

Office Space
Reimagined

301

NORTH LAKE AVE

PASADENA, CALIFORNIA

*Now offering
a broker bonus
of \$3.01/SF**

*For qualified tenants,
terms and new leases



KIDDER.COM

BARKER PACIFIC GROUP

km Kidder
Mathews

*Premium office suites for lease,
offering breathtaking views of the
Pasadena skyline*

Unparalleled access to the 210 Freeway and
Metro Gold Line station

Direct building access from subterranean
parking levels

Onsite conference center

Wifi-enabled outdoor courtyard

Onsite management and leasing

Walk score of 92 with abundant restaurant and
retail amenities

EV charging stations with complimentary charging

24-hour security and 24/7 building access

3/1,000 PARKING RATIO

\$105

UNRESERVED

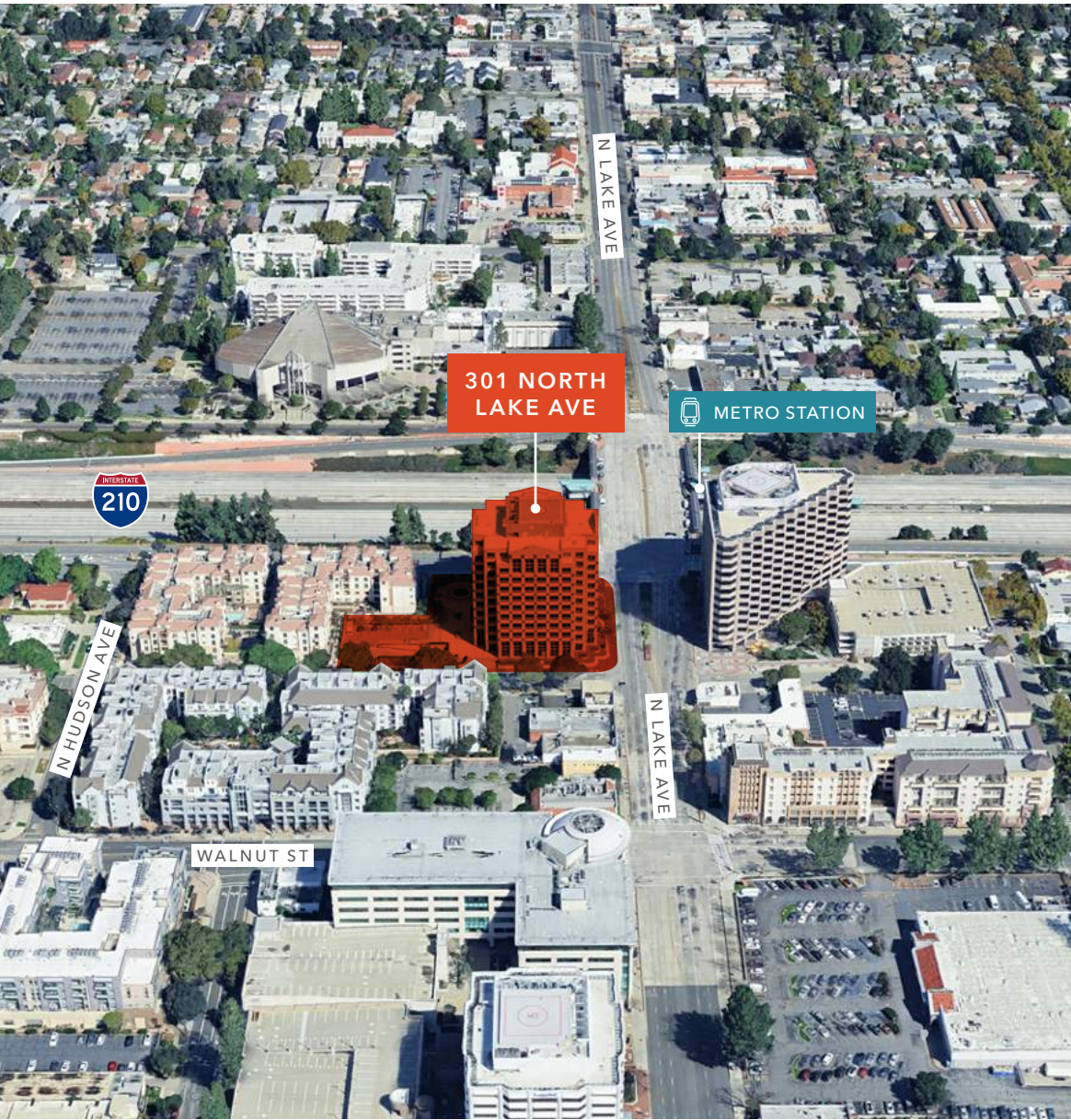
\$110

TANDEM RESERVED

\$150

RESERVED

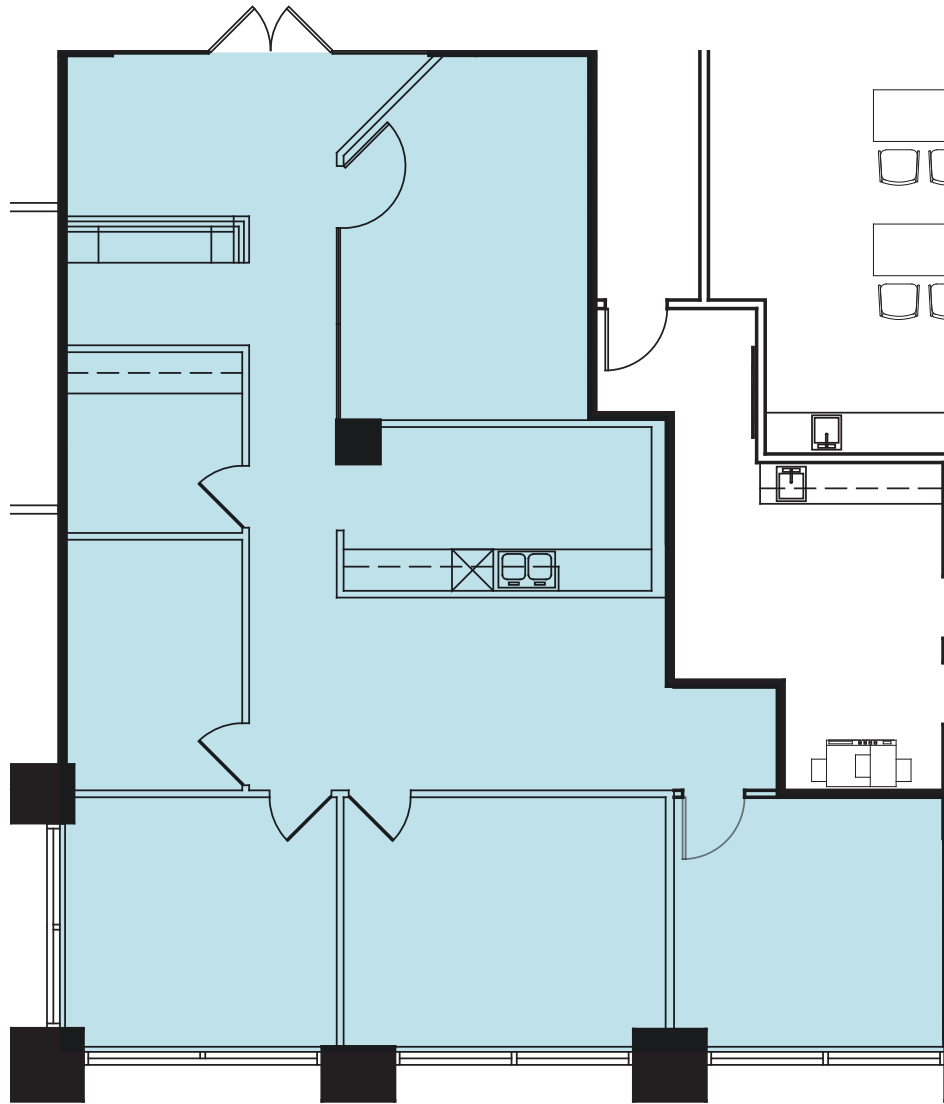




SUITE AVAILABILITY

Suite	RSF	Rate (FSG)	Description
115	2,051	\$3.70 RSF/mo	Ground floor office space with high ceilings. 3 window offices, 1 interior office, conference room, break room, storage, open work area and reception.
200	3,443	\$3.70 RSF/mo	Corner suite along Lake Avenue. Suite is customizable to tenant's specifications.
202	3,265	\$3.70 RSF/mo	Move-in ready north facing spec suite with double door identity, 3 window offices, conference room, break area, open work area and reception.
305	1,805	\$3.70 RSF/mo	Northeast suite customizable to tenant's specifications.
