

FLEX UNIT FOR LEASE

FOR
LEASE



145 N. SIERRA MADRE BOULEVARD, PASADENA

AVAILABLE SPACE: Unit 11 - Approx. 1,221 Sq. Ft.
Unit 12 - Approx. 1,227 Sq. Ft.
Unit 11 & 12 - 2,448 Sq. Ft. (Contiguous)
Unit 14 - Approx. 1,665 Sq. Ft.

LEASE RATE: \$2.15 per sq. ft. per month, Industrial Gross.
Tenant pays own utilities, interior janitorial and CAM charges approximately \$0.20 per sq. ft.

YEAR BUILT: 1999.

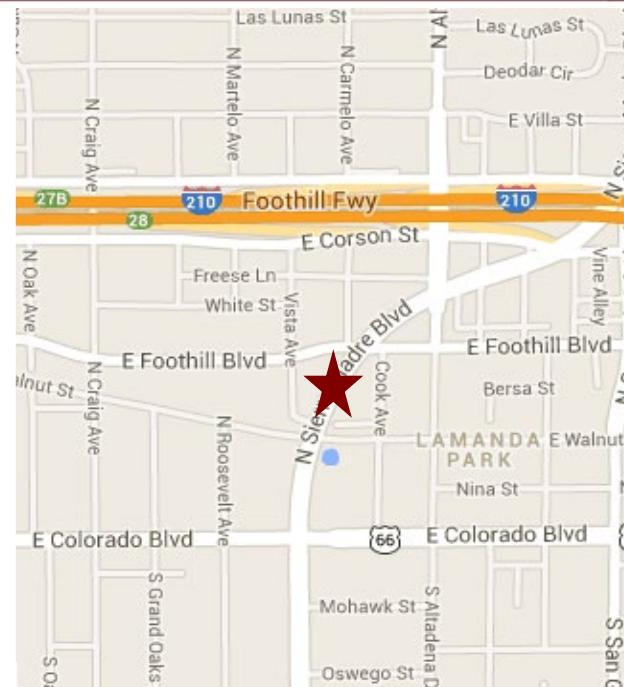
TOTAL BLDG: 18,220 sq. ft.

PARKING: Three (3) unreserved parking spaces per unit free of charge. (Including roll-up door)

AMENITIES:

- * Roll-up door.
- * 18' clearance.
- * Walking distance to Vons, Chase, and restaurants.
- * Fully air conditioned.
- * Convenient parking lot.
- * Kitchenette.
- * 10' X 10' loading door.
- * Restroom.

PLEASE MAKE APPOINTMENT WITH BROKER.



For more Information, Contact:

