

301

NORTH LAKE AVE

PASADENA, CALIFORNIA



BARKER
PACIFIC
GROUP

km Kidder
Mathews



Unparalleled access to the 210 Freeway and Metro Gold Line Lake Station



Walk Score of 89 with abundant restaurant and retail amenities in close proximity



Direct building access from subterranean parking levels



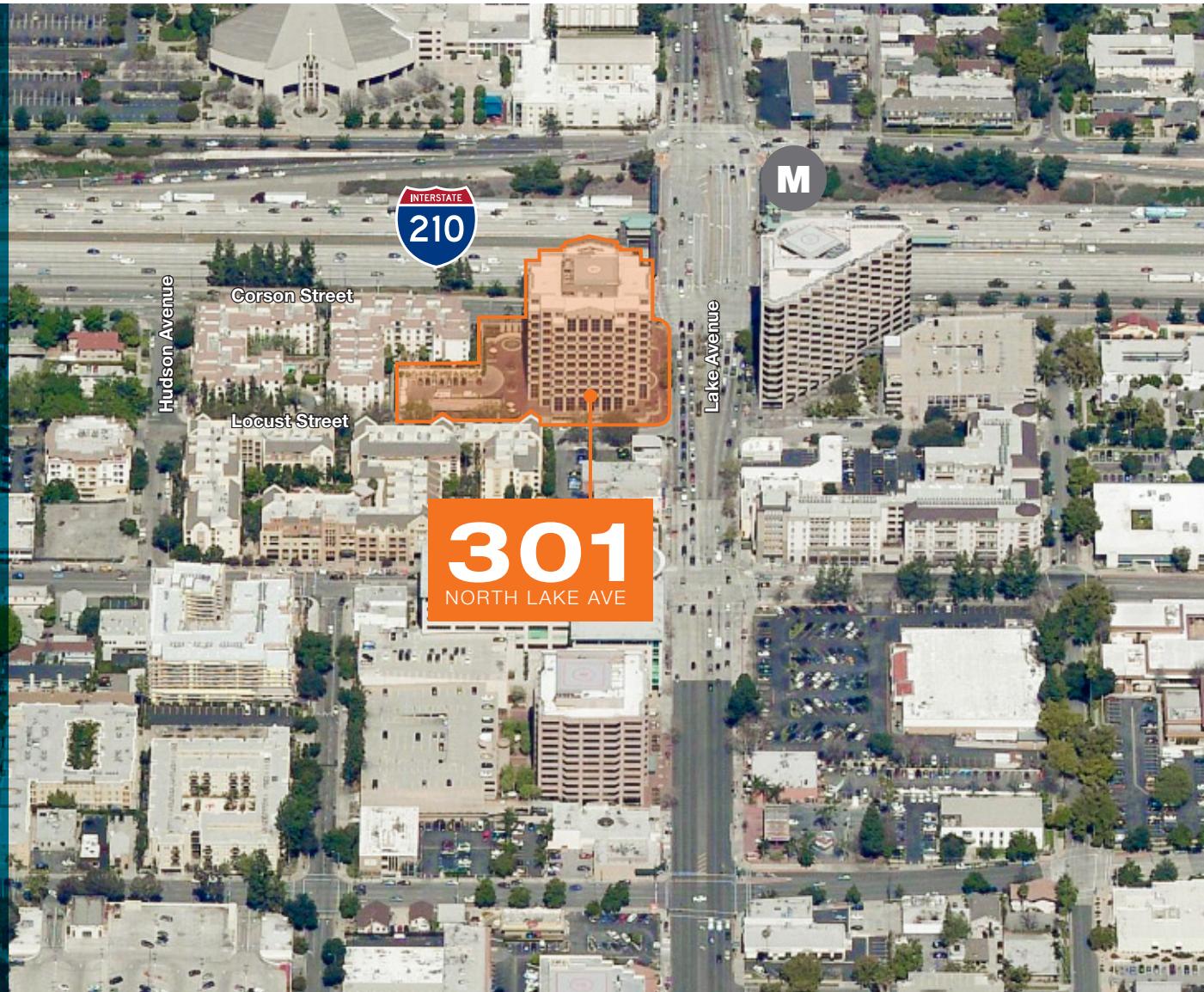
Unobstructed mountain views to the north and surrounding Pasadena skyline



Onsite, responsive management



24/7 building access



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REIMAGINED

Wifi enabled outdoor amenity area coming in 2019

Common area upgrades coming in 2019

Food truck rotation coming in 2019

Enhanced coffee and food options coming in 2019

Responsive & professional ownership:
Barker Pacific Group

Onsite management and leasing

Onsite conference center

EV charging stations

24-hour security

Onsite storage space

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SITE PLAN: CONCEPTUAL RENDERING