320	2,021	\$3.70 RSF/mo	3 window offices, glass conference room, break area, open work area and reception. Contiguous with Suite 340 to 4,677 RSF. Available January 1, 2026.
340	2,656	\$3.70 RSF/mo	Double door entry with 4 window offices, glass conference room, break area, open work area and reception. Contiguous with Suite 320 to 4,677 RSF. Available November 1, 2025.
420	3,278	\$3.70 RSF/mo	8 window offices, conference room, break room, storage, open work area and reception. Contiguous with Suite 430 to 7,540 RSF.
430	4,262	\$3.70 RSF/mo	Double-door identity with 4 offices and open work area. Suite is customizable to tenant's specifications. Contiguous with Suite 420 to 7,540 RSF.
650	5,909	\$3.70 RSF/mo	Suite customizable to tenant's specifications with 8 existing window offices.
815	2,972	\$3.70 RSF/mo	Move-in ready suite with 4 window offices, conference room, break area, open work area and reception. Contiguous with Suite 820 to 8,571 RSF.
820	5,599	\$3.70 RSF/mo	Double-door identity with 9 window offices, 2 interior offices, conference room, break room, storage/work room, open work area and reception. Contiguous with Suite 815 to 8,571 RSF.
930	1,577	\$3.70 RSF/mo	Upper floor suite with 2 window offices, 2 interior offices, break area and open work/collaboration space.
1002	3,412	\$3.70 RSF/mo	Move-in ready upper floor spec suite with 4 window offices, 1 interior office, 1 conference room, break area, open work area and reception.

