

# GATEWAY PLAZA

300 N. LAKE AVENUE  
PASADENA



**FOR LEASE**

**CLASS A OFFICE SPACE IN THE HEART OF PASADENA  
GROUND FLOOR CAFE/RESTAURANT SPACE AVAILABLE**

**AVISON  
YOUNG**

## PROPERTY DETAILS

# 300 N. LAKE AVENUE

PASADENA



Located within the core of Pasadena's business district, adjacent to METRO Gold Line Lake Station, Gateway Plaza consists of a 13-story Class-A office building, complemented by an exterior plaza with extensive landscaping, fountains, and outdoor seating.

- On-site property management
- 24-hour security staff
- Access control at elevators and garage via card key
- Fully-staffed parking structure
- 3:1,000 Parking Ratio
- Daily maintenance and engineering service
- Auto detailing facility on-site
- Attractively landscaped grounds
- Adjacent to METRO Gold Line Lake Station
- EPA Energystar Certification
- LEED Gold Certification

Suite	SF	Rate	Comments
110	1,098	Negotiable	Ground Floor Cafe/Restaurant Space
400	22,300	\$3.65 FSG	Full Floor, Available 11/1/2025
928	1,171	\$3.65 FSG	Available 1/1/2026. Open area and 2-3 private offices.
1020	4,797	\$3.65 FSG	Reception, conference room, 9 private offices, copy/break room and open area.
1090	2,195	\$3.65 FSG	Reception, conference room, 2 private offices and kitchenette
1100	6,459	\$3.65 FSG	Mix of open areas and private offices.