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PARKING

3:1,000
RATIO

\$95

UNRESERVED

\$110

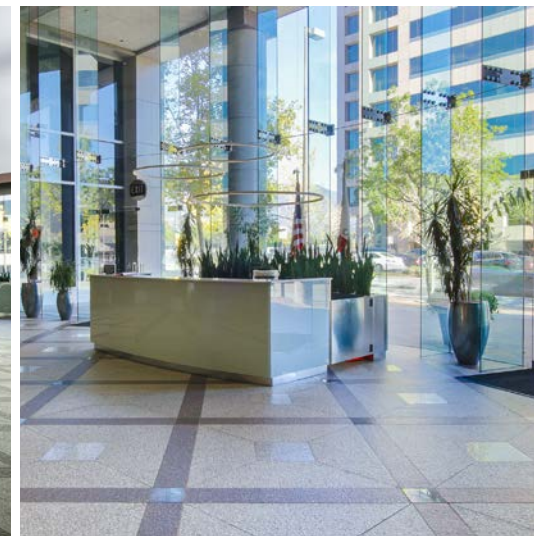
TANDEM
RESERVED

\$150

RESERVED

AVAILABLE SUITES

SUITE	RSF	RATE (FSG)	DESCRIPTION
105	2,778	\$3.35/RSF per month	Prime ground floor space.
200	3,194	\$3.35/RSF per month	Available 2Q19.
203	3,246	\$3.35/RSF per month	Available 2Q19.
305	2,446	\$3.35/RSF per month	Premier northeast corner office with unmatched mountain views.
320	4,677	\$3.35/RSF per month	Customizable to tenant's specifications. Suite is divisible.



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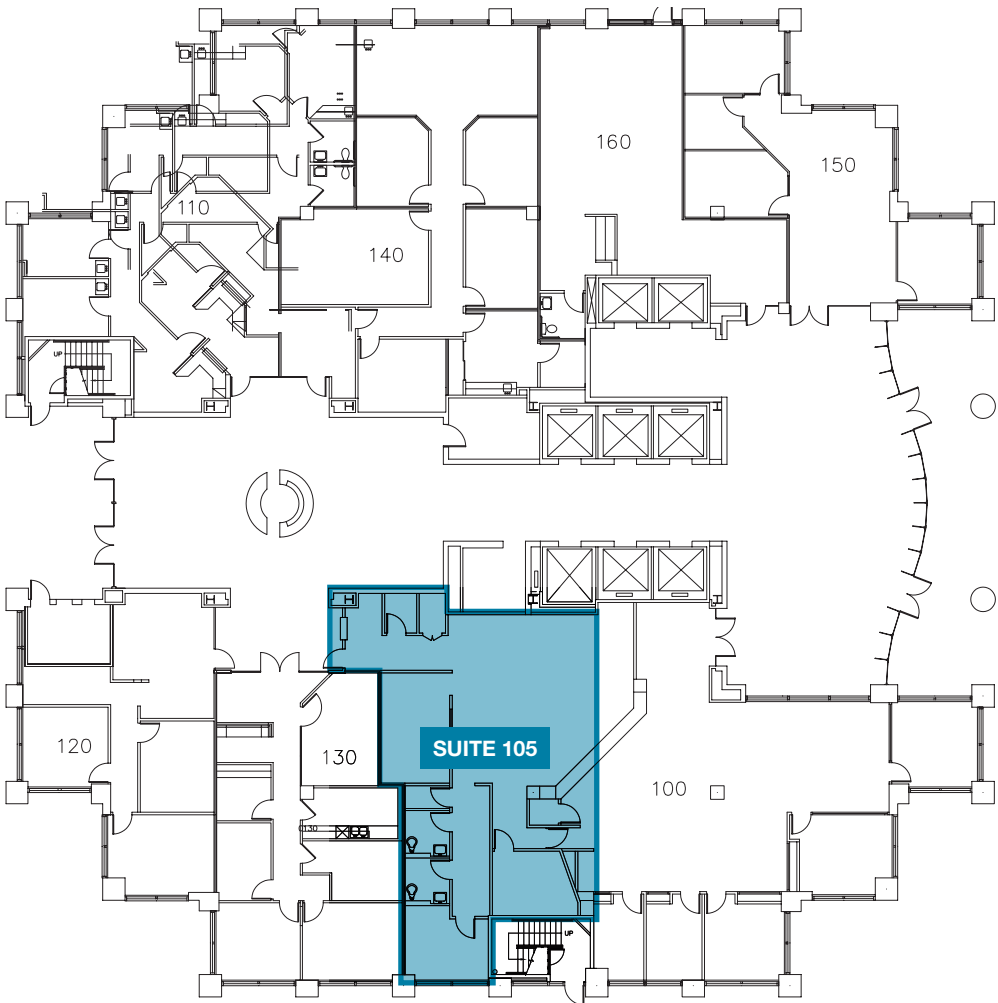
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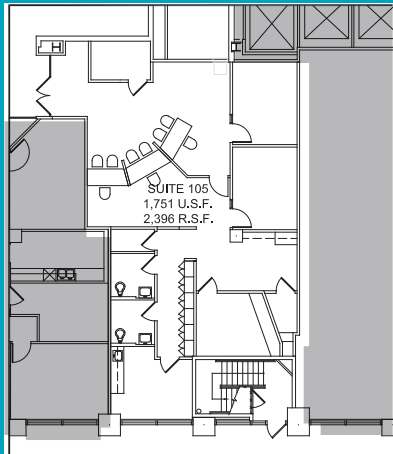
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FIRST FLOOR