SUITE 115



2,051 RSF

AVAILABLE

\$3.70 FSG

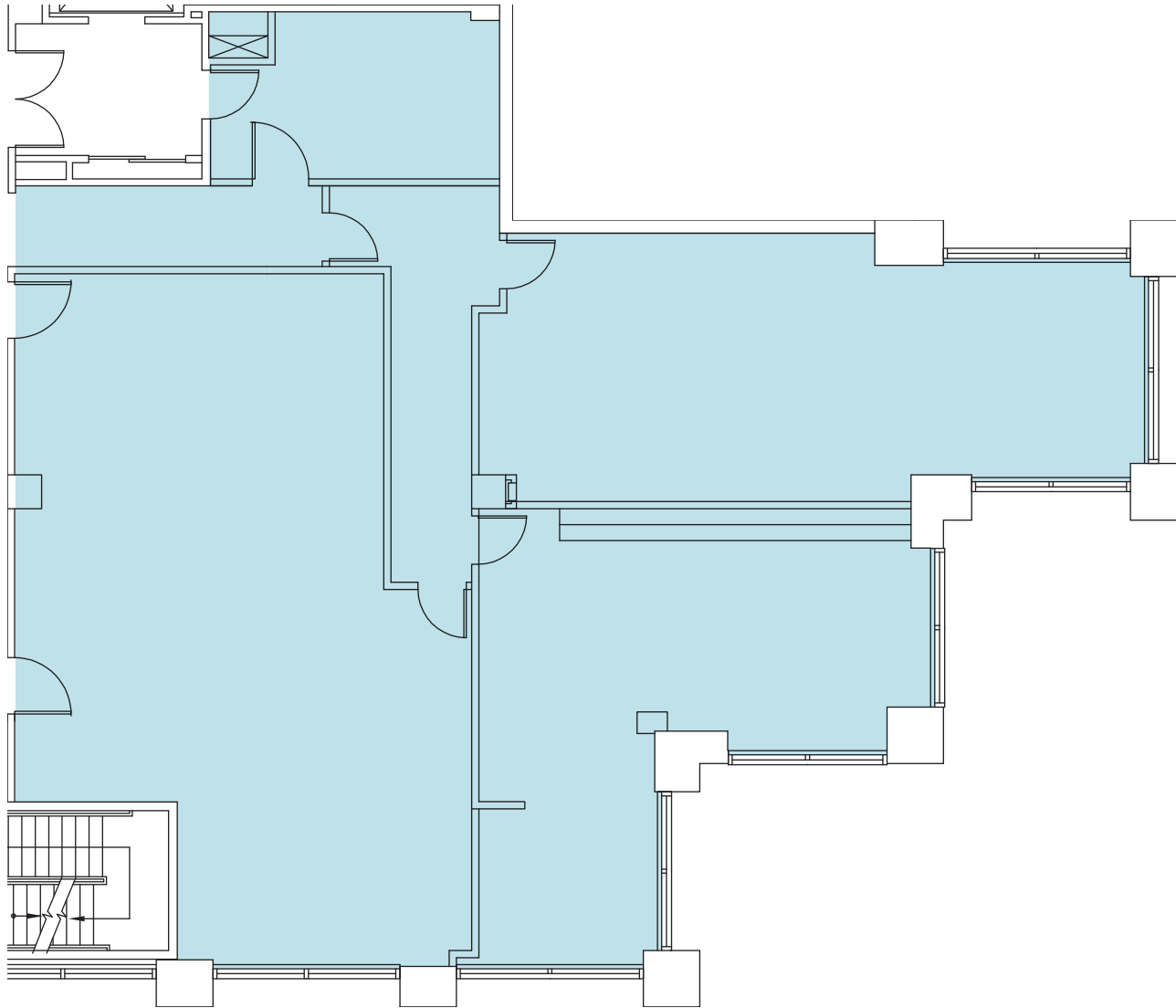
LEASE RATE (RSF/MO)

NOW

AVAILABLE

Ground floor office space with high ceilings. 3 window offices, 1 interior office, conference room, break room, storage, open work area and reception.

SUITE 200



3,443 RSF

AVAILABLE

\$3.70 FSG

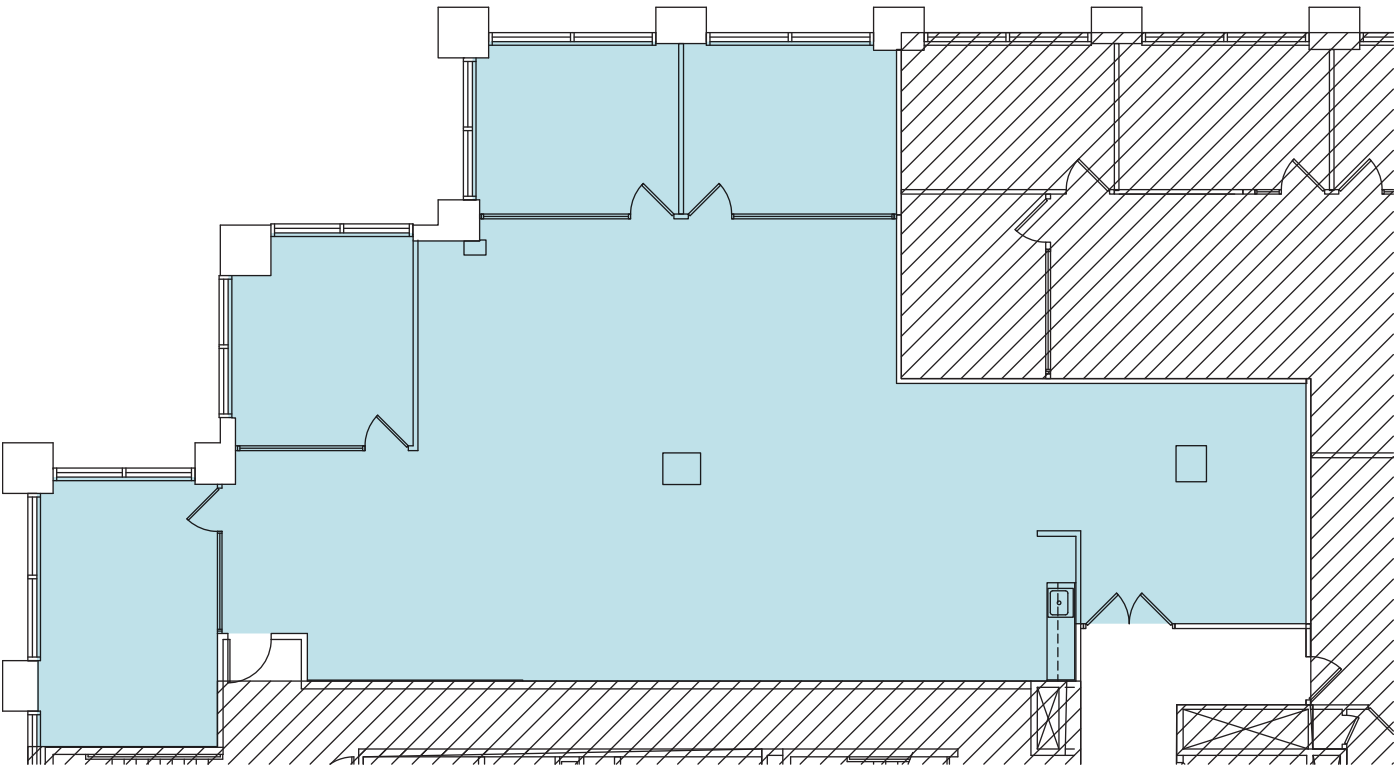
LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Corner suite along
Lake Avenue. Suite
is customizable to
tenant's specifications.*