Dan Alle
dalle@redstonecre.com
Lic. # No. 01017941
(626) 483-6358

Julie Alle
jalle@redstonecre.com
Lic. # No. 01889085
(626) 864-3927

Redstone
COMMERCIAL REAL ESTATE

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

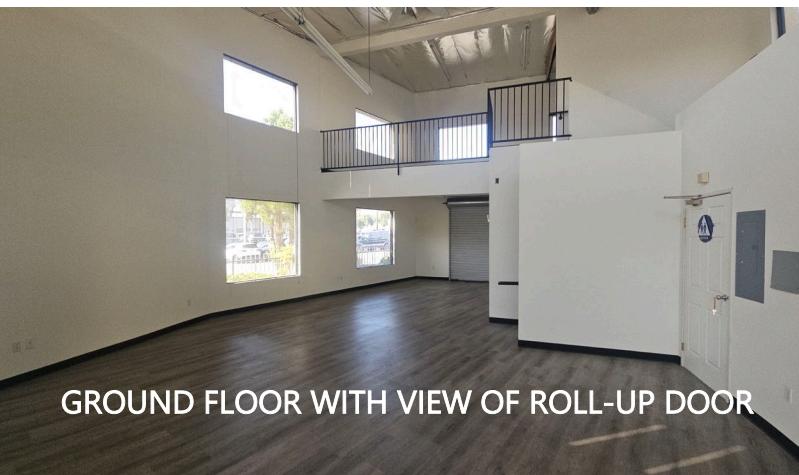
145 Sierra Madre Boulevard Unit 14



VIEW OF GROUND FLOOR FROM SECOND FLOOR



GROUND FLOOR SHOWING OPEN SPACE,
RESTROOM AND SHOWER



