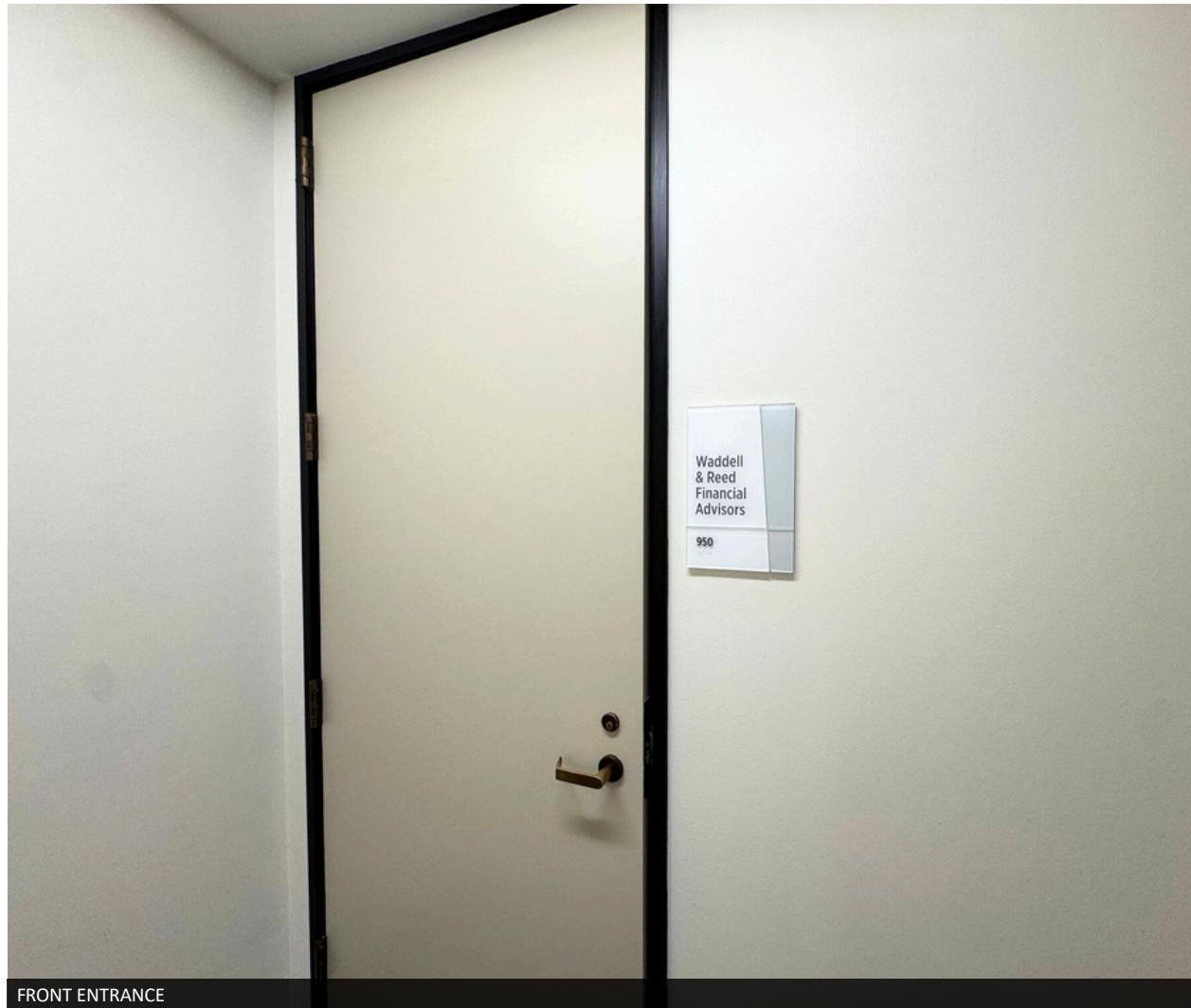
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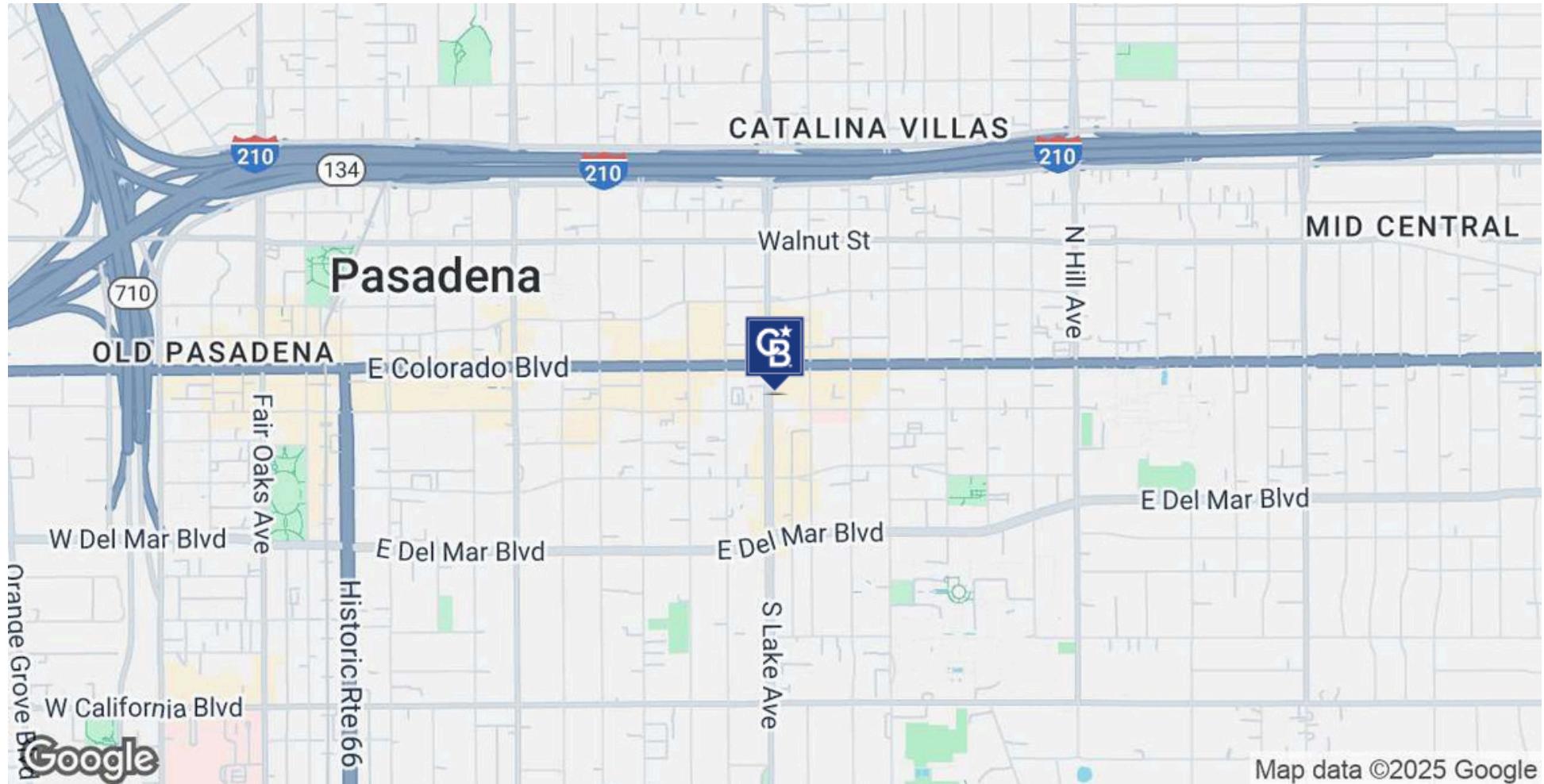
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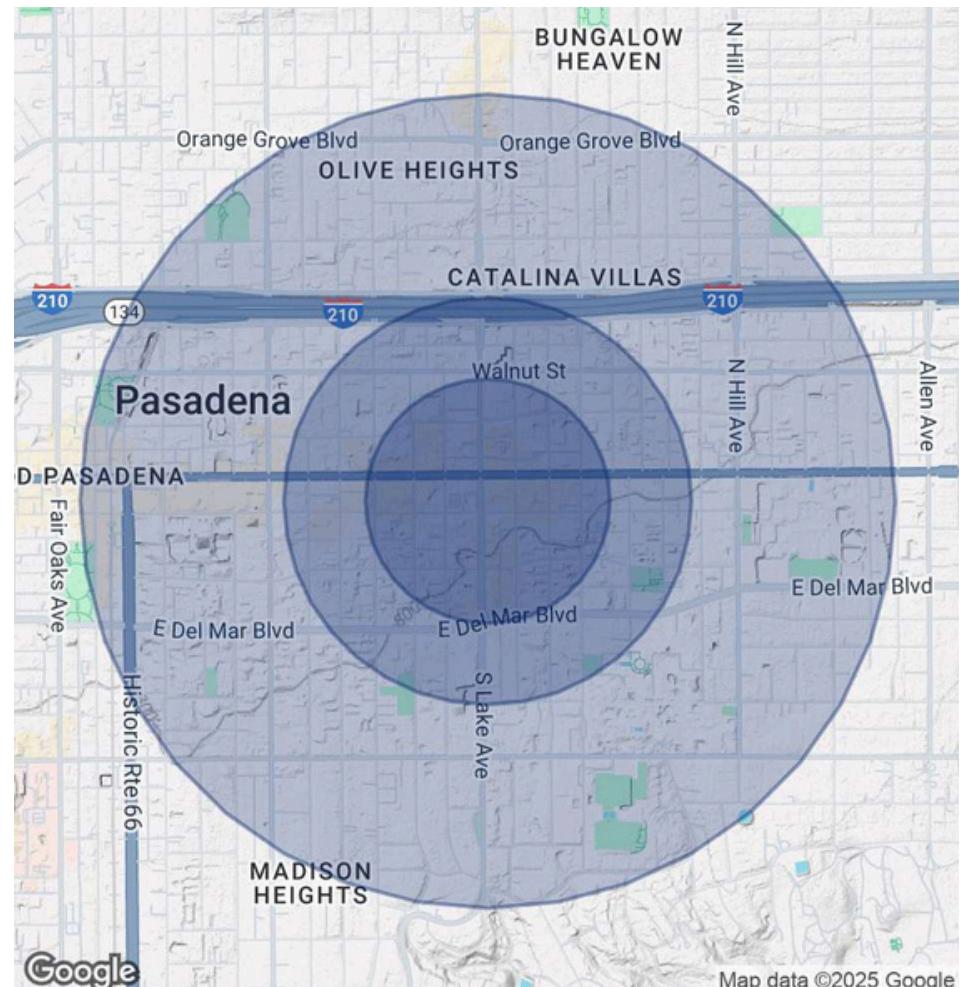
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,204	11,640	36,739
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,732	6,139	18,552
# of Persons 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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