SUITE 202 | MOVE-IN READY SPEC SUITE



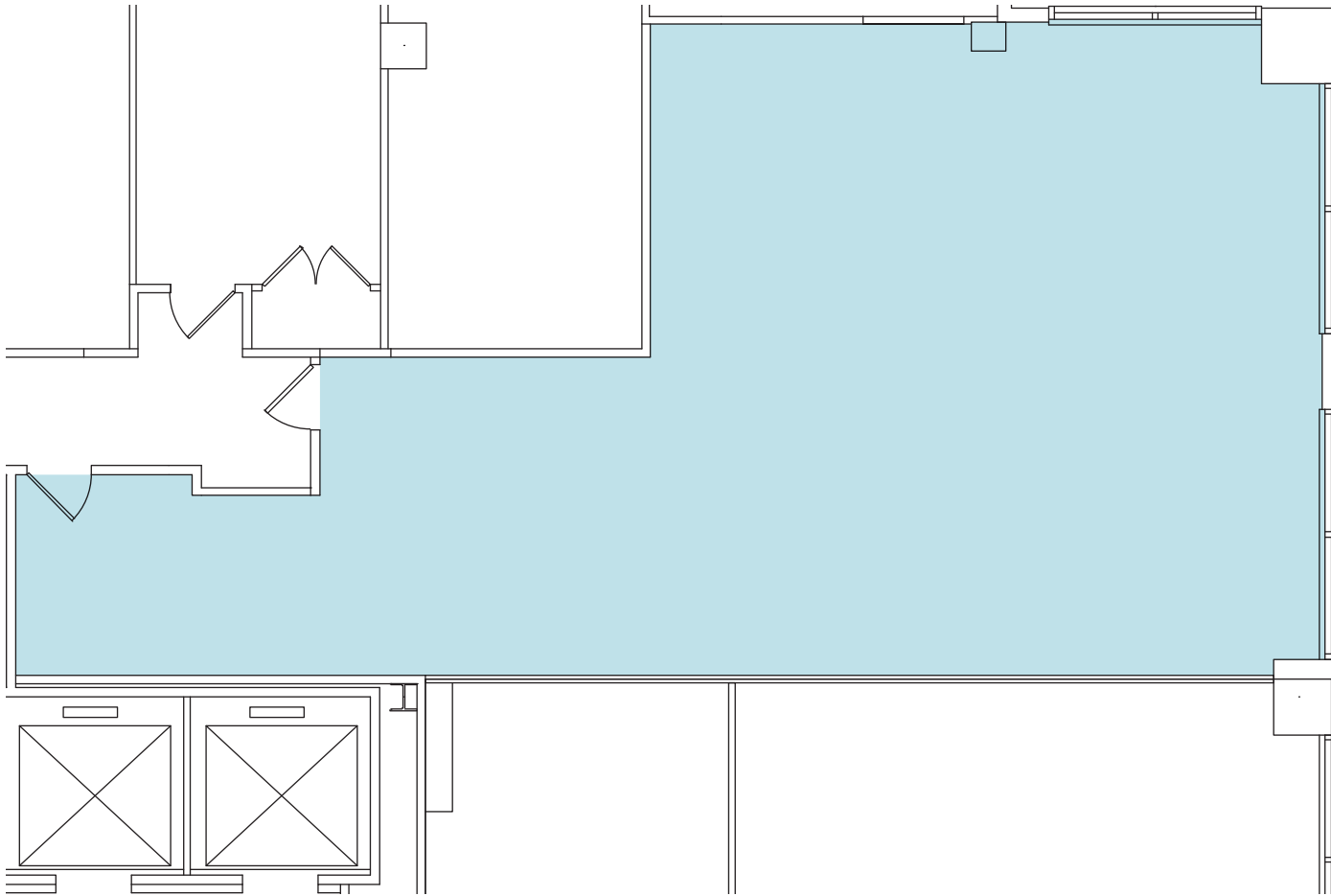
3,265 RSF
AVAILABLE

\$3.70 FSG
LEASE RATE (RSF/MO)

