

R&D OFFICE SPACE FOR LEASE



145 N. SIERRA MADRE BOULEVARD, PASADENA

FOR LEASE

AVAILABLE SPACE: Approximately 1,450 Sq. Ft.

LEASE RATE: \$2.15 per sq. ft. per month, Industrial Gross.
Tenant pays own utilities, interior janitorial and CAM charges of \$0.15 per sq. ft.

AVAILABLE: August 1, 2024.

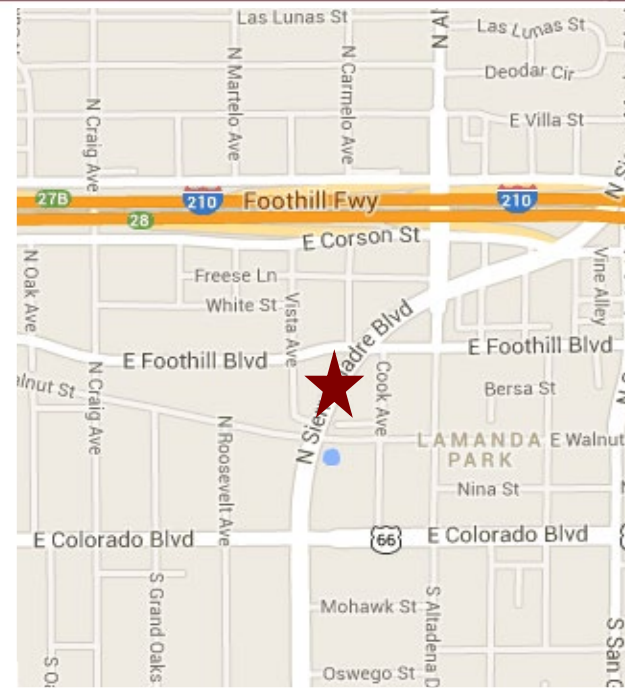
YEAR BUILT: 1999.

TOTAL BLDG: 18,220 sq. ft.

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

- AMENITIES:**
- * 18' clearance
 - * Fully air conditioned
 - * Gated lot
 - * Kitchenette
 - * 10' X 10' loading door
 - * Roll-up door
 - * Bathroom

DO NOT DISTURB TENANT.
PLEASE MAKE APPOINTMENT WITH BROKER.



For more information, Contact:

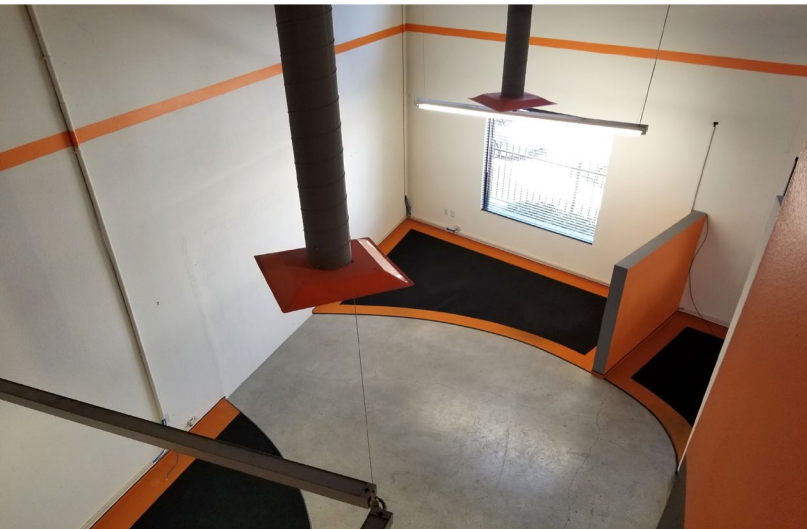
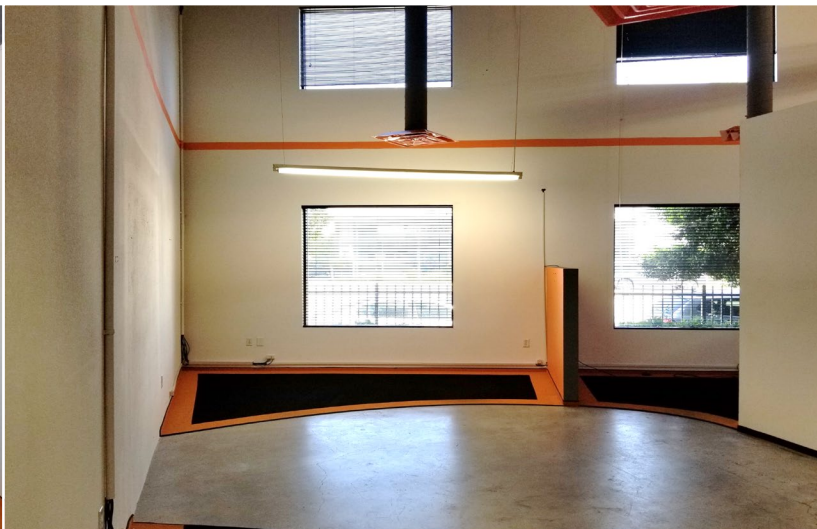
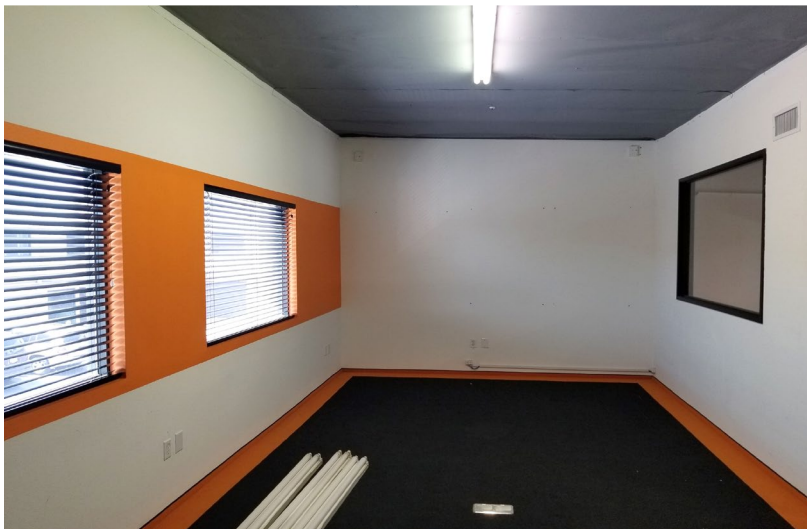
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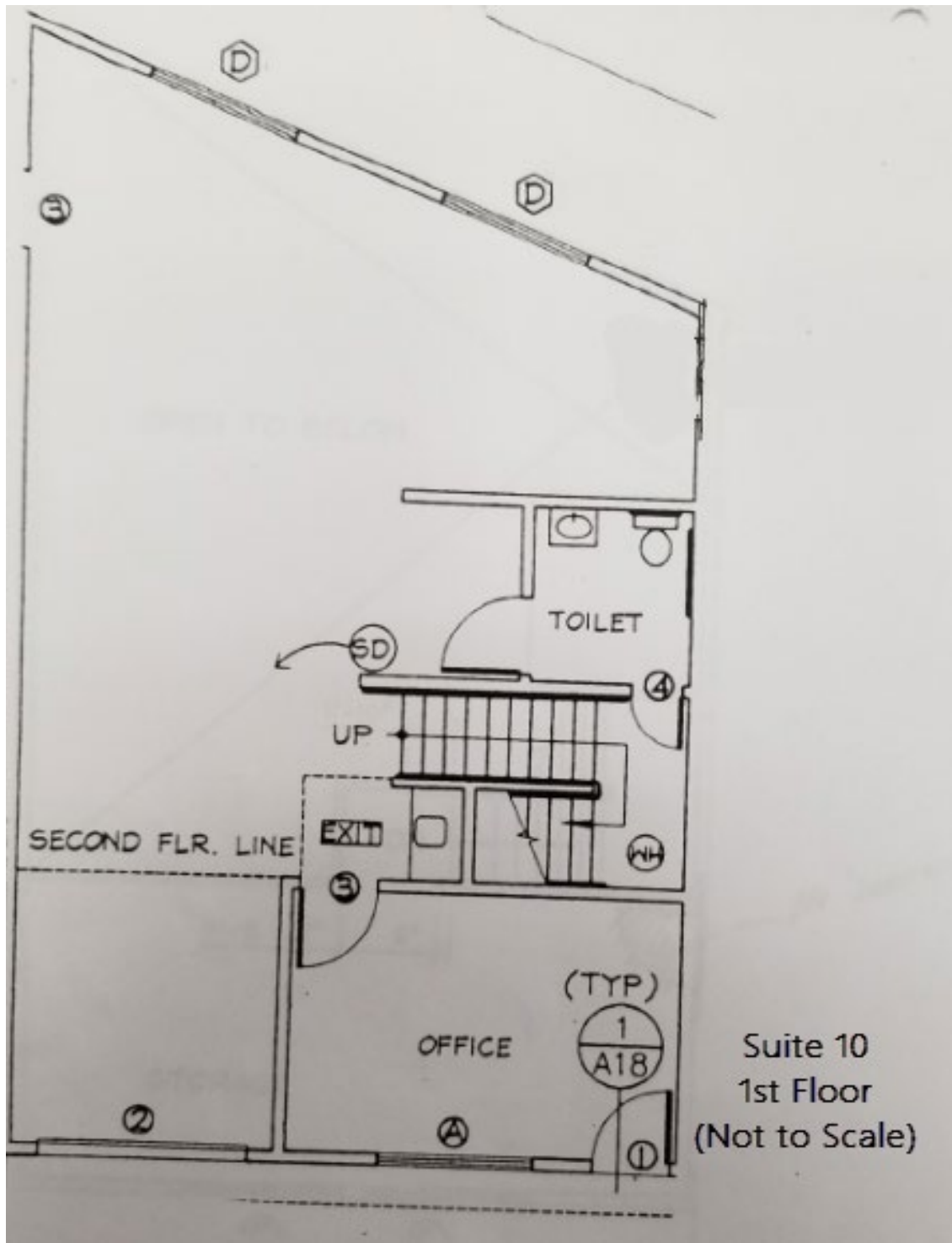
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145 Sierra Madre Boulevard



