

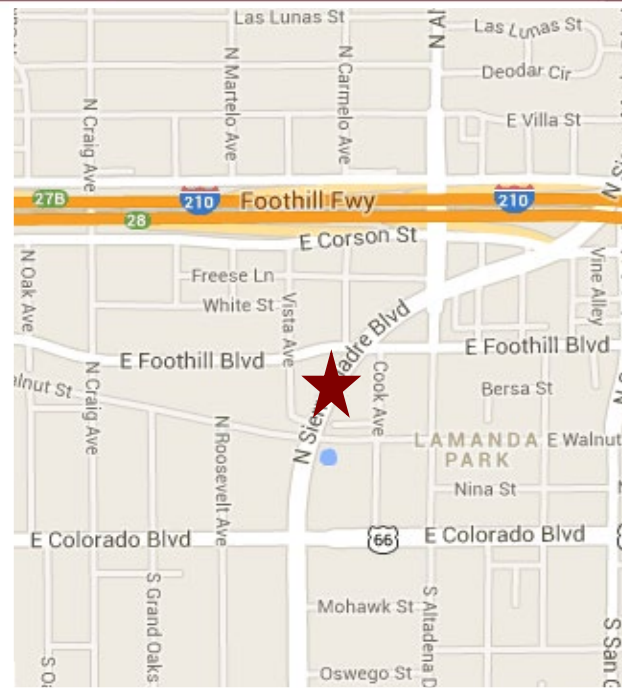
FLEX UNIT FOR LEASE



145 N. SIERRA MADRE BOULEVARD, PASADENA

FOR LEASE

- 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.



For more Information, Contact:

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PLEASE MAKE APPOINTMENT WITH BROKER.

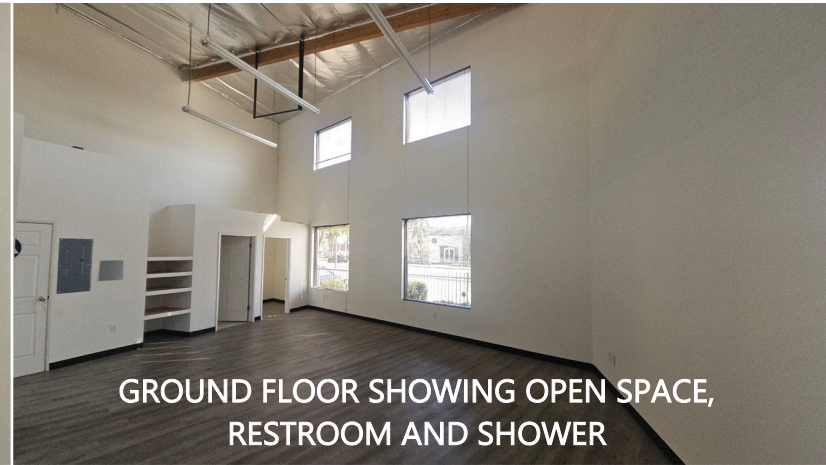
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145 Sierra Madre Boulevard

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

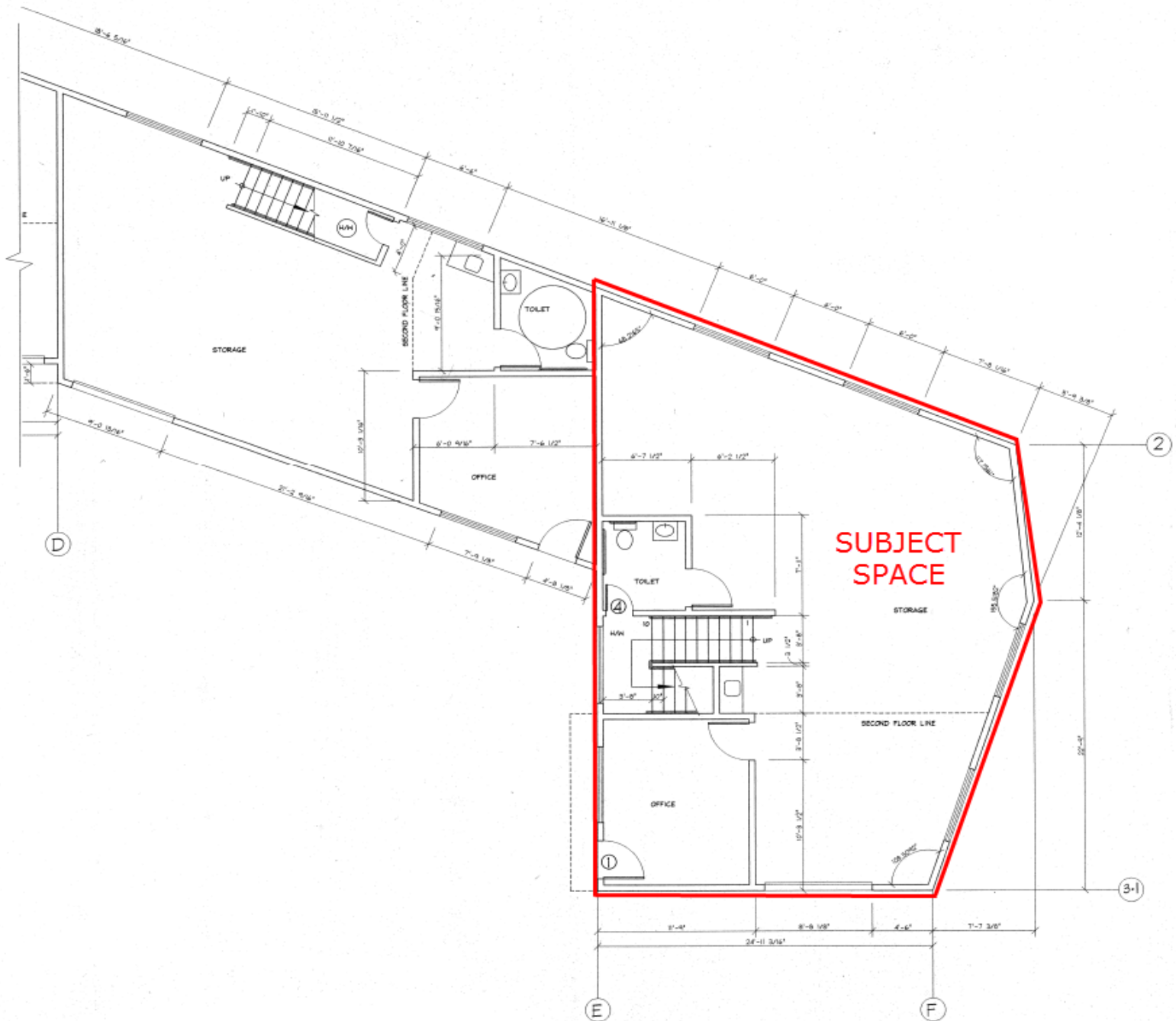


SECOND FLOOR



SECOND FLOOR

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AERIAL MAP



AMENITIES

