



LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

# N LAKE AVE PASADENA, CA

Now Leasing for \$3.45/SF/FSG

**NEW OWNER**  
**NEW TEAM**  
**NEW EXPERIENCE**



[www.2NLakeAve.com](http://www.2NLakeAve.com)

Welcome to an exceptional opportunity to lease space at 2 N Lake Avenue in the heart of Pasadena.

Standing eleven stories tall with 203,911 square feet of Office and Medical space, this Class A building in the Playhouse Village includes professional property management, a multi-story parking structure, a penthouse suite, multiple balconies, and an incredible outdoor deck overlooking the city.

The location provides an exciting mix of prime commercial real estate, cultural attractions, and a large medical/biotech community. Boasting high visibility along the Rose Parade Route at the intersection at Lake Avenue and Colorado Boulevard, your commercial venture is poised to flourish amidst the city's heartbeat. Enjoy seamless integration between Playhouse Village and the vibrant tapestry of South Lake Avenue, a premier shopping and dining destination known for its exquisite offerings and enduring appeal.

**WITH NEW OWNERSHIP AND A NEW LEASING TEAM, 2 N LAKE AVE IS READY TO OFFER A WHOLE NEW EXPERIENCE!**



## PRIME COMMERCIAL PRESENCE

This area is renowned for its vibrant street life, making it an ideal locale for businesses seeking high visibility and foot traffic in the midst of Old Pasadena, South Lake Ave Shopping District and Playhouse Village.

## CULTURAL ENRICHMENT

Located in the historic Pasadena Playhouse, an iconic venue that hosts a rich tapestry of cultural and theatrical events, providing a captivating backdrop for your enterprise.

## MEDICAL & BIOTECH HUB

Enjoy the benefits of being part of Pasadena's medical and biotech community near Huntington Memorial Hospital, The Doheny Eye Institute, NASA JPL, Caltech and more.

## COVERED & RESERVED PARKING

Enjoy the convenience of a 24-hour parking garage on-site, nearby schools, parks, and essential amenities that enrich the daily lives of residents and employees alike.

## EFFICIENT TRANSPORTATION

Pasadena boasts excellent connectivity with efficient public transportation options including six Gold Line Metro stations, bus lines and bicycle paths. In addition, the corner location at Lake Avenue and Colorado Blvd. allows for high traffic visibility.

## TELEVISED ROSE PARADE

Be part of the grand tradition of Colorado Boulevard, hosting the globally acclaimed Rose Parade on New Year's Day.

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Don't miss this golden opportunity to establish your business in one of Pasadena's most dynamic and sought-after locations.

Experience the energy, culture, and growth potential that 2 North Lake Avenue has to offer.

Contact us today to explore all the possibilities in this thriving district. Your success begins here.

### PROPERTY SUMMARY

ADDRESS	2 N. Lake Avenue, Pasadena CA 91101
ASKING RATE	\$3.45 PSF/FSG/Month
TOTAL RBA	±203,911 SF
STORIES	11
ELEVATORS	5 with 1 freight
PARKING	3/1,000
CLASS	A
ALLOWED USE	Office (Professional, Medical, Financial) R&D, Personal Services, Day Care Center, Laboratory & more
ZONING	Central District Specific Plan (CD-5 PD-10)
YEAR BUILT	1985
LOT SIZE	1.65 AC

### LEASE AVAILABILITIES

Suite 260	±3,138 SF
Suite 360	±6,634 SF
Suite 500	±2,634 SF
Suite 600-700	±42,347 SF
Suite 820	±8,220 SF
Suite 930	±2,958 SF
Penthouse	±9,513 SF (Rooftop deck ±7,309 SF)

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Rare rooftop deck with amazing mountain & city views



