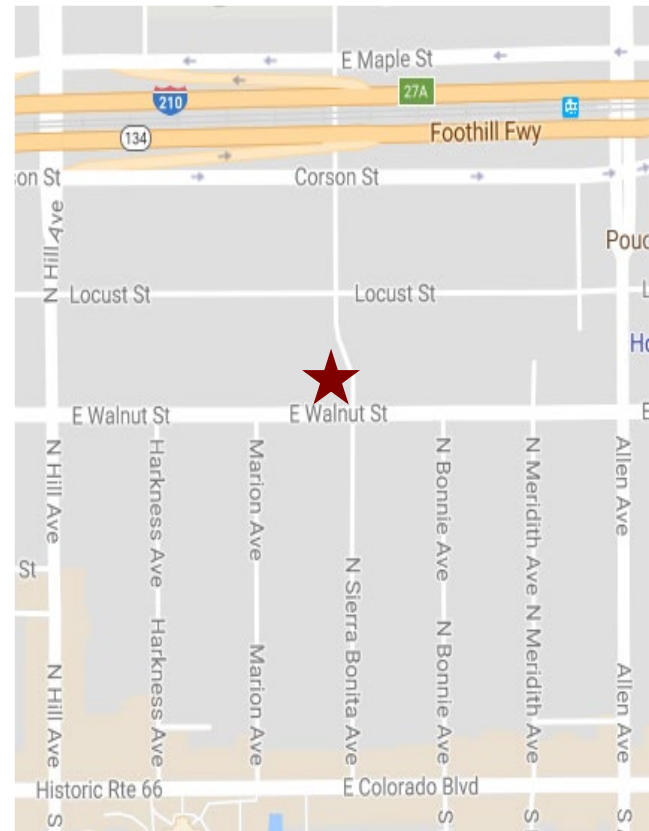


CREATIVE OFFICE / R & D BUILDING FOR LEASE



1571 E. WALNUT STREET, PASADENA, CA

- BUILDING SF:** New free-standing building consisting of approximately 4,975 Sq. Ft. (Space may be divisible).
- LEASE RATE:** \$2.25 per sq. ft., MG.
- Tenant shall pay for own utilities, trash, landscaping/gardening, plate-glass and liability insurance, maintenance, security alarm service and interior janitorial. Tenant will also be responsible for fire monitoring service at \$200.00 per month.
- AVAILABLE:** Immediately.
- ZONING:** CG (Automotive permitted uses).
- YEAR BUILT:** 2017.
- POWER:** 800 AMPS; 240/140 Volts; 3W.
- LAND SIZE:** 15,027 sq. ft.
- PARKING:** 4/1,000 unreserved parking free of charge.
- AMENITIES:**
- * Free-standing building with excellent visibility.
 - * 20 - 24 ft. ceiling height.
 - * Sprinklered building.
 - * Three (3) handicapped restrooms.
 - * Close proximity to 210 freeway.
 - * Prominent exterior signage. Subject to City of Pasadena review and approval.



For more Information, Contact

Dan Alle

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(626) 795-2255

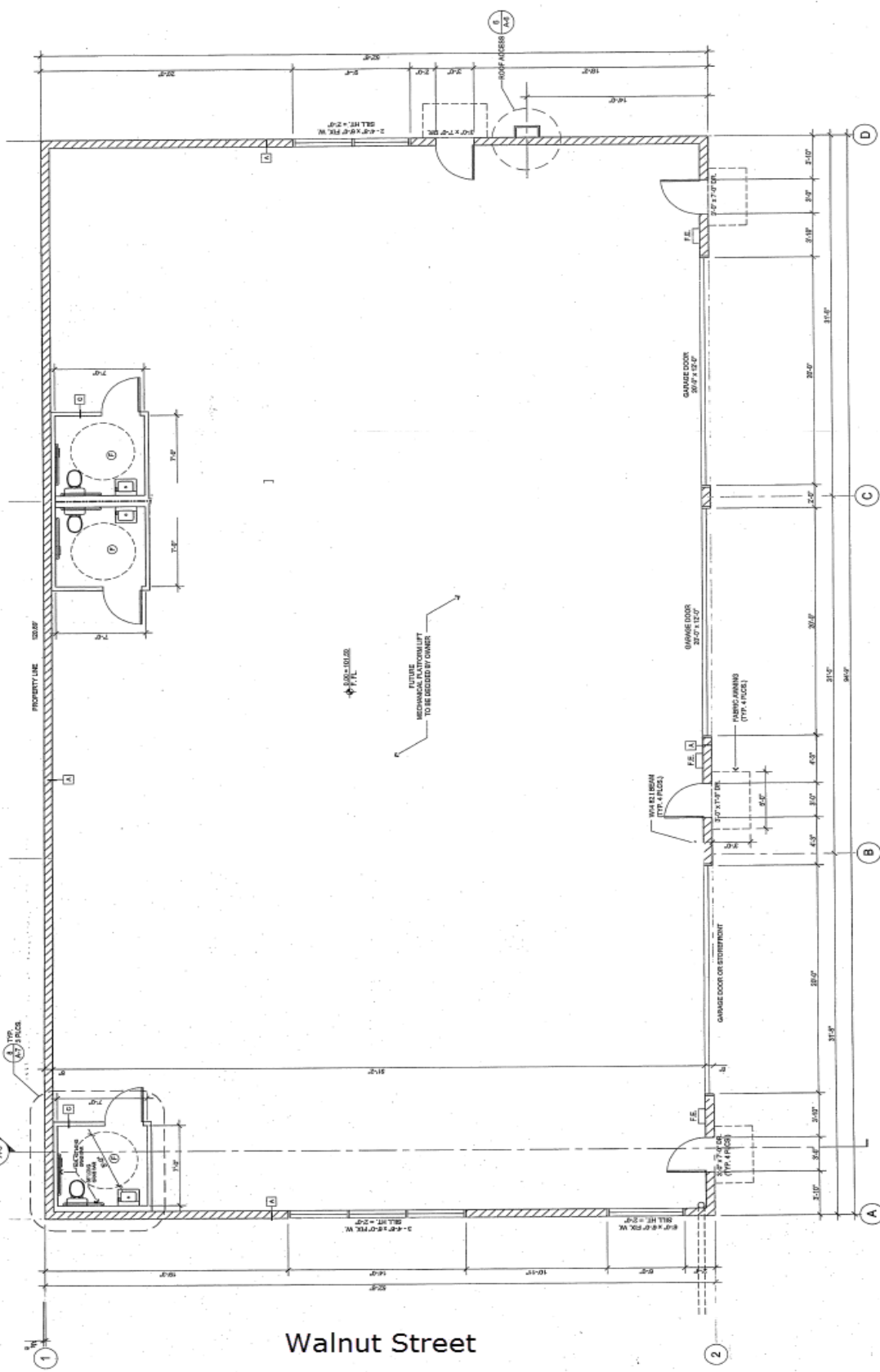
Redstone
COMMERCIAL REAL ESTATE

FOR LEASE

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1571 E. WALNUT STREET, PASADENA





LEGEND

- ZZZZZ GRAY PANELS
- 2x WOOD DOOR AND PARTITION
- 2x WOOD PARTITION
- TYPE 24-180C FIRE RATING GLASS



1 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

Walnut Street