GROUND FLOOR WITH VIEW OF ROLL-UP DOOR



GROUND FLOOR LOOKING EAST AND SOUTH



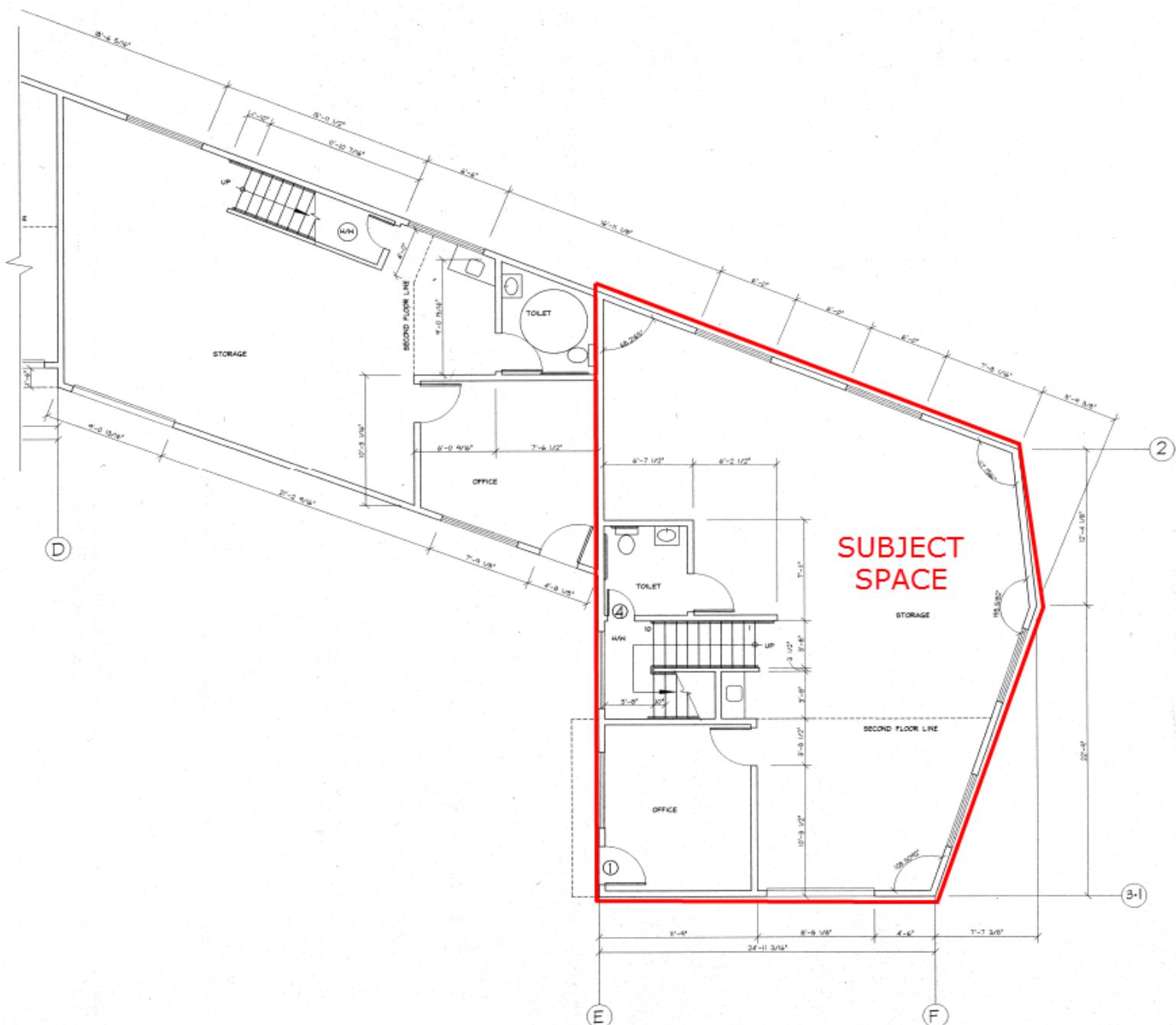
SECOND FLOOR



SECOND FLOOR

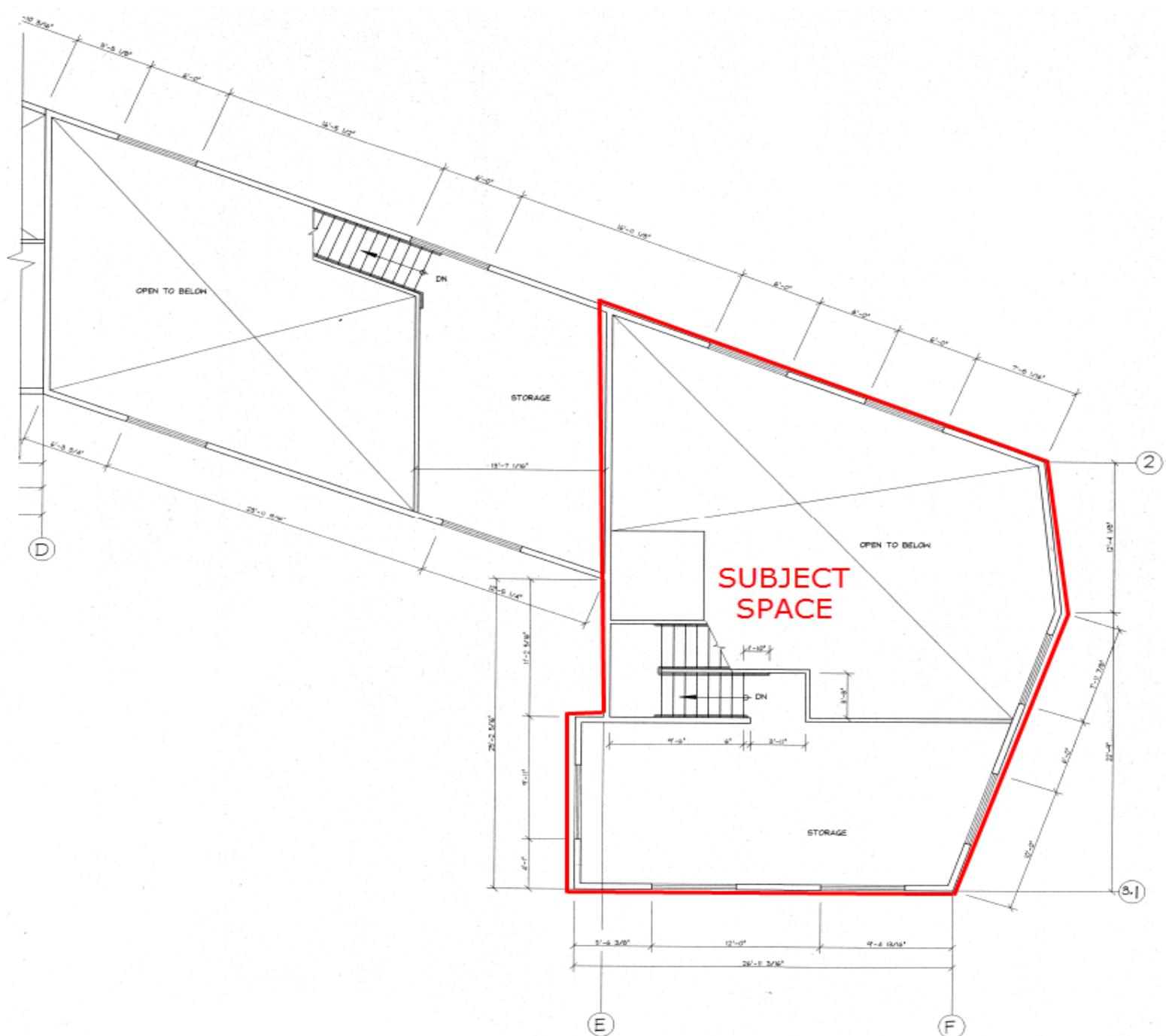
145 Sierra Madre Boulevard

Ground Floor - Unit 14



All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

145 Sierra Madre Boulevard Mezzanine - Unit 14



All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

AERIAL MAP



AMENITIES