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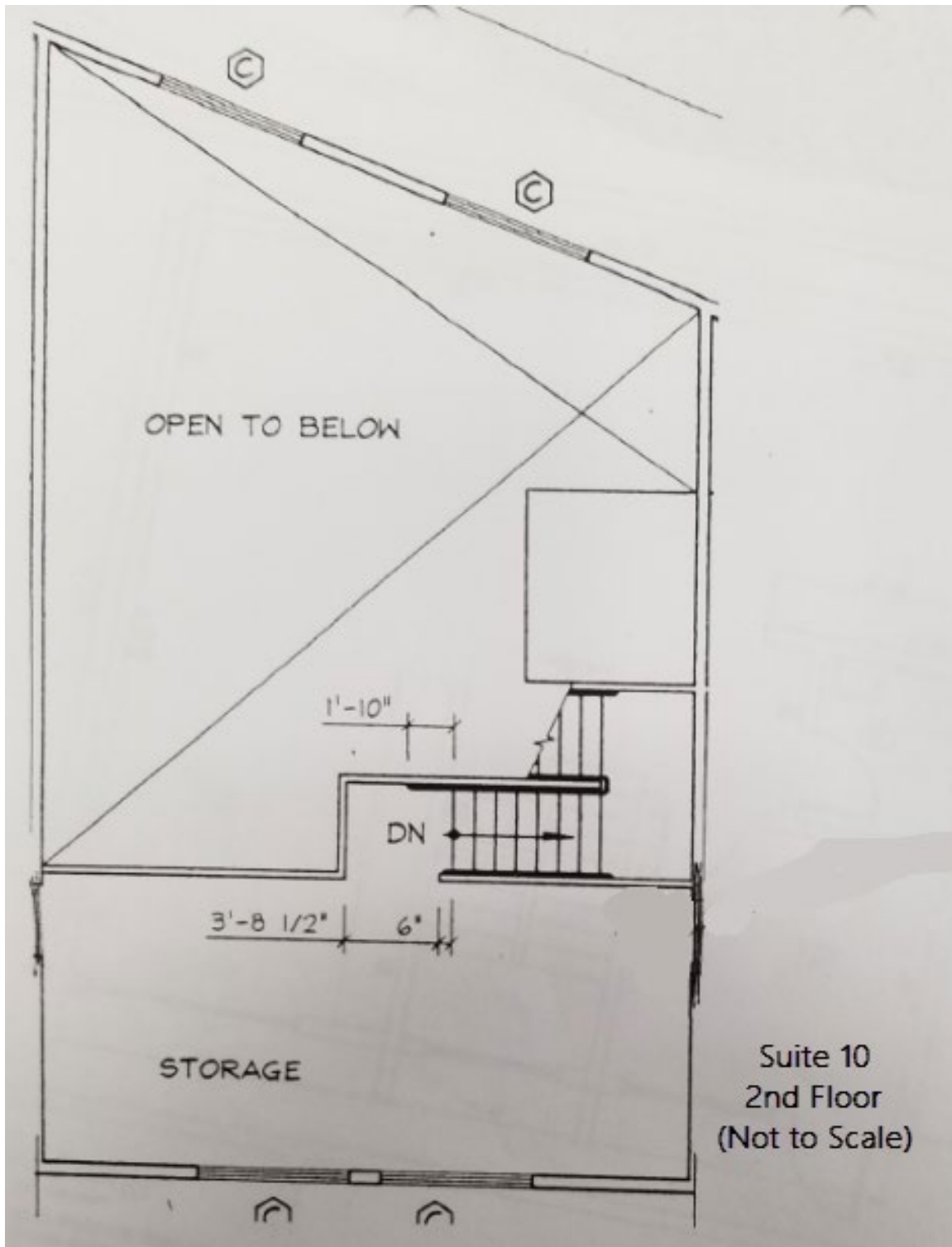
FIRST FLOOR



