

# FLEX UNIT FOR LEASE



## 145 N. SIERRA MADRE BOULEVARD, PASADENA

**AVAILABLE SPACE:** Unit 11 & 12 – 2,448 Sq. Ft.  
(Divisible to 1,221 sq. ft. and 1,227 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.

**AVAILABLE:** February 15, 2026.

**YEAR BUILT:** 1999.

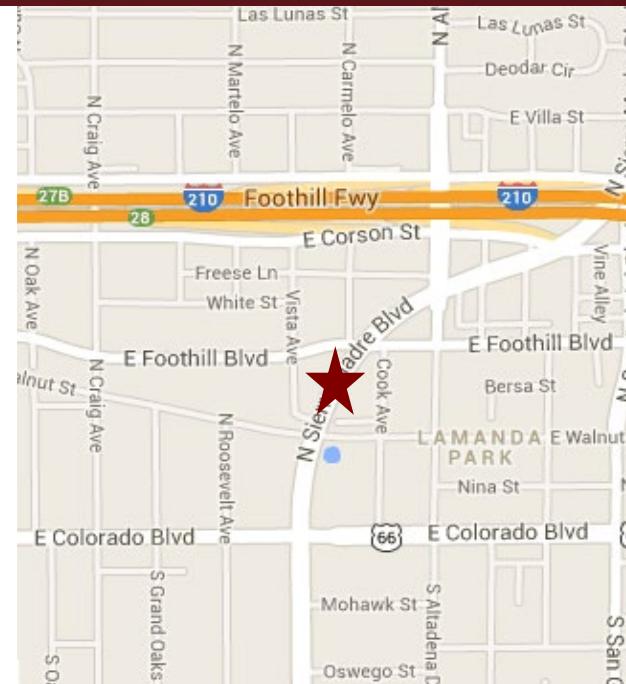
**TOTAL BLDG:** 18,220 sq. ft.

**PARKING:** Six (6) 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.
- \* Restrooms.

PLEASE MAKE APPOINTMENT WITH BROKER.



For more Information, Contact:

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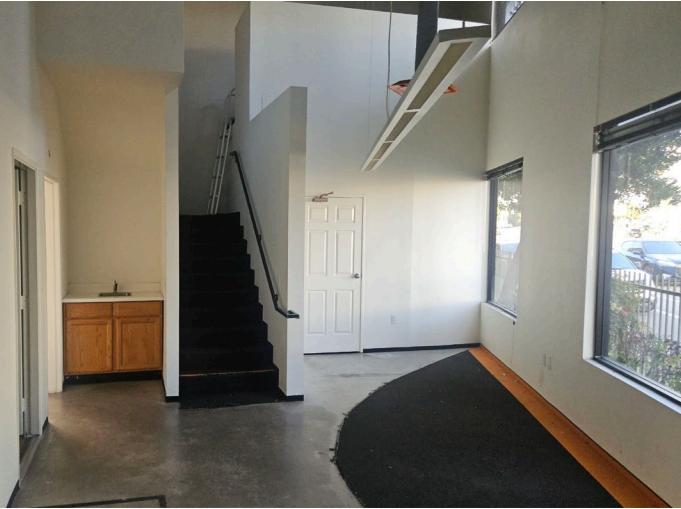
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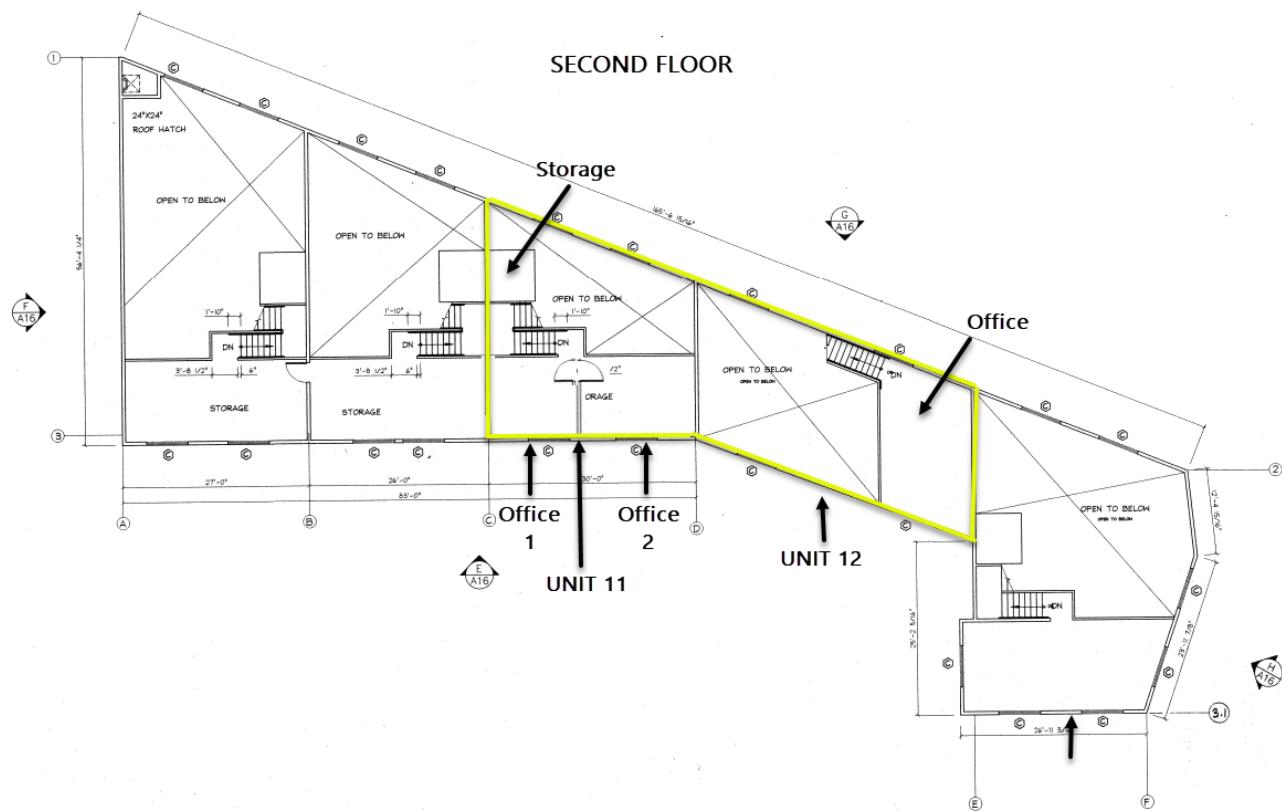