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# PASADENA CITY STATS

32 **Playhouse Village**  
CITY BLOCKS

95  
WALKSCORE



3.2M  
ANNUAL VISITORS



\$98K  
AVERAGE HH INCOME



6  
METROLINK STATIONS



OLD PASADENA

PASADENA CITY HALL

FUTURE  
AC  
HOTELS  
MARRIOTT

Fleming's  
PRIME STEAKHOUSE & LOBBY BAR

TARGET

INTERSTATE  
CALIFORNIA  
210



LANDMARK  
THEATRES  
MAYCORN

VROMAN'S  
BOOKSTORE

Total Wine

FedEx

Playhouse  
Village

COLORADO BLVD (33,900 CPD)

RESTAURANT  
COMING SOON

LAKE AVE (19,300 CPD)

SOUTH LAKE AVE  
SHOPPING DISTRICT



Rose Parade Route

Pasadena Hotel  
& POOL

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**SUITE**  
Suite 260

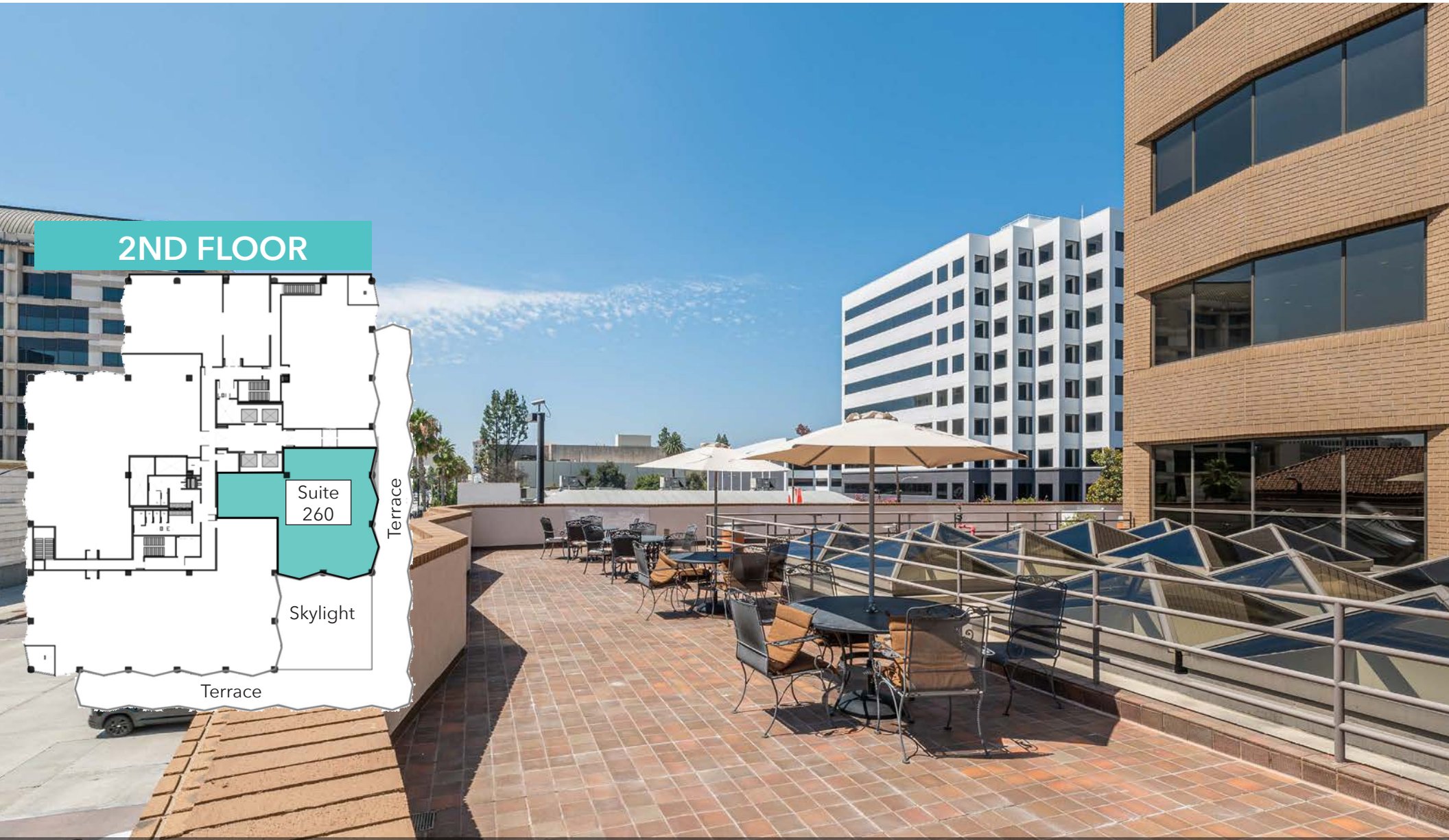
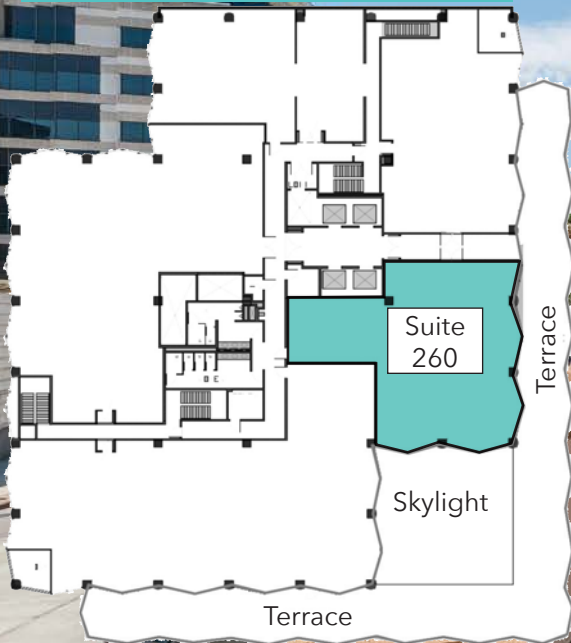
**SIZE**  
±3,138 SF