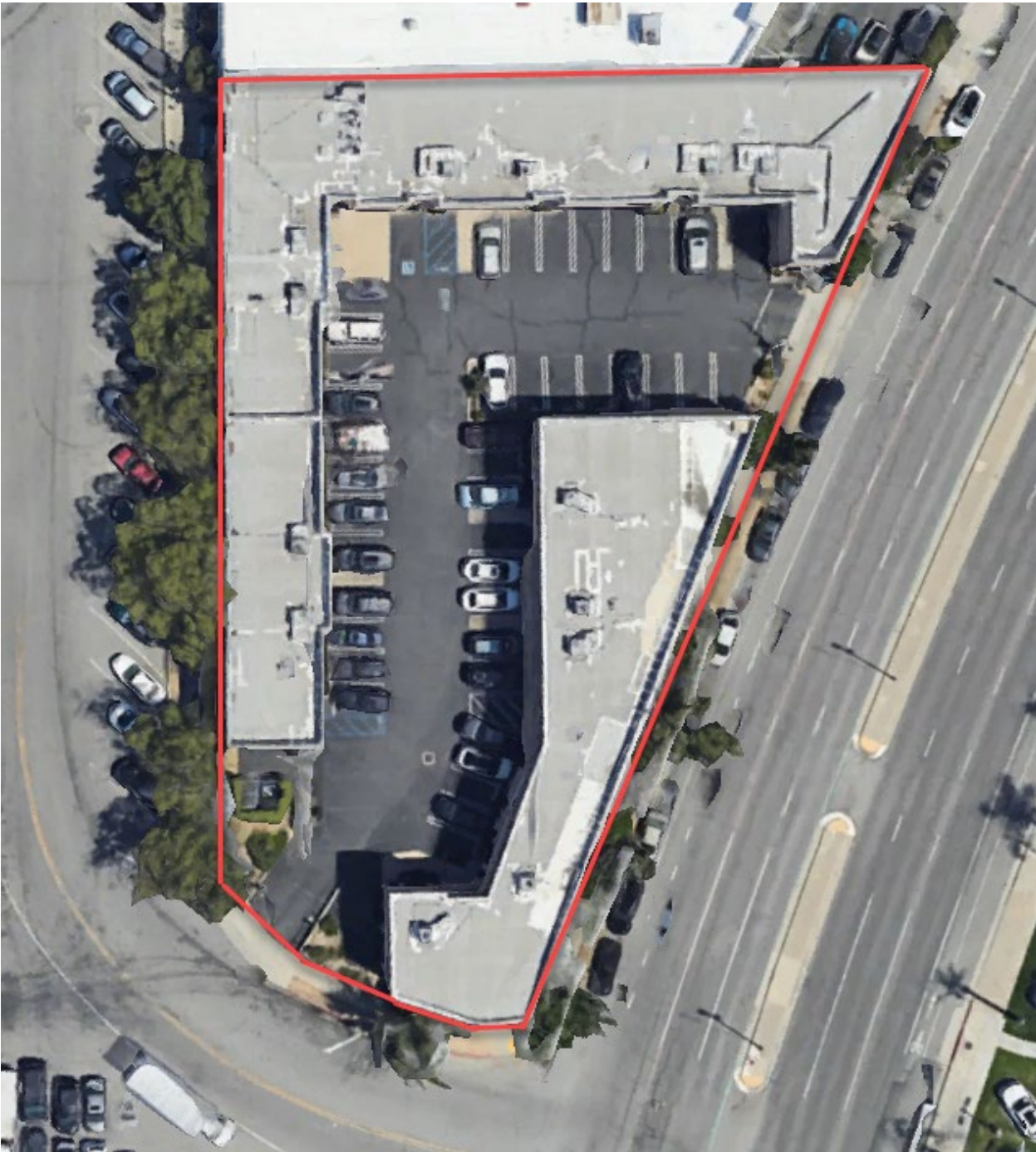
Suite 10
1st Floor
(Not to Scale)

145 Sierra Madre Boulevard

SECOND FLOOR



AERIAL MAP



AMENITIES