NOW
AVAILABLE



SUITE 305



1,805 RSF

AVAILABLE

\$3.70 FSG

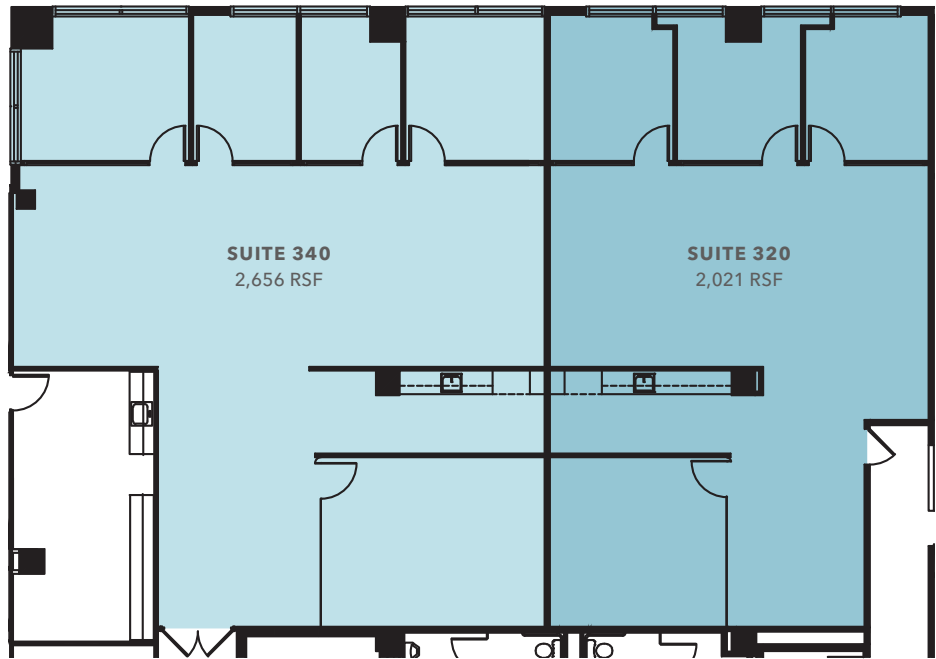
LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Northeast suite
customizable to
tenant's specifications.*

SUITES 320 & 340



4,677 RSF

CONTIGUOUS SPACE

Suite	RSF	Rate (FSG)	Description
320	2,021	\$3.70 RSF/mo	3 window offices, glass conference room, break area, open work area and reception. Contiguous with Suite 340 to 4,677 RSF. Available January 1, 2026.
340	2,656	\$3.70 RSF/mo	Double door entry with 4 window offices, glass conference room, break area, open work area and reception. Contiguous with Suite 320 to 4,677 RSF. Available November 1, 2025.