**Special Features**

Offices on the Second Floor with Private Balconies, 9' ceilings and areas for a private conference room.

**2ND FLOOR**



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**SUITE**  
Suite 360

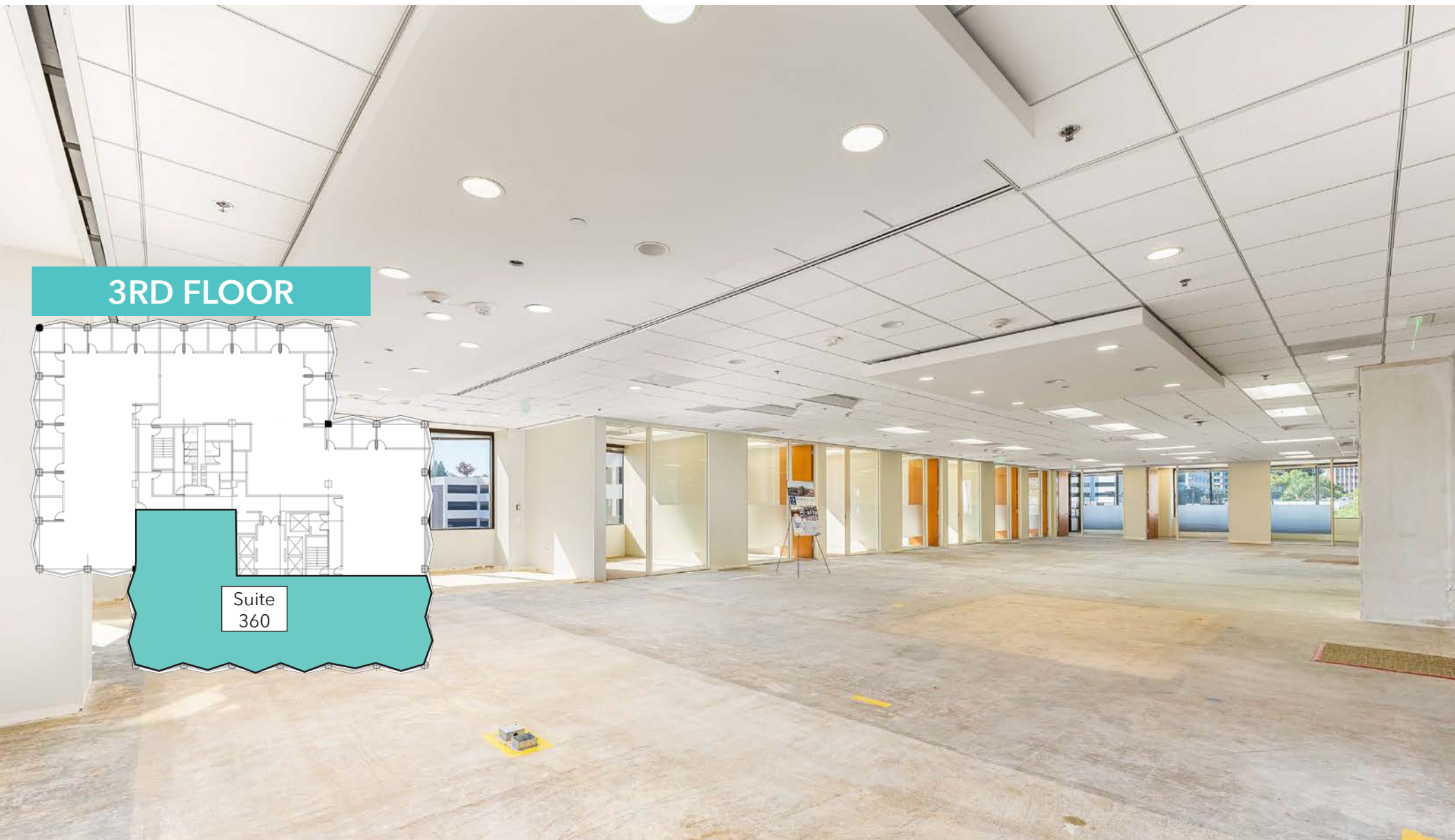
**SIZE**  
±6,634 SF



**Special Features**

Picture balconies with North, South and West facing views. Plenty of natural light.

**3RD FLOOR**



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**SUITE**  
Suite 500

**SIZE**  
±2,634 SF

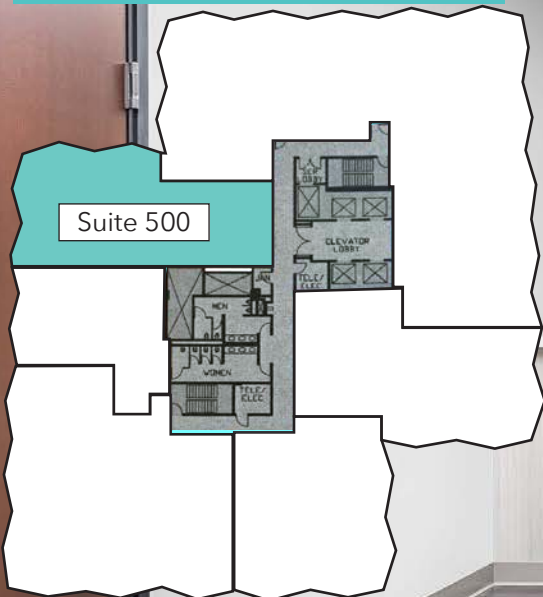


**Special Features**

Modern Spec Suite. New flooring with contemporary glass partitions and roller shades. North facing views.

