

# FLEX R&D UNITS FOR LEASE



## 1785 LOCUST STREET, PASADENA, CA

FOR  
LEASE

**AVAILABLE SPACE:** Unit 7 - Approximately 1,200 sq. ft.  
Unit 8 - Approximately 1,200 sq. ft.

**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:** Unit 7 - April 1, 2026.  
Unit 8 - March 1, 2026.

**YEAR BUILT:** 1998.

**PARKING:** Three (3) unreserved parking spaces (including roll-up door area) free of charge for each unit.

**AMENITIES:**  
\* 18' clearance with high ceilings and exposed ducting in a portion of unit.  
\* Fully air conditioned.  
\* Roll-up door.  
\* Gated parking lot.  
\* Close to 210 frwy and Gold Line station.



For more Information, Contact:

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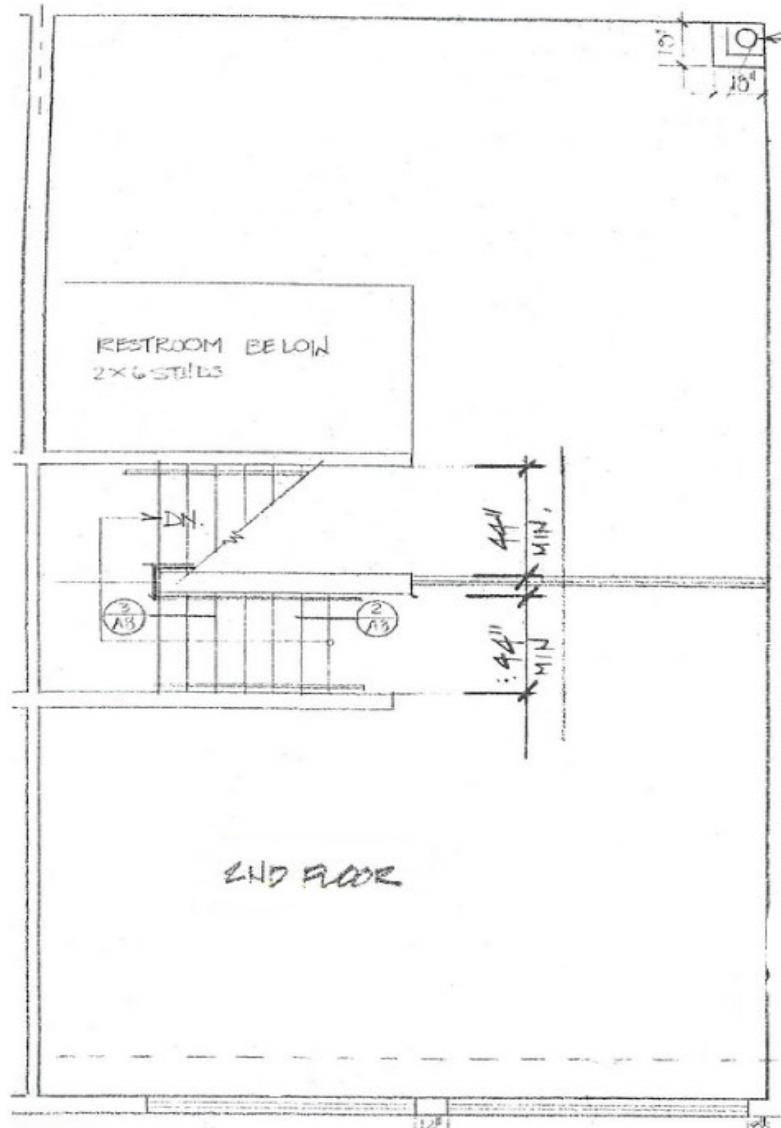
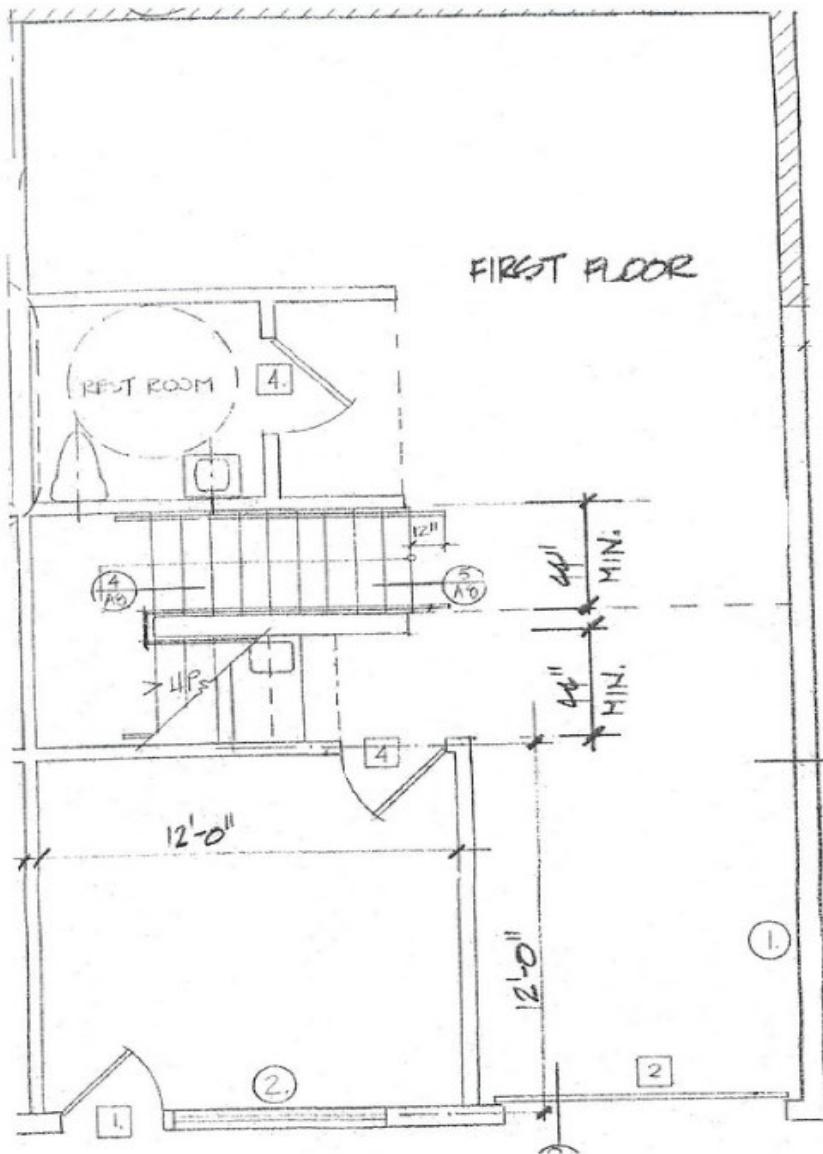
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Do not disturb Tenant.  
Please make appointment with agent to see unit.