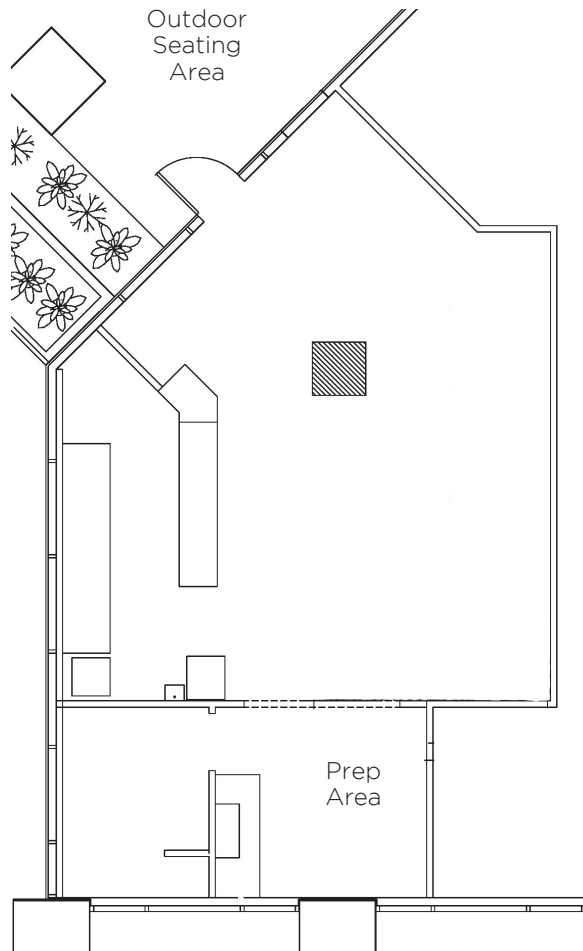


# GROUND FLOOR CAFE/RESTAURANT SPACE

300 N. LAKE AVENUE  
PASADENA

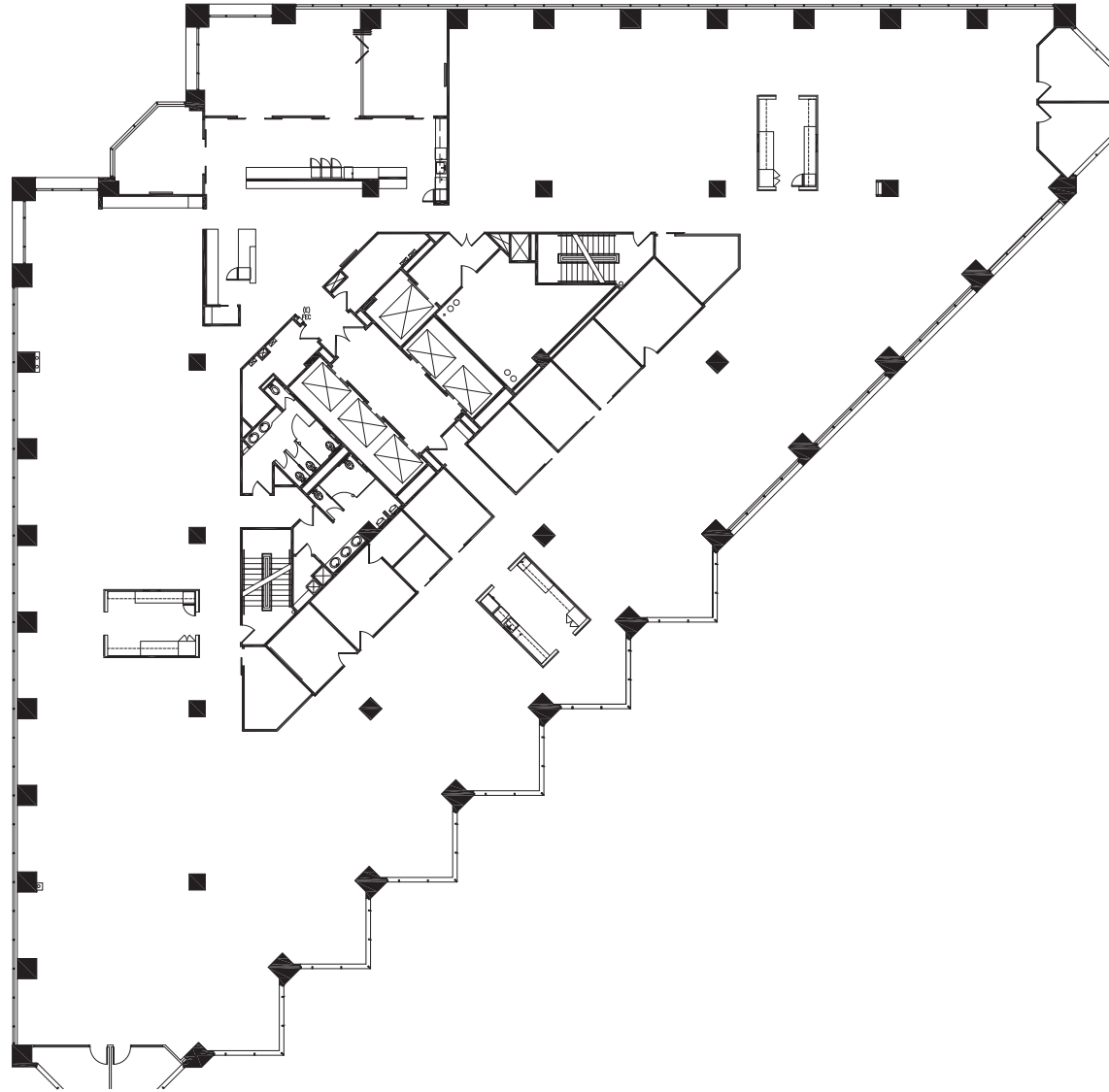
This unique opportunity offers a coffee shop, café, or snack shop the advantage of a built-in customer base, with over 50,000 daytime employees working within a mile of the property. Additionally, the surrounding two-block radius features 1.3 million square feet of Class-A office space. On an average day, more than 800 people pass through the doors of Gateway Plaza alone.

Suite 110  
1,098 RSF



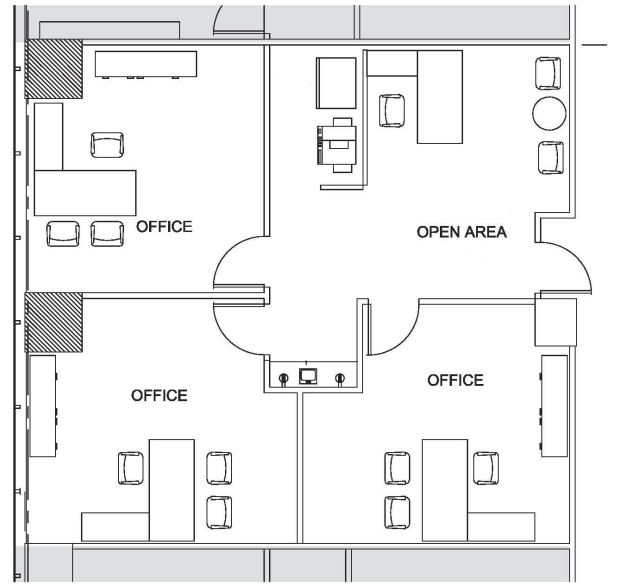
Plans are not to scale, dimensions and features are approximate. Tenant is responsible for independently verifying all property details, including square footage, layout, and specifications.