**5TH FLOOR**

Suite 500



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**SUITE**  
Suite 600-700

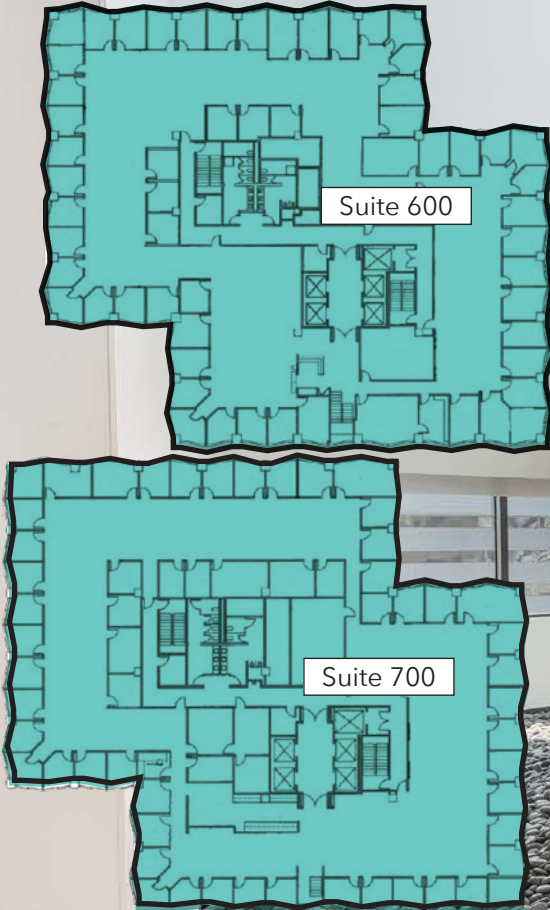
**SIZE**  
±42,347 SF



**Special Features**

Two full floors joined with private staircase and modern finishes.

**6TH & 7TH FLOOR**



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**SUITE**  
Suite 820

**SIZE**  
±8,220 SF



**Special Features**

Spec Suite. Very modern. Kitchen includes rare seamless indoor/outdoor balcony.

