

# FLEX / R&D SPACE FOR LEASE



## 1785 LOCUST STREET, PASADENA, CA

FOR LEASE

**AVAILABLE SPACE:** Approximately 1,540 sq. ft.

Unit has an admin area, open warehouse, restroom, sink and cabinet, storage area and private office with window on the mezzanine.

**LEASE RATE:** \$2.20 per sf/month, Industrial Gross. Tenant pays own utilities, interior janitorial and current CAM charges of \$0.25 per sq. ft.

**AVAILABLE:** July 1, 2024.

**YEAR BUILT:** 1998.

**PARKING:** Three (3) unassigned parking spaces free of charge (including roll-up door).

**AMENITIES:**

- \* 18' clearance with high ceilings and exposed ducting.
- \* Unit fully air conditioned.
- \* Roll-up door.
- \* Jameson Brown Coffee Roasters, Sushi Wagyu, and Pasadena Pizza across the street.
- \* Gated parking lot.
- \* Close to 210 frwy and Gold Line station.
- \* Responsive onsite management.



For more Information, Contact:

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# UNIT 10

## INTERIOR PICTURES

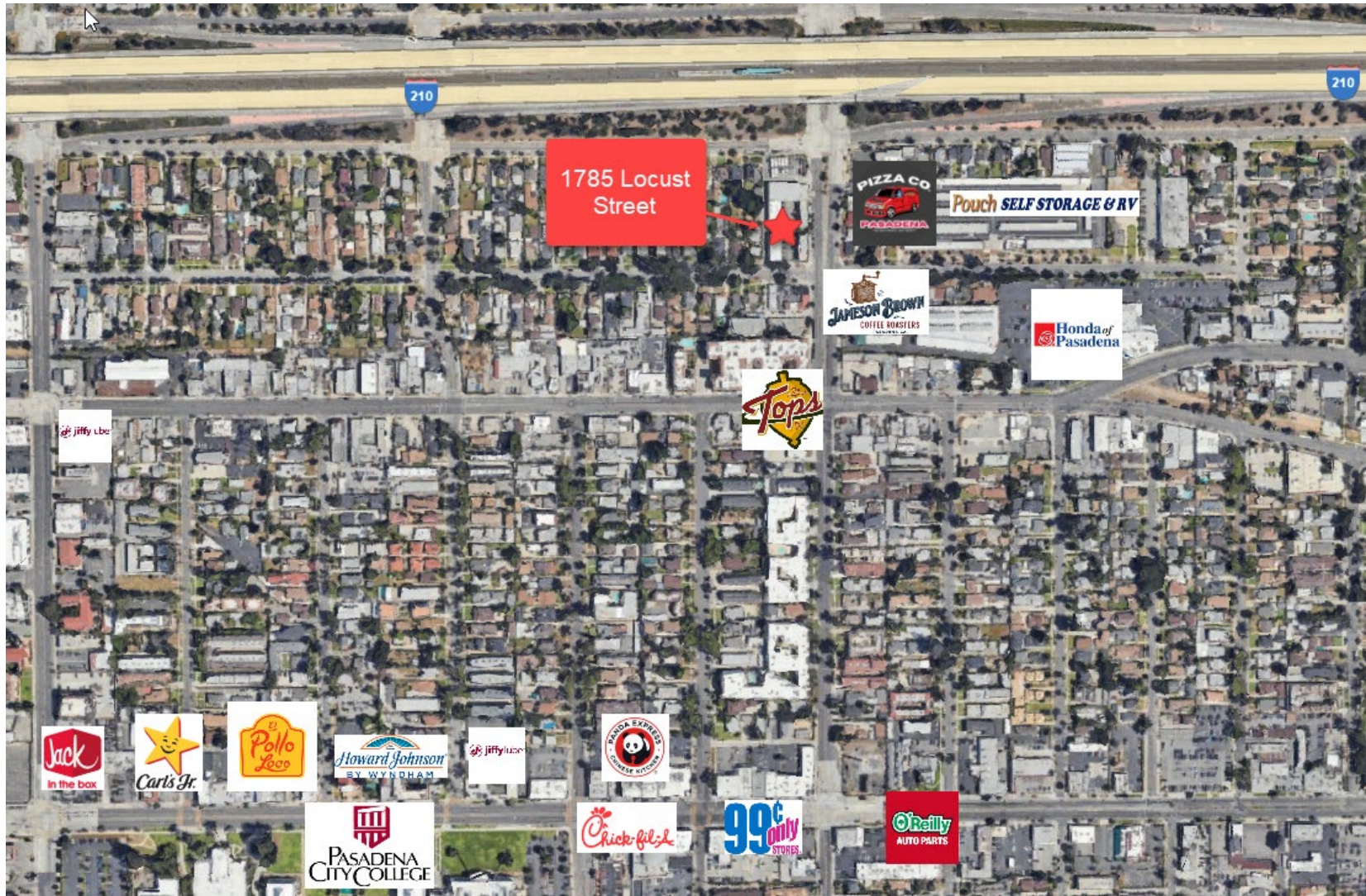






# 1785 LOCUST STREET, PASADENA

## AMENITY MAP



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