**Redstone**  
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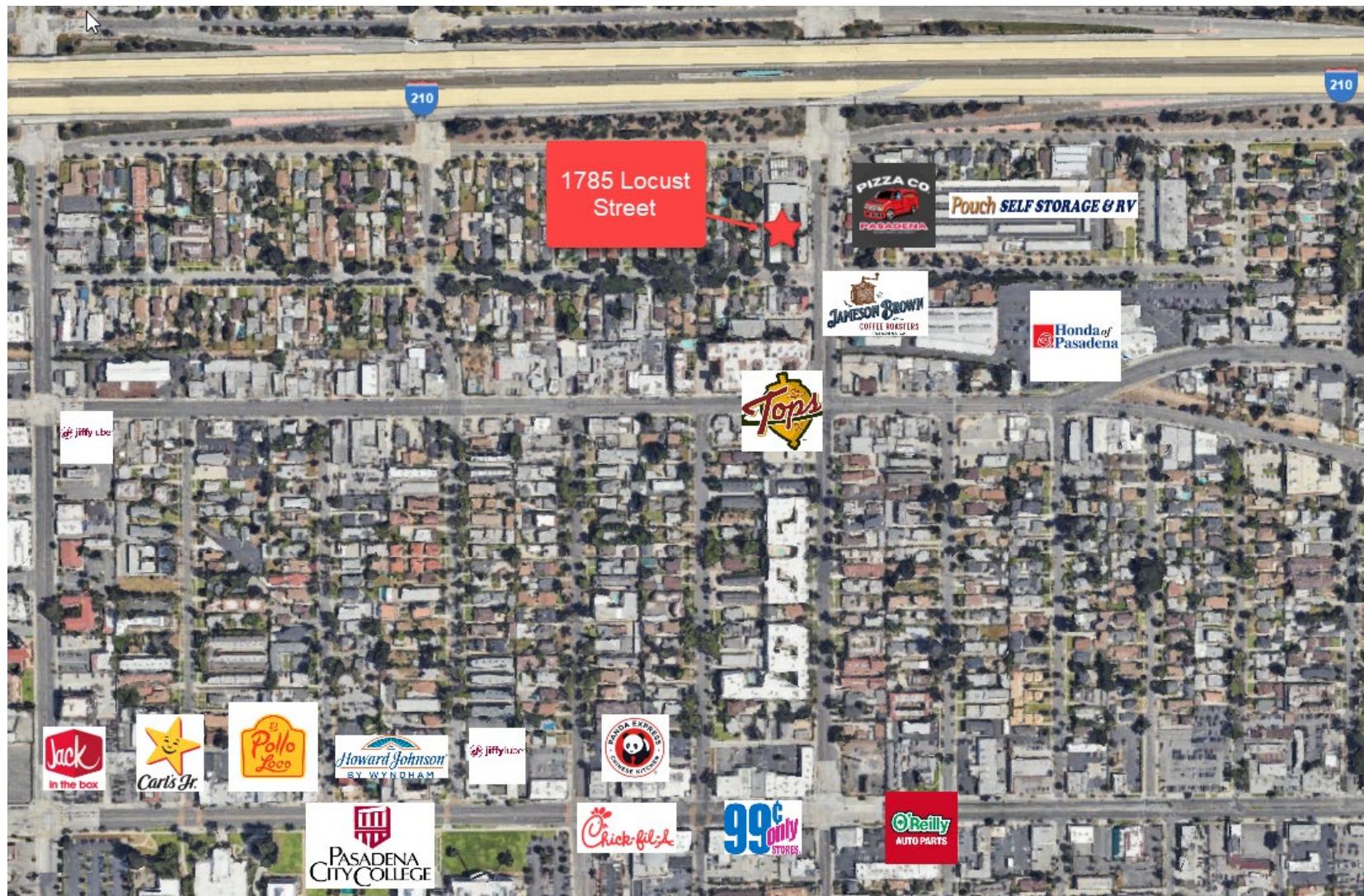
# 1785 Locust Street, Suite 8, Pasadena, CA 91106



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## AMENITY MAP



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