**8TH FLOOR**



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**SUITE**  
Suite 910

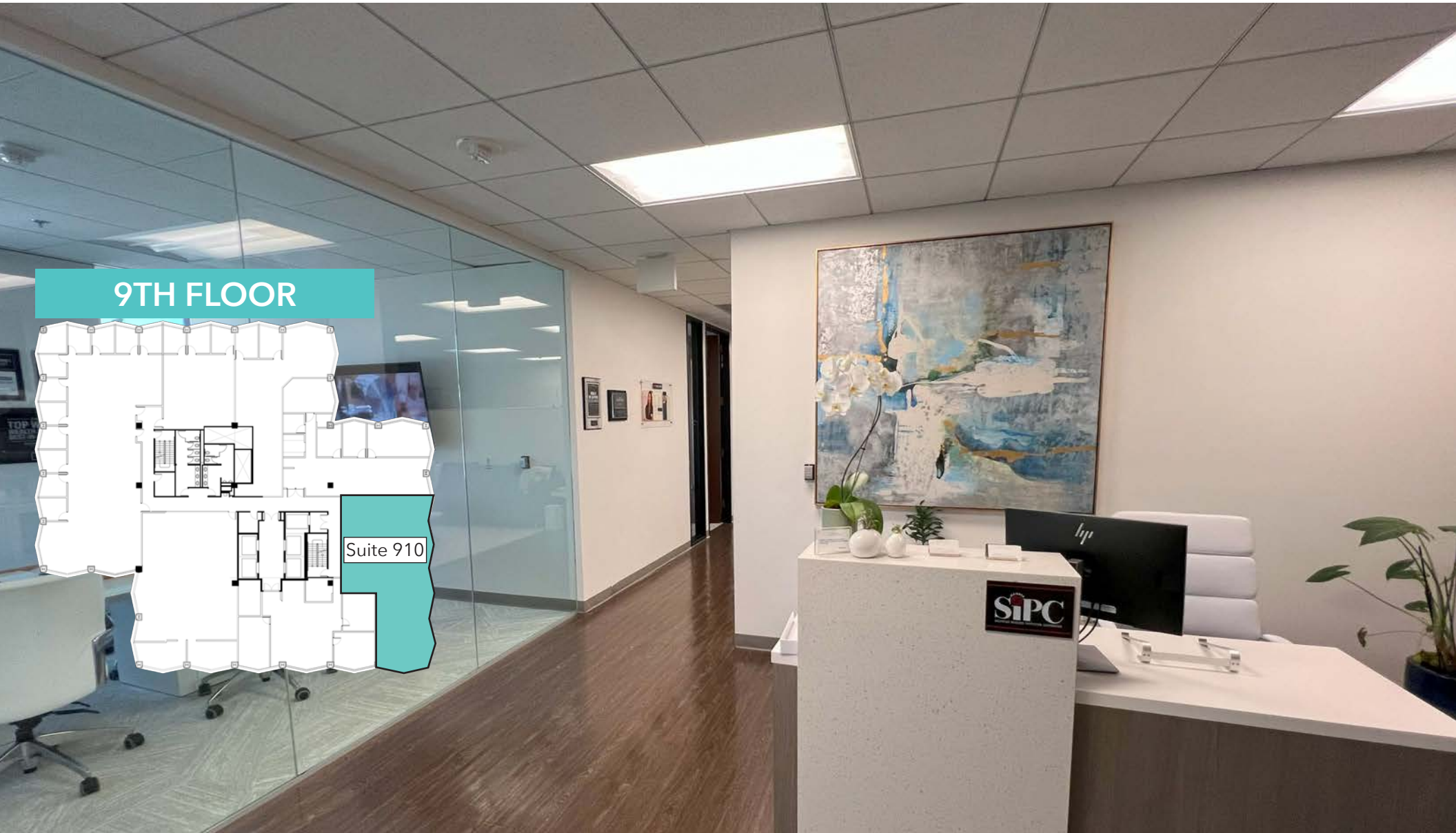
**SIZE**  
±2,685 SF



**Special Features**

Second Gen Corner Suite. Modern finishes with southeast facing views. Kitchen with balcony.

**9TH FLOOR**



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**SUITE**  
Suite 930

**SIZE**  
±2,958 SF



**Special Features**

Spec Suite. Very modern. Includes kitchen with North and Northeast facing views.

**9TH FLOOR**



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**SUITE**  
Penthouse  
Rooftop Deck

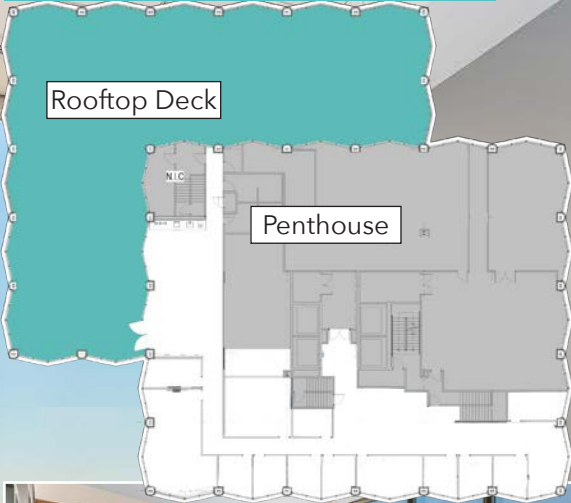
**SIZE**  
±9,513 SF  
±7,309 SF



**Special Features**

The best 360° views in Pasadena. Full build out with 12' ceilings, kitchen, 2 conference rooms, in-suite restrooms. 7,309 SF rooftop deck not included in suite RSF