Suite 105

AS BUILT



PROPOSED PLAN



SUITE	SIZE	DESCRIPTION
105	2,778 RSF	Prime ground floor space.

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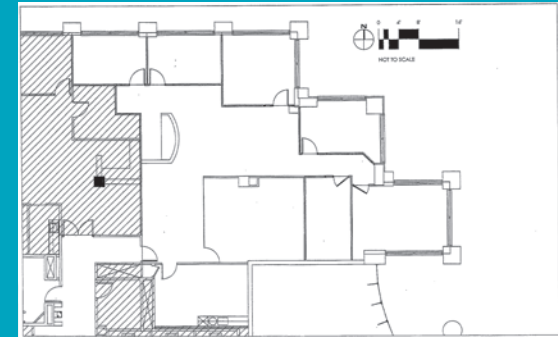
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SECOND FLOOR



Suite 203



SUITE	SIZE	DESCRIPTION
200	3,194 RSF	Available 2Q19.
203	3,246 RSF	Available 2Q19.

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THIRD FLOOR



SUITE	SIZE	DESCRIPTION
305	2,446 RSF	Premier northeast corner office with unmatched mountain views.
320	4,677 RSF	Customizable to tenant's specifications. Suite is divisible.

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AMENITIES MAP



EAT + DRINK

1. Cheesecake Factory
2. 85C Bakery Cafe
3. King Taco
4. Urth Caffe
5. La Grande Orange Cafe
6. Philz Coffee
7. Green Street Tavern
8. Granville
9. Vertical Wine Bistro
10. Marston's Restaurant
11. Sugarfish Sushi
12. Del Taco
13. T. Boyle's Tavern
14. Annapurna Grill
15. El Portal
16. Malbec Argentinean
17. Daisy Mint
18. Tender Greens
19. Blaze Pizza
20. The Hat
21. El Taquito Mexicano
22. Conrad's
23. Tom's
24. Original Tommy's
25. Dog Haus Pasadena
26. El Pollo Loco
27. U Pick Cafe

EAT + DRINK

28. Roscoe's
29. Reyn
30. Chao Doi Thai
31. Winchell's Donut House
32. La Estrella
33. Mendocino Farms
34. Del Frisco's
35. Urban Plates
36. Starbucks

SHOPPING

1. Patagonia
2. Lululemon
3. J.Crew
4. MAC
5. Gap
6. Forever 21
7. Zara
8. Urban Outfitters
9. Target
10. Michael's
11. Macy's
12. Colorado
13. Walgreens
14. CVS
15. Samy's Camera
16. Pasadena Cyclery

GROCERY

1. Ralphs
2. Baja Ranch Market
3. The Corner Market
4. Vallarta Supermarkets
5. Linda Rosa Market
6. Trader Joe's
7. Chaaste Family Market

ENTERTAINMENT

1. iPic Theaters
2. Pacific Asia Museum
3. Pasadena Ice Skating Center
4. Pasadena Visitor's Center
5. Pasadena Playhouse
6. Laemmie's Playhouse 7
7. Regency Cinemas
8. Villa Park Community Center
9. ArcLight Cinemas

FITNESS

1. Orangetheory Fitness
2. LA Fitness
3. California Home Fitness
4. Hybrid Fitness
5. Elite Fitness
6. Pure Barre Pasadena

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