

OFFICE / R&D UNIT FOR LEASE



1785 LOCUST STREET, PASADENA, CA

AVAILABLE UNIT: Approximately 1,200 sq. ft.

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

LEASE RATE: \$1.90 per sf/month, Industrial Gross. Tenant pays own utilities, interior janitorial and current CAM charges of \$0.21 per sq. ft.

AVAILABLE: October 15, 2019.

YEAR BUILT: 1998.

PARKING: Three (3) parking spaces (including roll-up door area) 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 to see unit.**



For Further Information, Contact:

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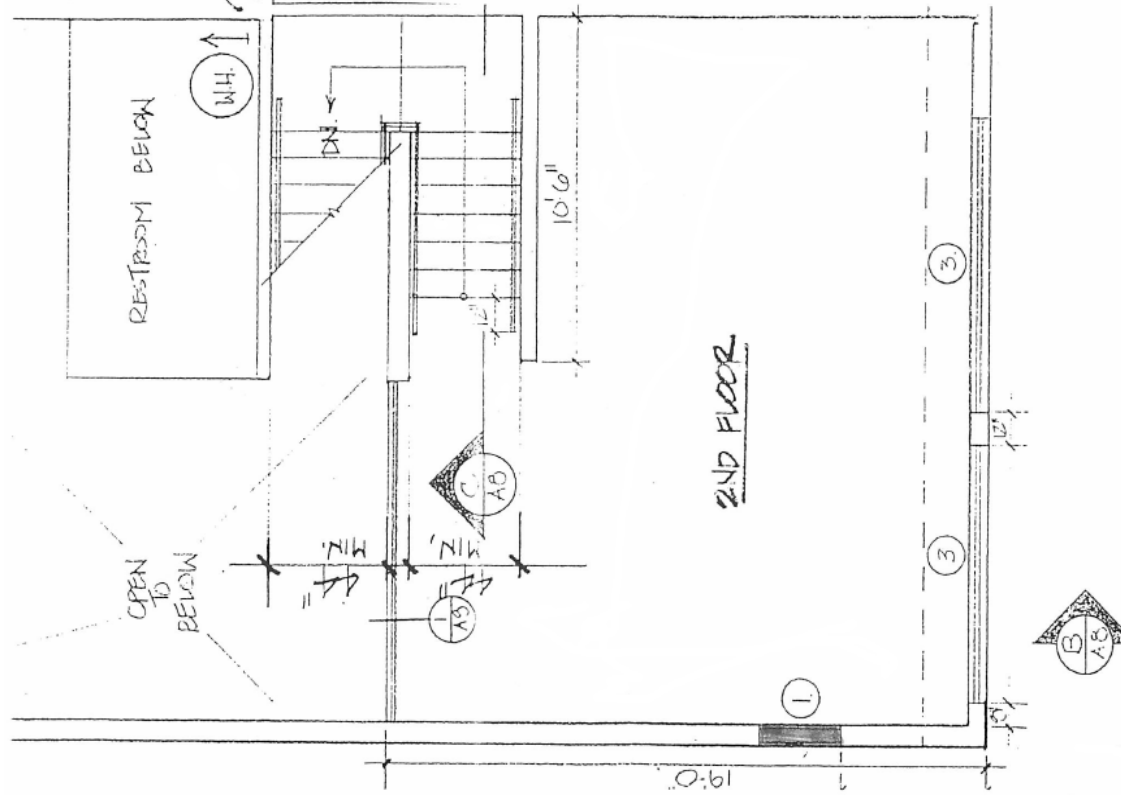
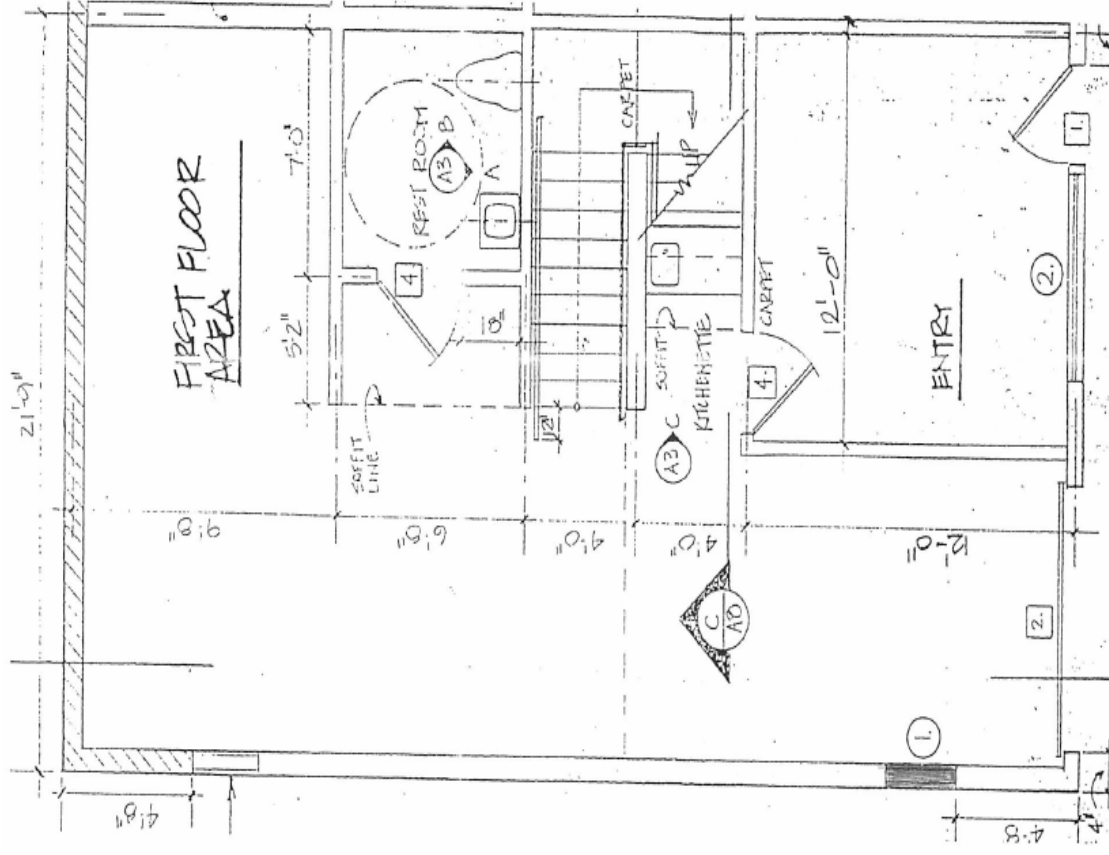
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