SUITE 320



SUITE 320

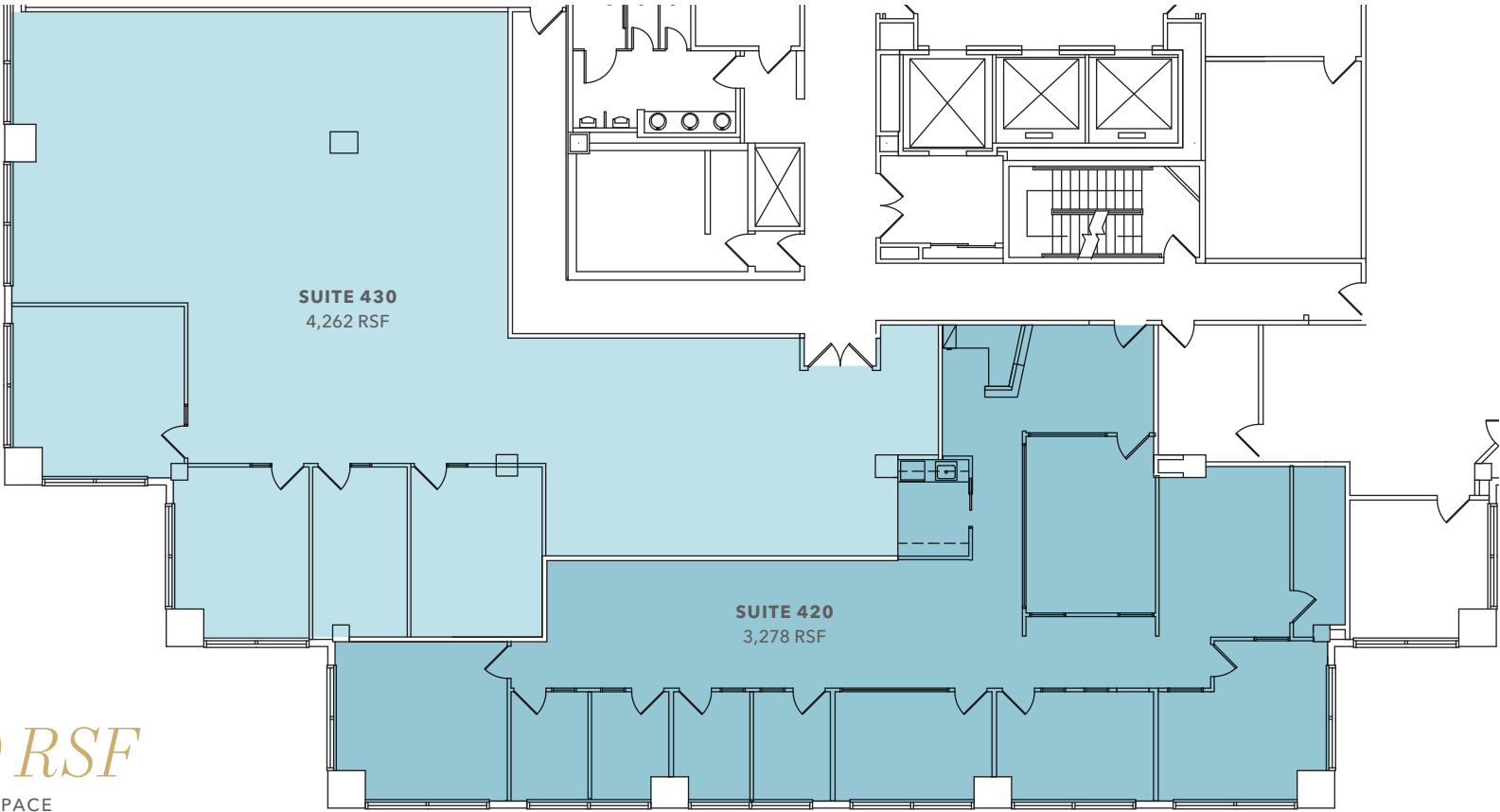


SUITE 340



SUITE 340

SUITES 420 & 430

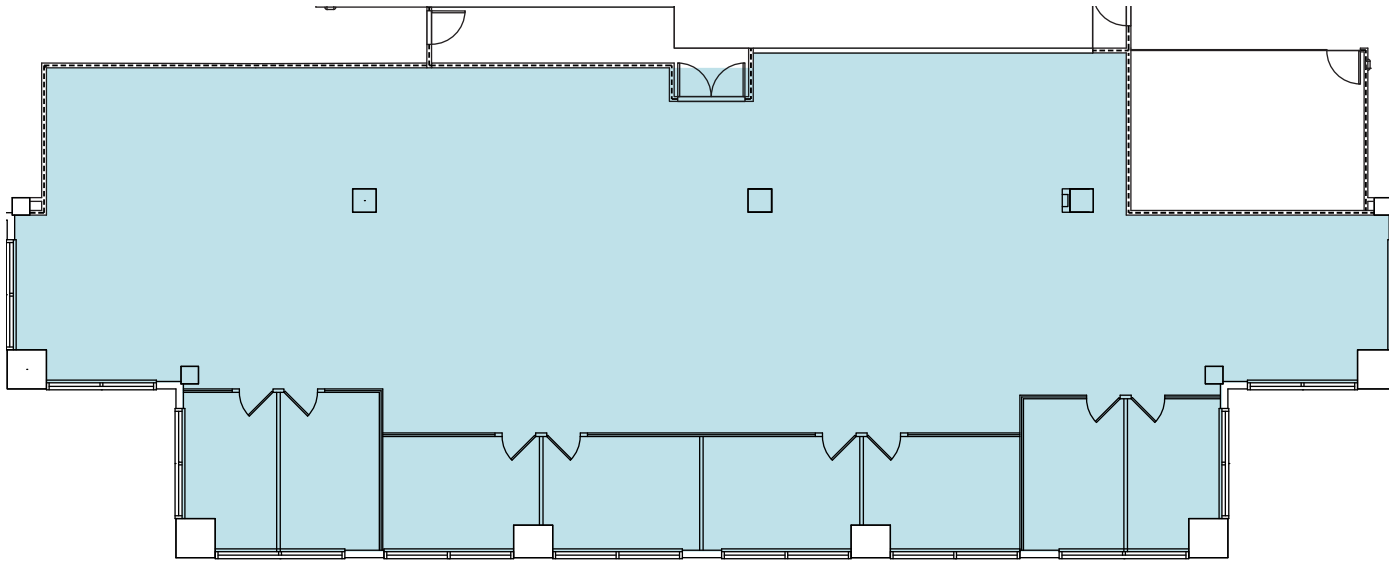


7,540 RSF
CONTIGUOUS SPACE

Suite	RSF	Rate (FSG)	Description
420	3,278	\$3.70 RSF/mo	8 window offices, conference room, break room, storage, open work area and reception. Contiguous with Suite 430 to 7,540 RSF.
430	4,262	\$3.70 RSF/mo	Double-door identity with 4 offices and open work area. Suite is customizable to tenant's specifications. Contiguous with Suite 420 to 7,540 RSF.

301 NORTH LAKE AVE

SUITE 650



5,909 RSF

AVAILABLE

\$3.70 FSG

LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Suite customizable to
tenant's specifications
with 8 existing
window offices.*

SUITES 815 & 820



8,571 RSF

CONTIGUOUS SPACE

Suite	RSF	Rate (FSG)	Description
815	2,972	\$3.70 RSF/mo	Move-in ready suite with 4 window offices, conference room, break area, open work area and reception. Contiguous with Suite 820 to 8,571 RSF.
820	5,599	\$3.70 RSF/mo	Double-door identity with 9 window offices, 2 interior offices, conference room, break room, storage/work room, open work area and reception. Contiguous with Suite 815 to 8,571 RSF.



