

FLEX / R&D SPACE FOR LEASE



1785 LOCUST STREET, PASADENA, CA

FOR LEASE

AVAILABLE SPACE: Unit 3 - Approximately 1,200 sq. ft.

Unit has a reception area, private office, open warehouse area, restroom, sink area, and a second (2nd) office on mezzanine with windows.

LEASE RATE: \$1.95 per sf/month, Industrial Gross. Tenant pays own utilities, interior janitorial and current CAM charges of \$0.23 per sq. ft.

AVAILABLE: Immediately.

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.

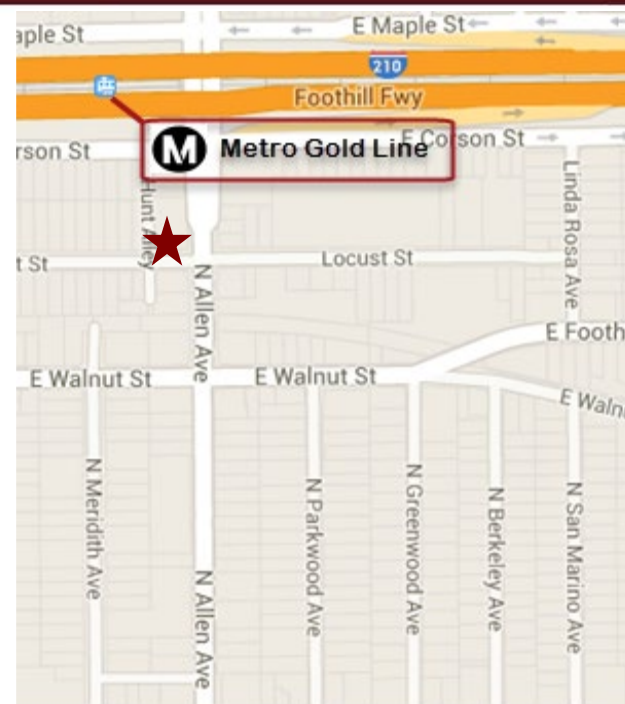
* Fully air conditioned.

* Potential roll-up door potential.

* Gated parking lot.

* Close to 210 frwy and Gold Line station.

* Responsive onsite management.



For more Information, Contact:

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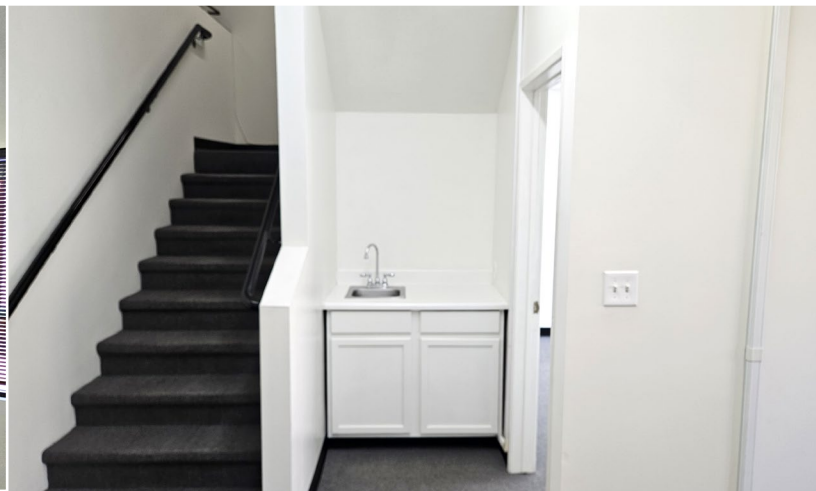
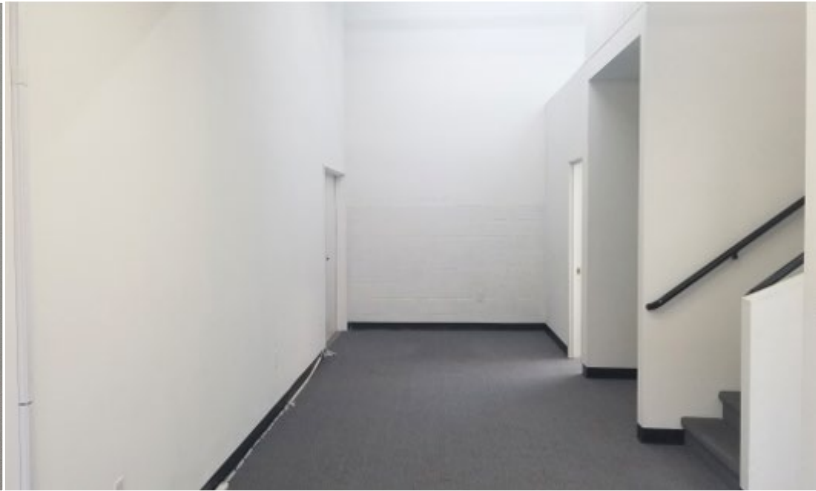
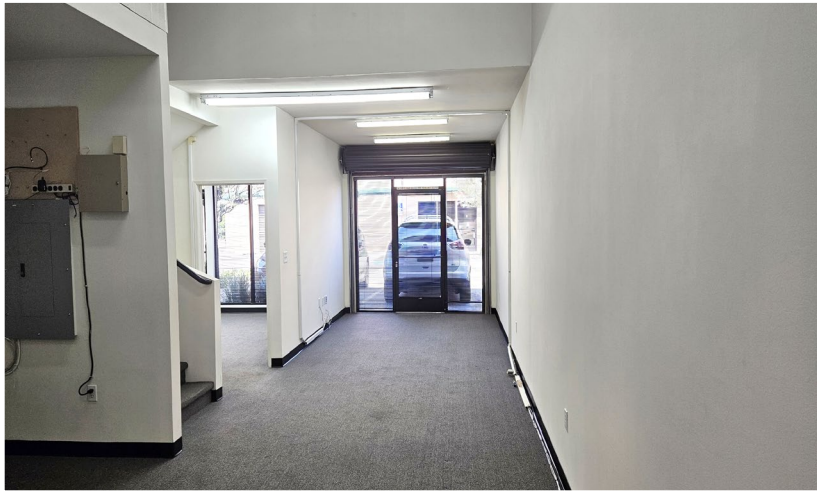
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UNIT 3

INTERIOR PICTURES



1785 Locust Street, Suite 3, Pasadena, CA 91106