Suite 400  
Full 4th Floor  
22,300 RSF

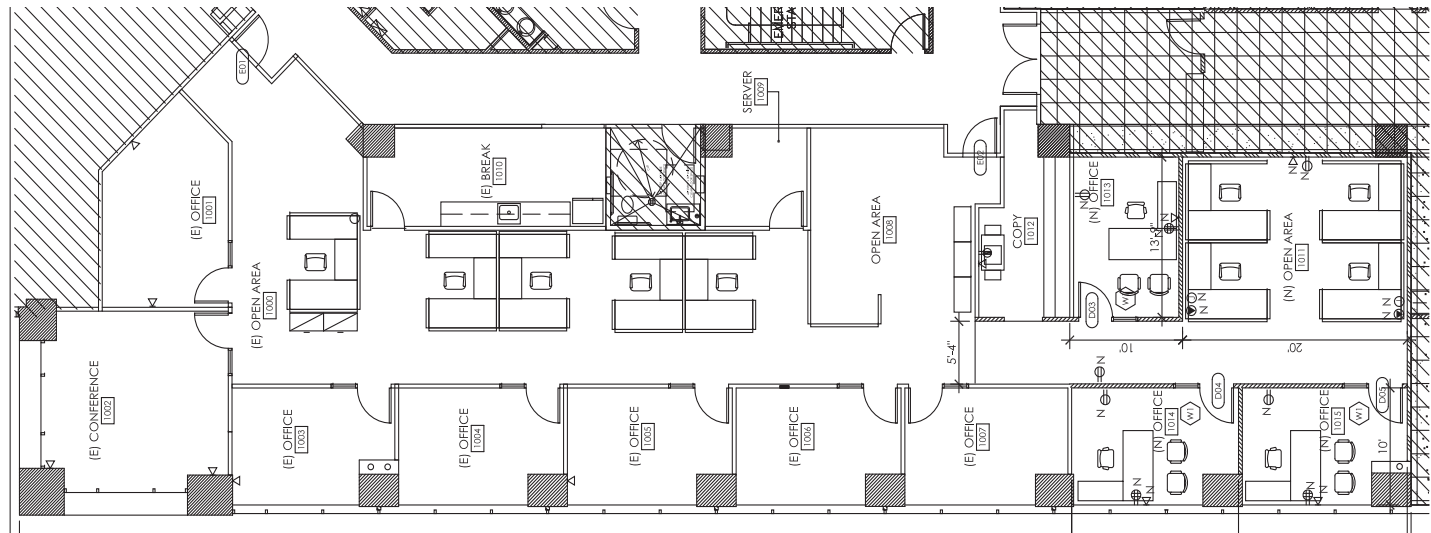


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Suite 928  
1,171 RSF

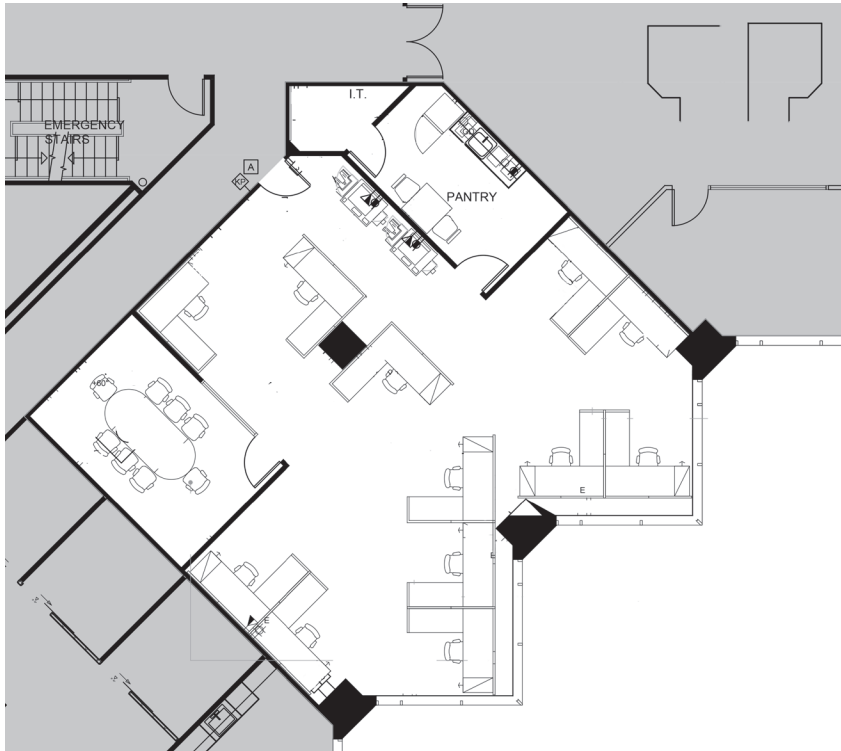


Suite 1020  
4,797 RSF

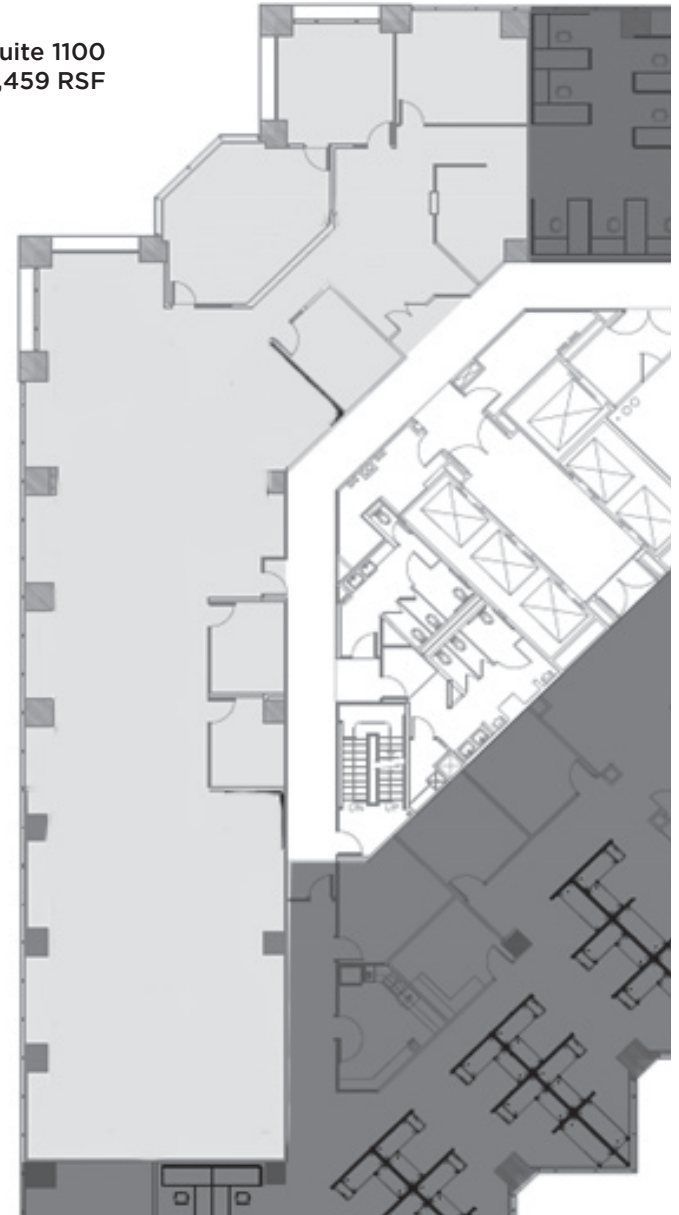


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**Suite 1090**  
2,195 RSF



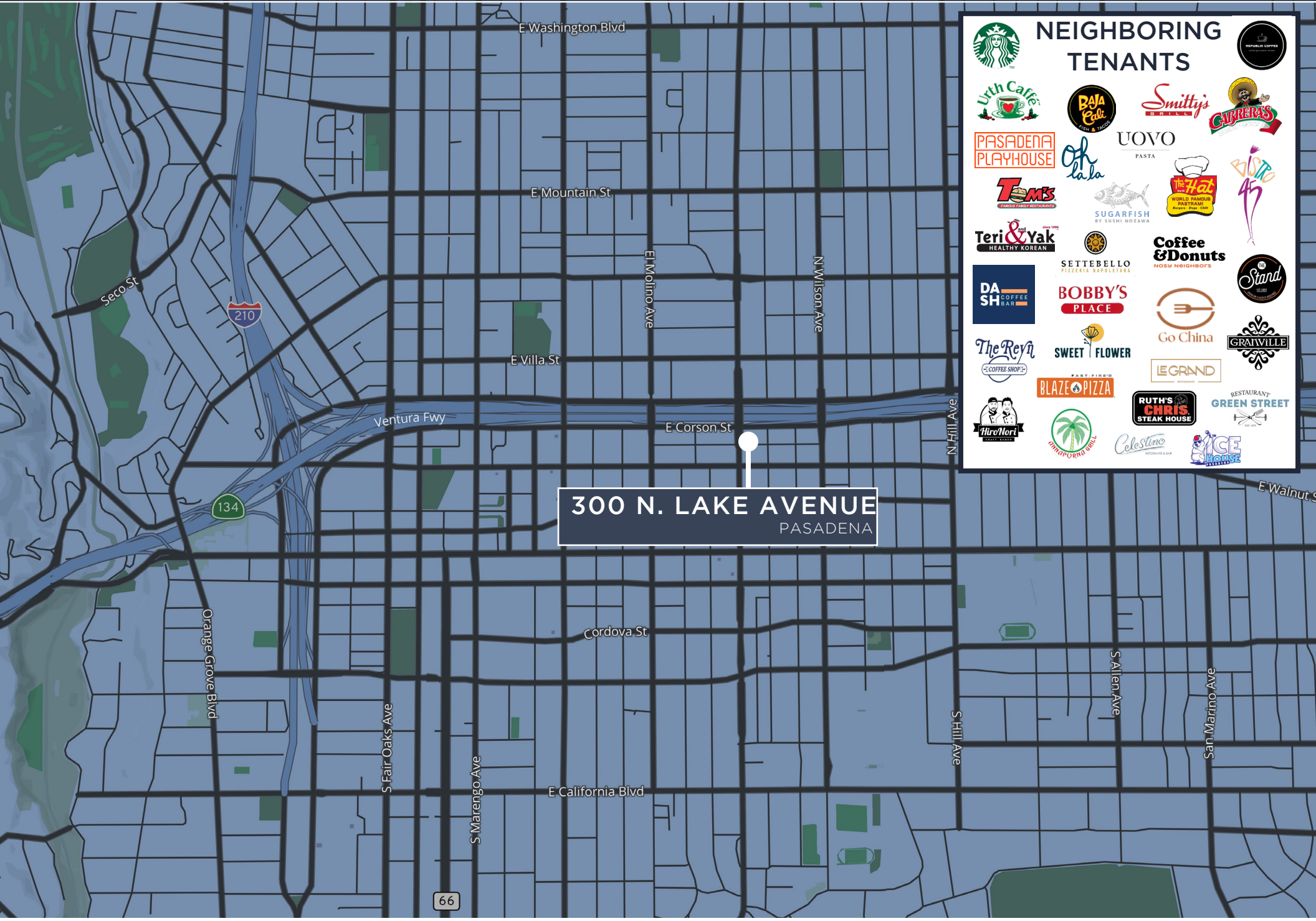
**Suite 1100**  
6,459 RSF



# LOCATION

# 300 N. LAKE AVENUE

PASADENA



**300 N. LAKE AVENUE**  
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### NEIGHBORING TENANTS

- Starbucks
- Urth Cafe
- PASADENA PLAYHOUSE
- TOM'S
- Teri & Yak
- DA SH
- The Reyn
- HiraNori
- REPUBLIC COFFEE
- Baja Cali
- Smitty's
- UOVO
- Oh lala
- SUGARFISH
- The Hat
- Coffee & Donuts
- BOBBY'S PLACE
- Go China
- LEGRAND
- BLAZE PIZZA
- RUTH'S CHRIS
- ICE HOUSE

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**AVISON  
YOUNG**

## FOR MORE INFORMATION:

**ANDREW BERK**

626.676.4230  
[andrew.berk@avisonyoung.com](mailto:andrew.berk@avisonyoung.com)  
License No. 01369568

**CHASE GORDON**

323.423.4425  
[chase.gordon@avisonyoung.com](mailto:chase.gordon@avisonyoung.com)  
License No. 01914803