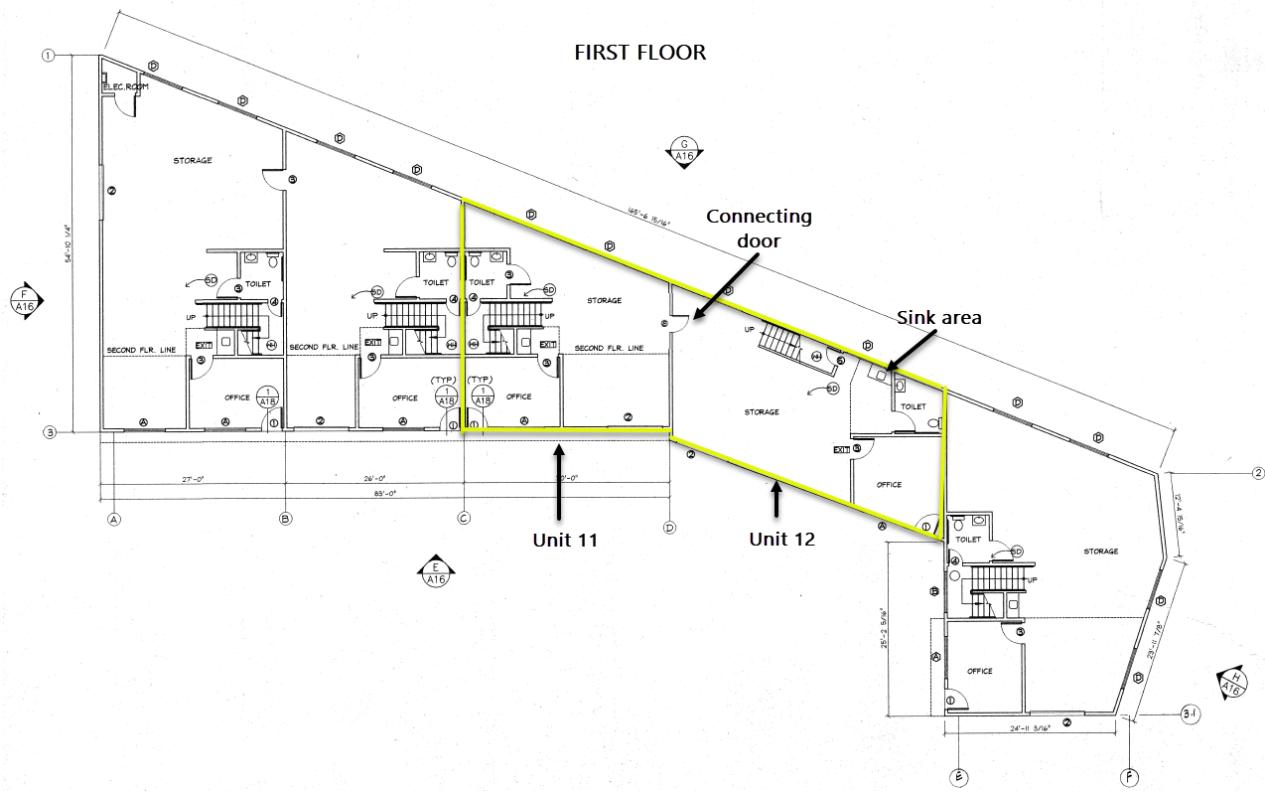
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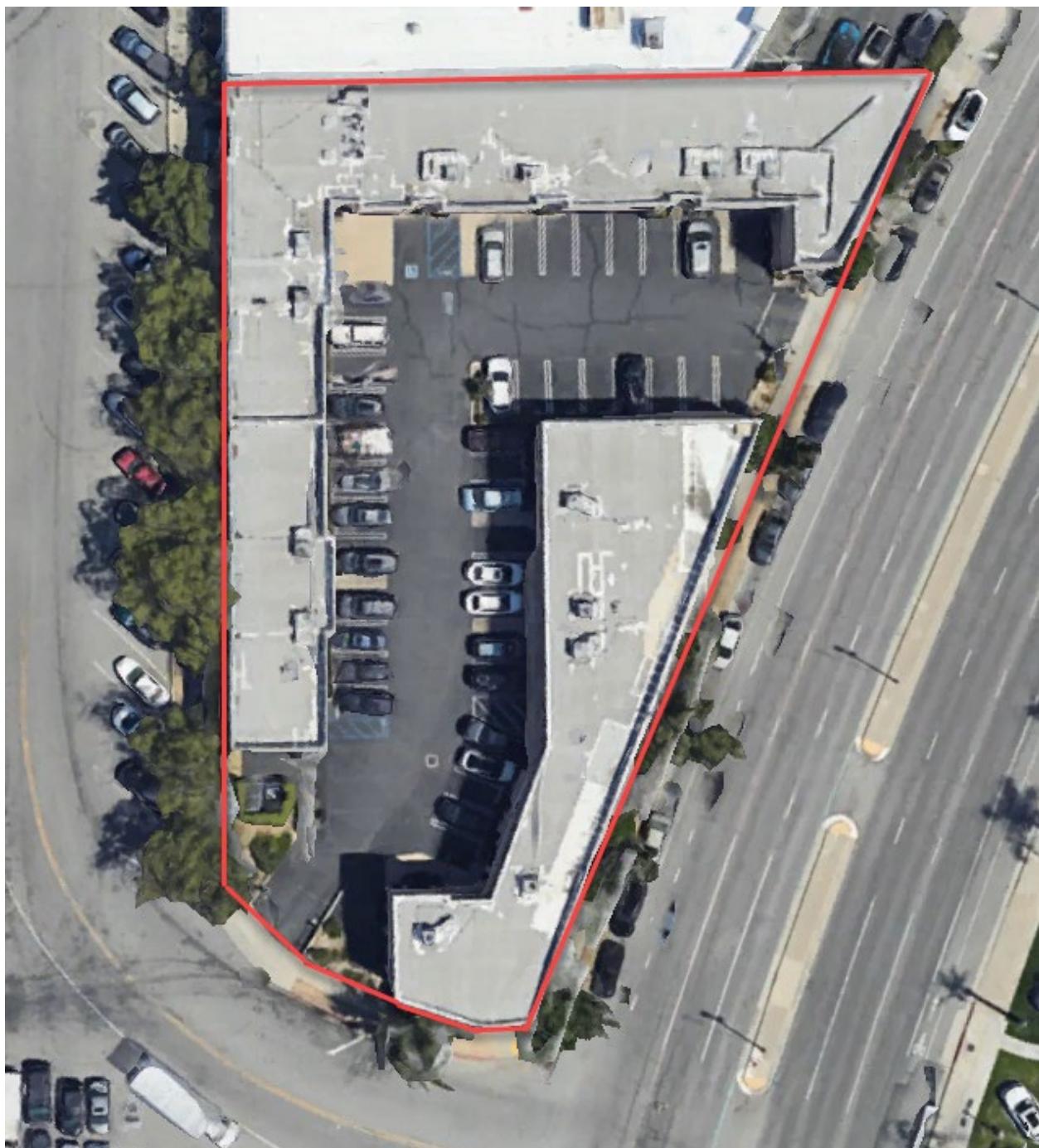
# UNITS 11 & 12



# UNITS 11 AND 12



## AERIAL MAP



# AMENITIES MAP