**PENTHOUSE**



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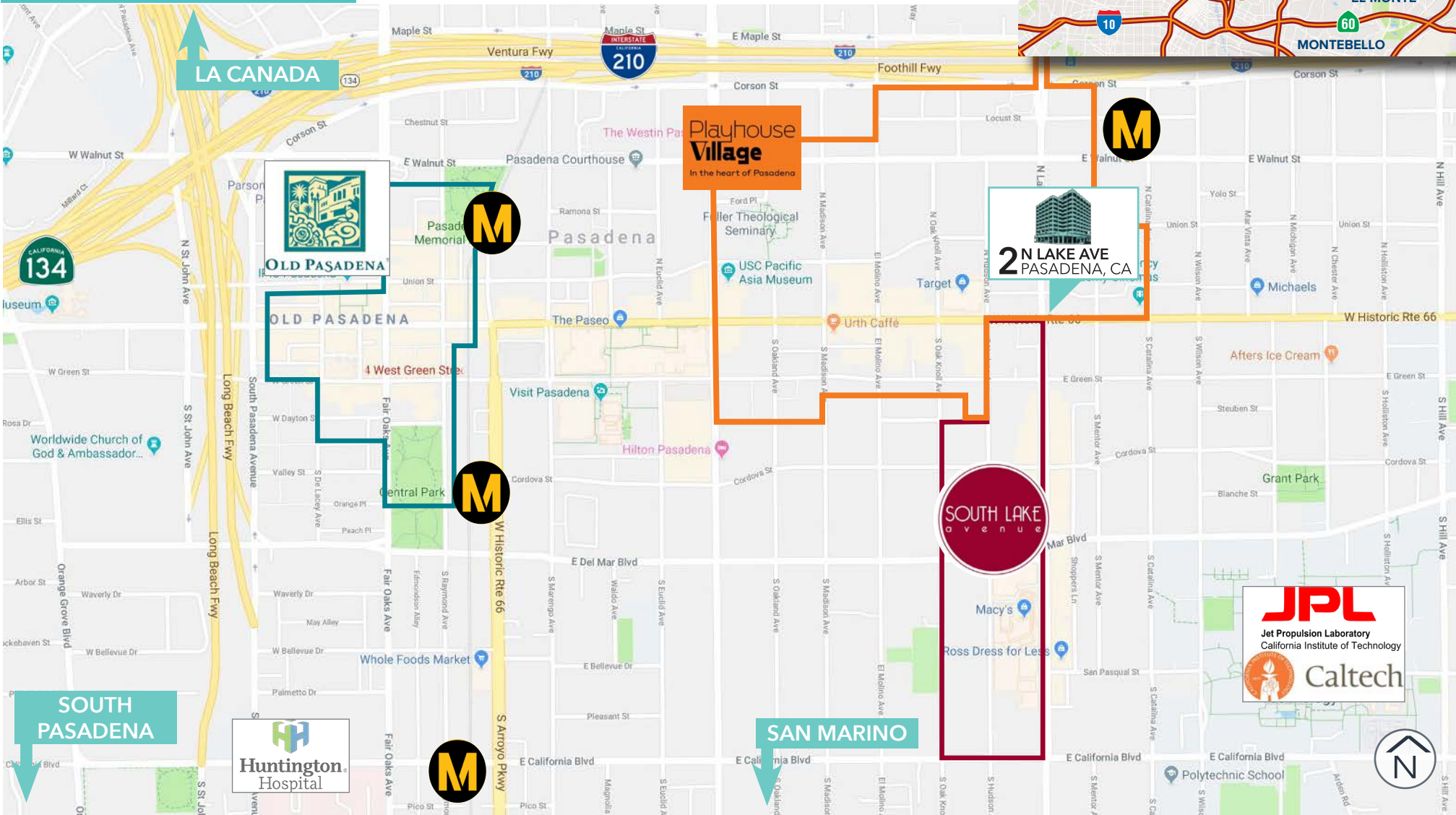
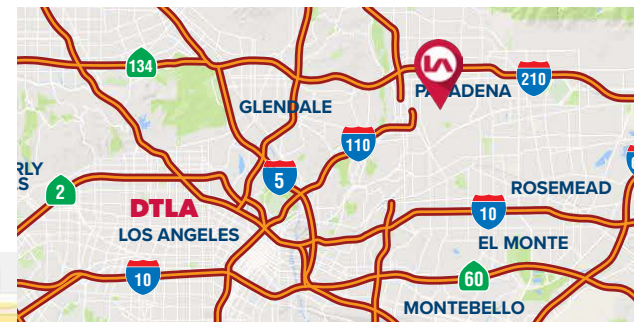


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**MAP LOCATION**



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