SUITE 815

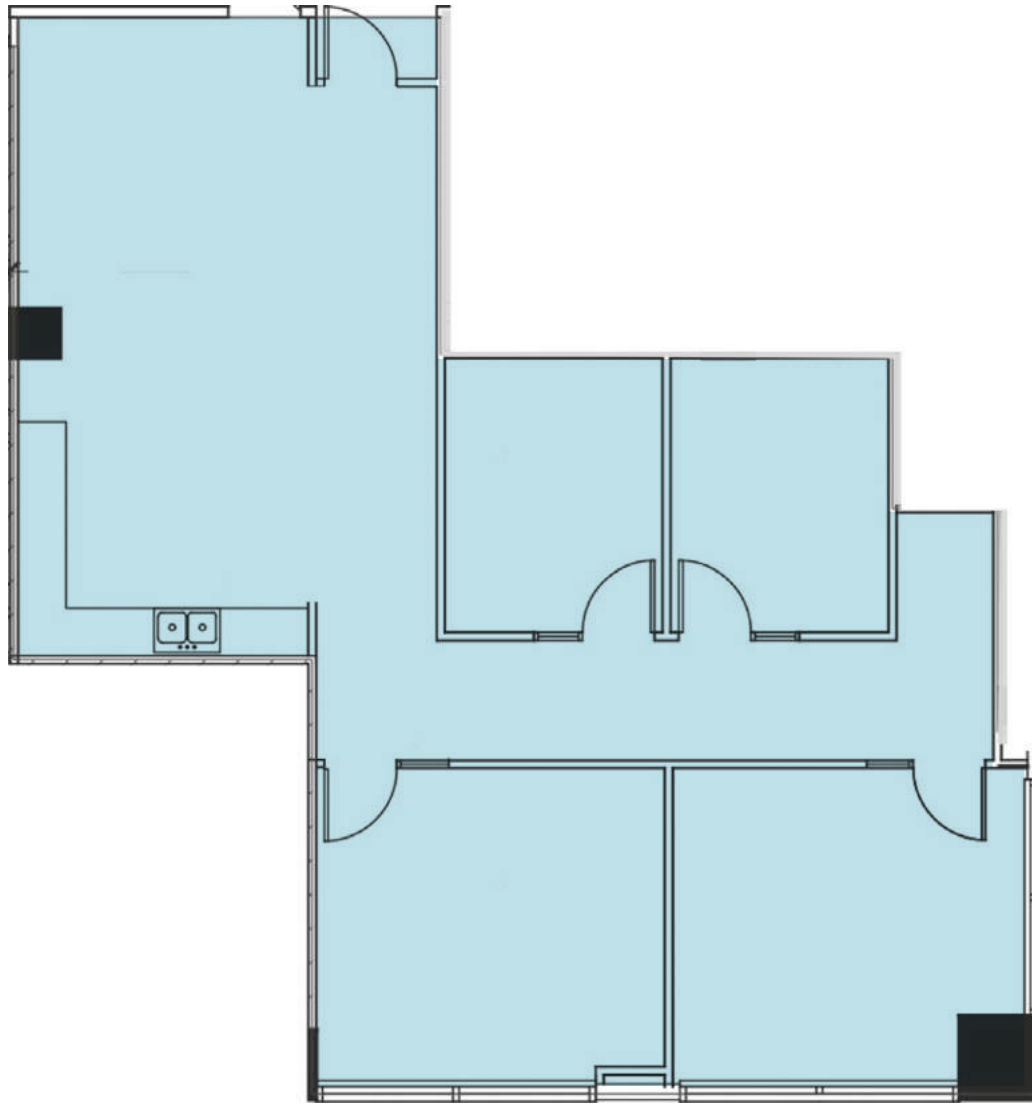


SUITE 815



SUITE 815

SUITE 930



1,577 RSF

AVAILABLE

\$3.70 FSG

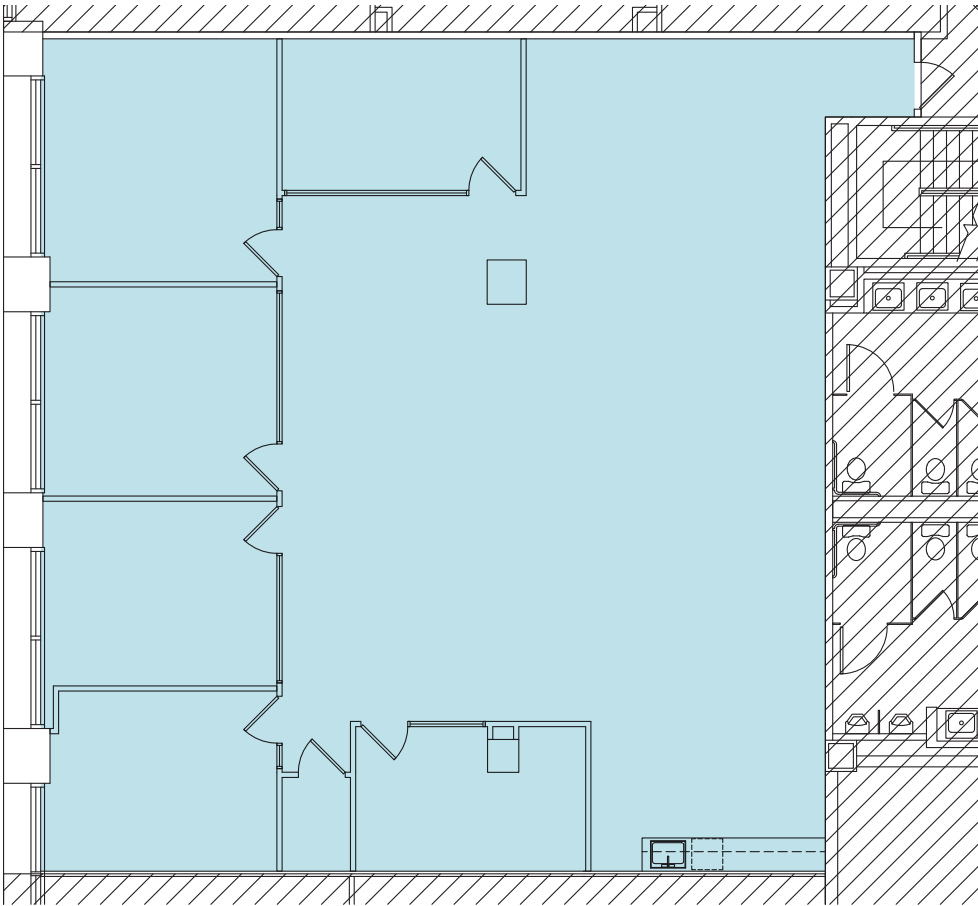
LEASE RATE (RSF/MO)

NOW

AVAILABLE

*Upper floor suite
with 2 window offices,
2 interior offices, break
area and open work/
collaboration space.*

