

OFFICE / R&D UNITS FOR LEASE



1785 LOCUST STREET, PASADENA, CA

FOR LEASE

AVAILABLE UNIT: Unit 9 - Approximately 1,540 sq. ft.
Unit 10 - Approximately 1,540 sq. ft.
Unit 11 - Approximately 1,531 sq. ft.

Units 9 and 10 can be combined for 3,080 sq. ft.

Units have a reception area, open area, warehouse area, counter and sink, restroom and mezzanine office space with windows.

LEASE RATE: \$1.65 per sf/month, Industrial Gross. Tenant pays own utilities, interior janitorial and current CAM charges of \$0.19 per sq. ft.

AVAILABLE: Unit 9 - Immediately.
Unit 10 - February 1, 2018.
Unit 11 - Immediately.

YEAR BUILT: 1998.

PARKING: 3 parking spaces (including roll-up door area) per unit free of charge.

AMENITIES:

- * 18' clearance with high ceilings and exposed ducting in a portion of unit.
- * Fully air conditioned.
- * Roll-up door.
- * Gated parking lot.
- * Close to 210 frwy and Gold Line station.

Please do not disturb Tenant. Make appointment with agent.



For Further Information, Contact:

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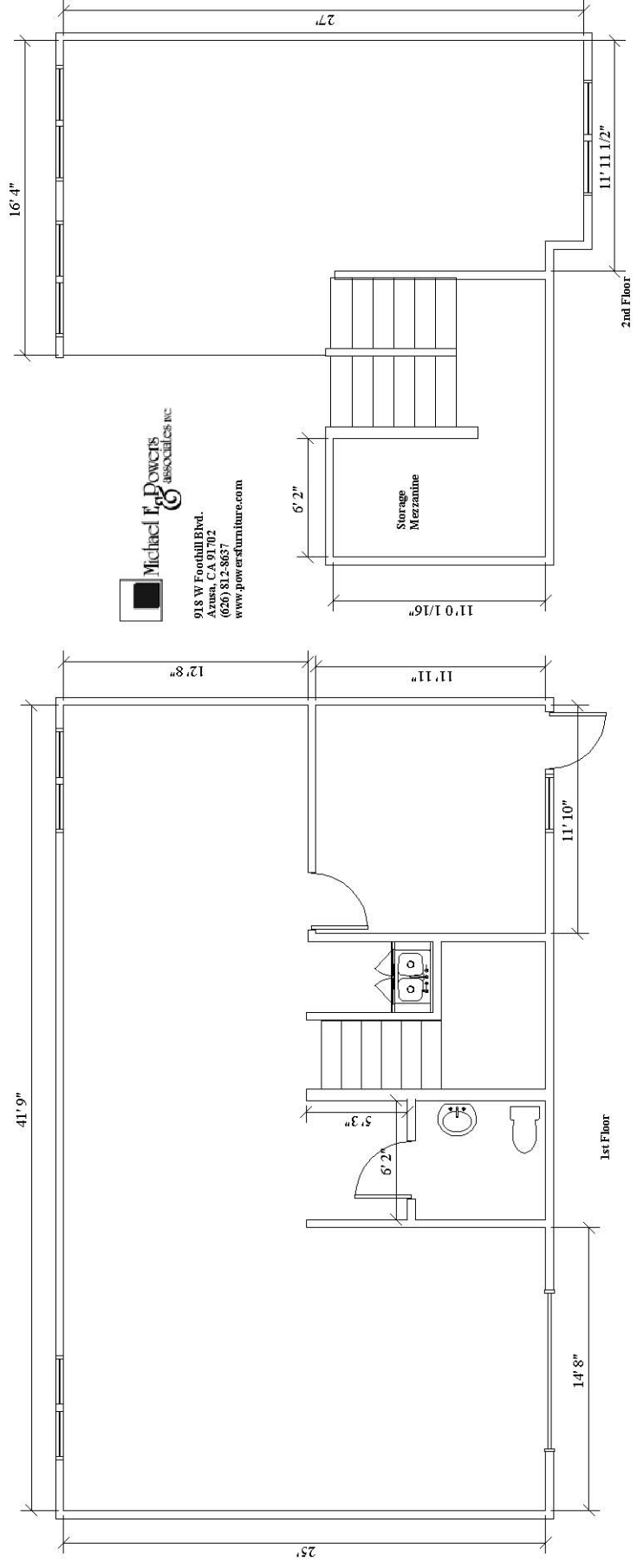
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1785 Locust Street, Pasadena, CA
Unit 11




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