

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: August 1, 2024.

YEAR BUILT: 1998.

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

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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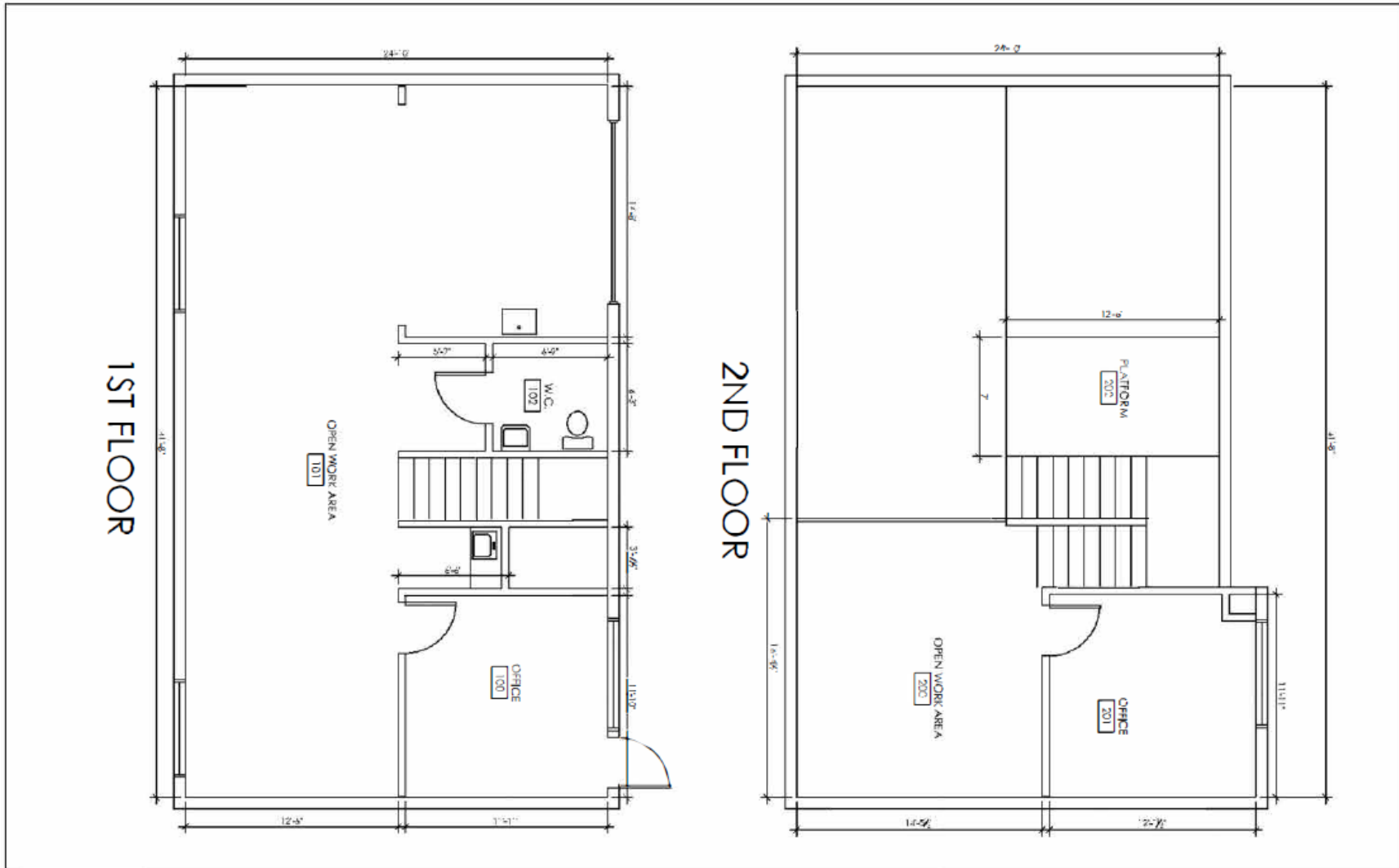
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UNIT 10

INTERIOR PICTURES



1785 Locust Street, Pasadena, CA 91106



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AMENITY MAP



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