

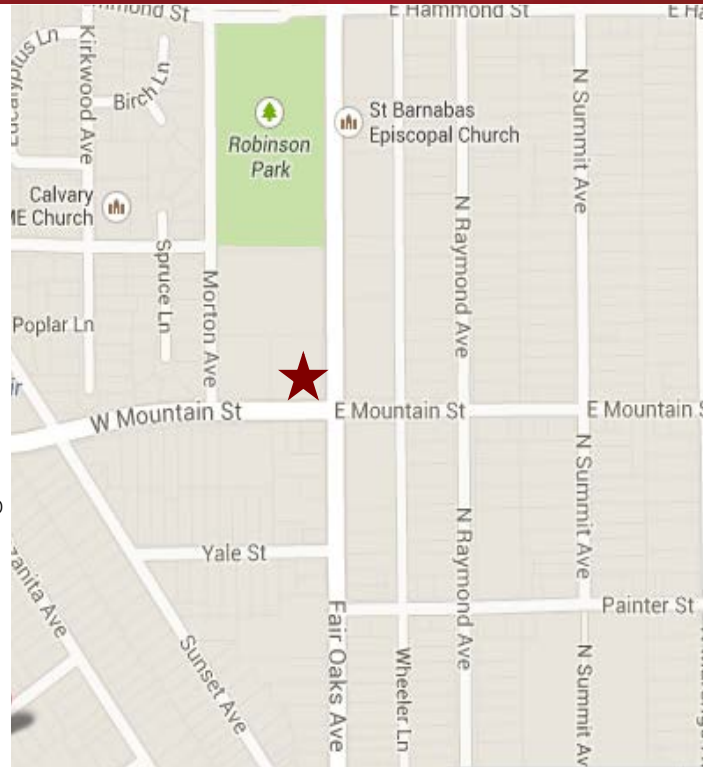
FOR SALE

R&D OFFICE BUILDING



1 W. MOUNTAIN STREET, PASADENA, CA

- SALE PRICE:** \$8,495,000.00
- ZONING:** FGSP - C-2.
- LOT SIZE:** Approximately 41,917 SQ. FT.
- APN:** 5728-005-026.
- BUILDING SIZE:** Approx. 21,436 SQ. FT.
- YEAR BUILT:** 1974. Renovated 2007.
- PARKING:** Forty- eight (48) parking spaces plus three (3) loading areas.
- FEATURES:**
- * Excellent Owner/User opportunity – Up to 12,179 sq. ft. (Divisible)
 - * Prime corner of Fair Oaks and Mountain.
 - * All units have roll-up doors.
 - * Each unit separately metered.
 - * Prime location near JPL and 210 Freeway, close proximity to Lake Avenue restaurants and retail.



For more Information, Contact:

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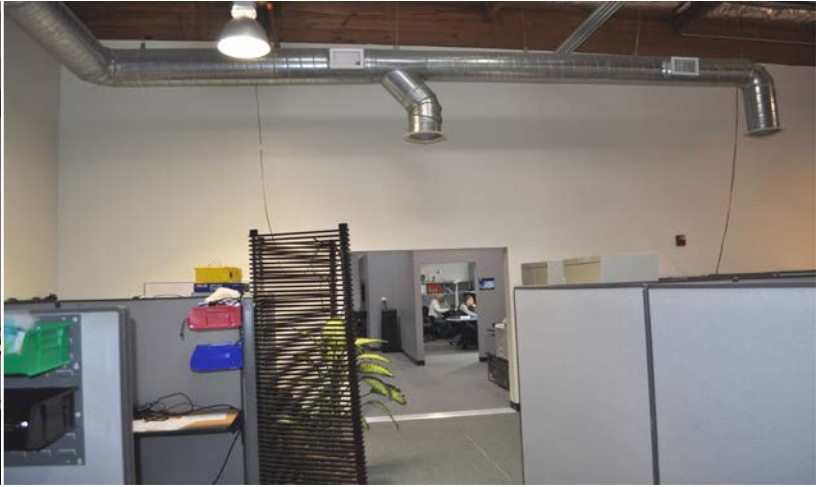
Please do not disturb tenants. Please discuss building with agent. Thank you!

FOR SALE



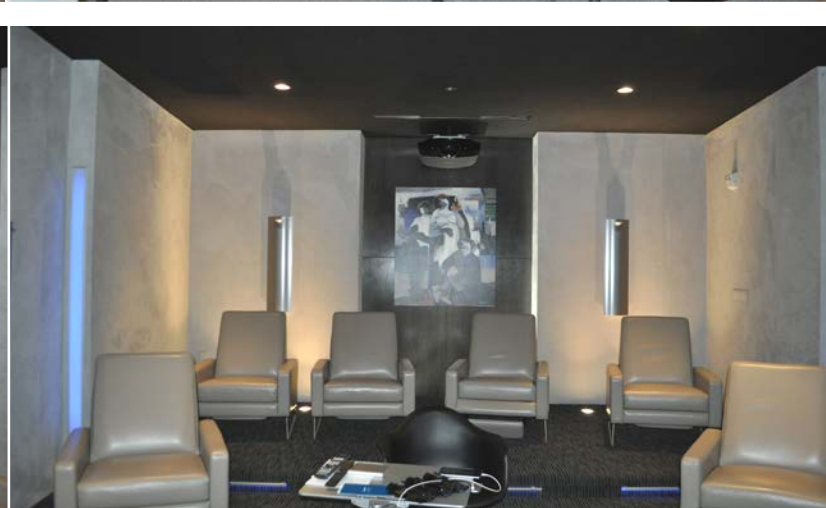
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1 W. Mountain Street, Pasadena, CA