SUITE 1002 | MOVE-IN READY SPEC SUITE



3,412 RSF

AVAILABLE

\$3.70 FSG

LEASE RATE (RSF/MO)

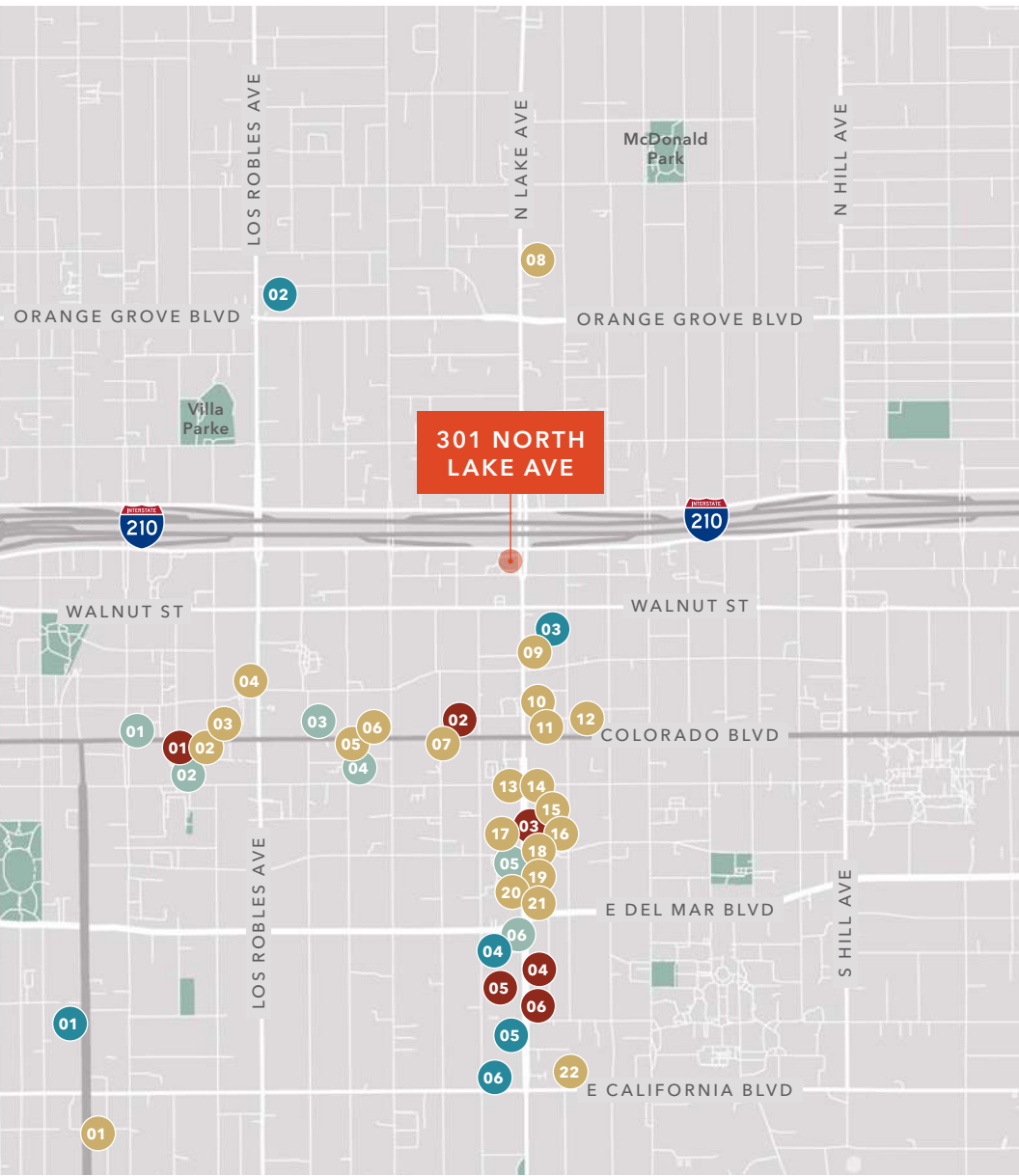
NOW

AVAILABLE

AVAILABLE FOR LEASE



KIDDER MATHEWS



NEARBY AMENITIES

EAT & DRINK

- 01 Lucky Boy
- 02 Yard House
- 03 Ruth's Chris Steak House
- 04 California Pizza Kitchen
- 05 Urth Caffe
- 06 Tender Greens
- 07 Nine & Nine Thai Kitchen
- 08 Chick-fil-A
- 09 Go China Restaurant
- 10 Settebello Pizzeria Napoletana
- 11 Oh La La
- 12 Artisanal Goods by CAR
- 13 Republik Coffee
- 14 Nosy Neighbors Coffee
- 15 Sugarfish
- 16 Philz Coffee
- 17 Celestino Ristorante & Bar
- 18 UOVO
- 19 Mendocino Farms
- 20 Urban Plates
- 21 Granville
- 22 Pie 'n Burger

SHOPPING

- 01 The Paseo
- 02 Target
- 03 The Commons
- 04 The Burlington Arcade
- 05 The Shops on Lake Avenue
- 06 Ross

GROCERY

- 01 Whole Foods
- 02 Baja Ranch Market
- 03 Ralphs
- 04 Trader Joes
- 05 Erewhon
- 06 Pavilions

FITNESS

- 01 Hot 8 Yoga
- 02 Equinox
- 03 24 Hour Fitness
- 04 Anytime Fitness
- 05 LA Fitness
- 06 Planet Fitness

301 NORTH LAKE AVE

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KIDDER.COM

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