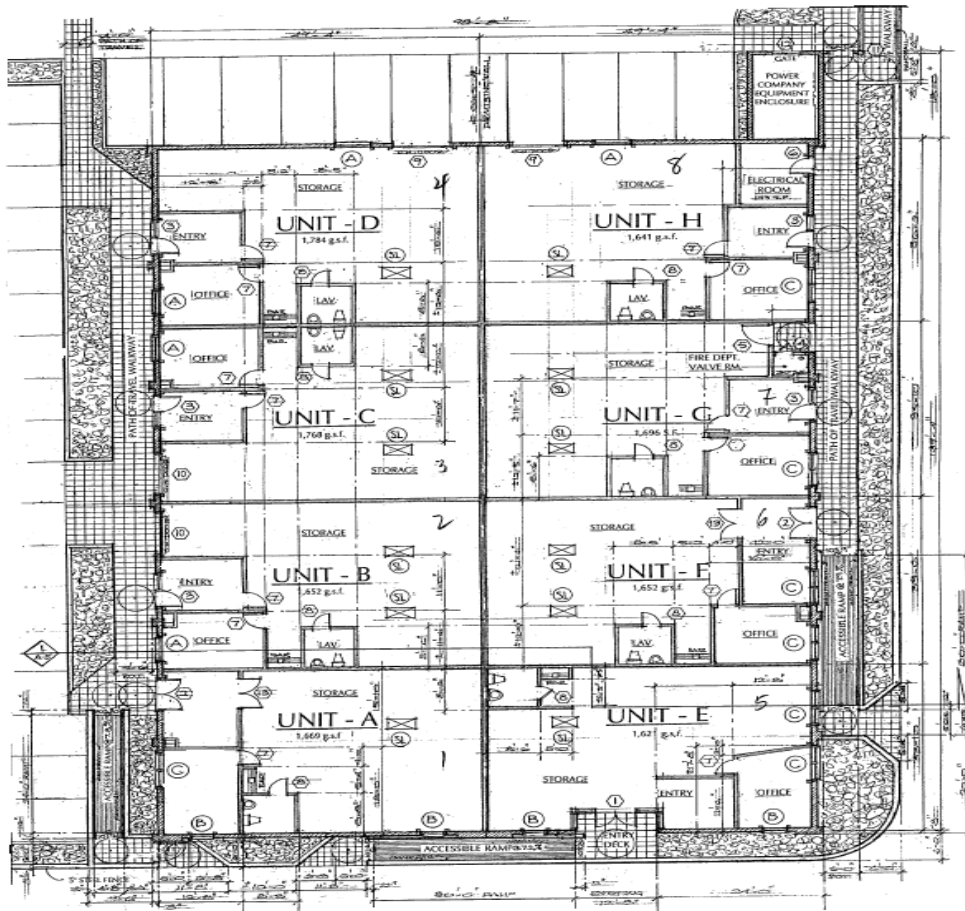
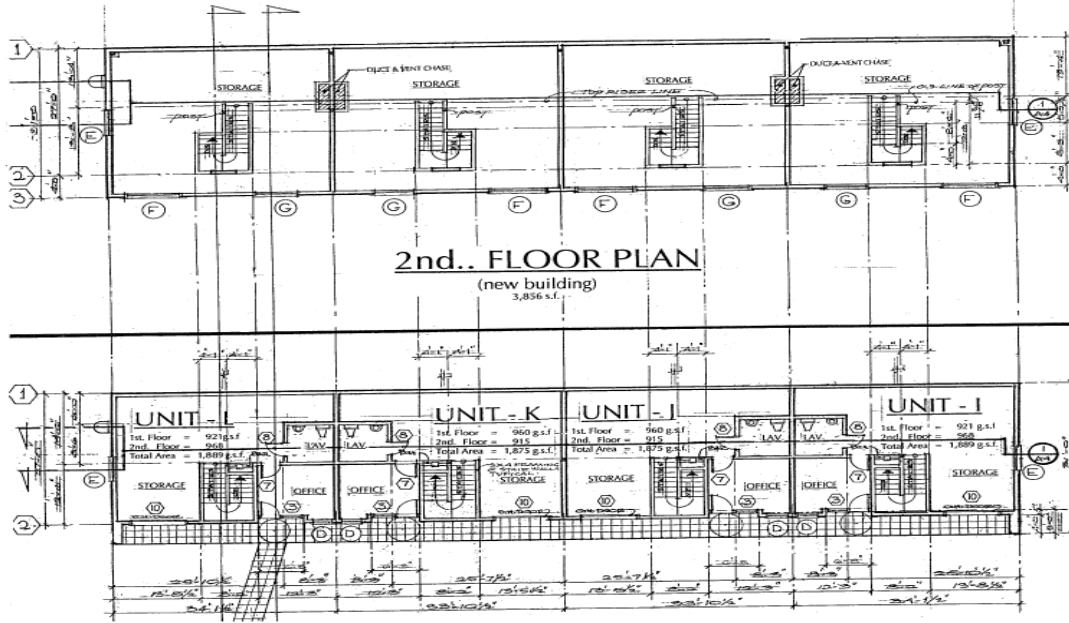
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1 W. MOUNTAIN STREET BUILDING PLAN



MAPS

