

FLEX R&D UNIT FOR LEASE



1785 LOCUST STREET, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Unit 7 - 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:** May 1, 2026.
- YEAR BUILT:** 1998.
- PARKING:** Three (3) unreserved parking spaces (including roll-up door area) free of charge for each unit.
- AMENITIES:**
- * Open space, two (2) private offices, and mezzanine office area.
 - * 18' clearance with high ceilings and exposed ducting in a portion of unit.
 - * Fully air conditioned.
 - * Roll-up door potential.
 - * Gated parking lot.
 - * Close to 210 frwy and Gold Line station.

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



For more Information, Contact:

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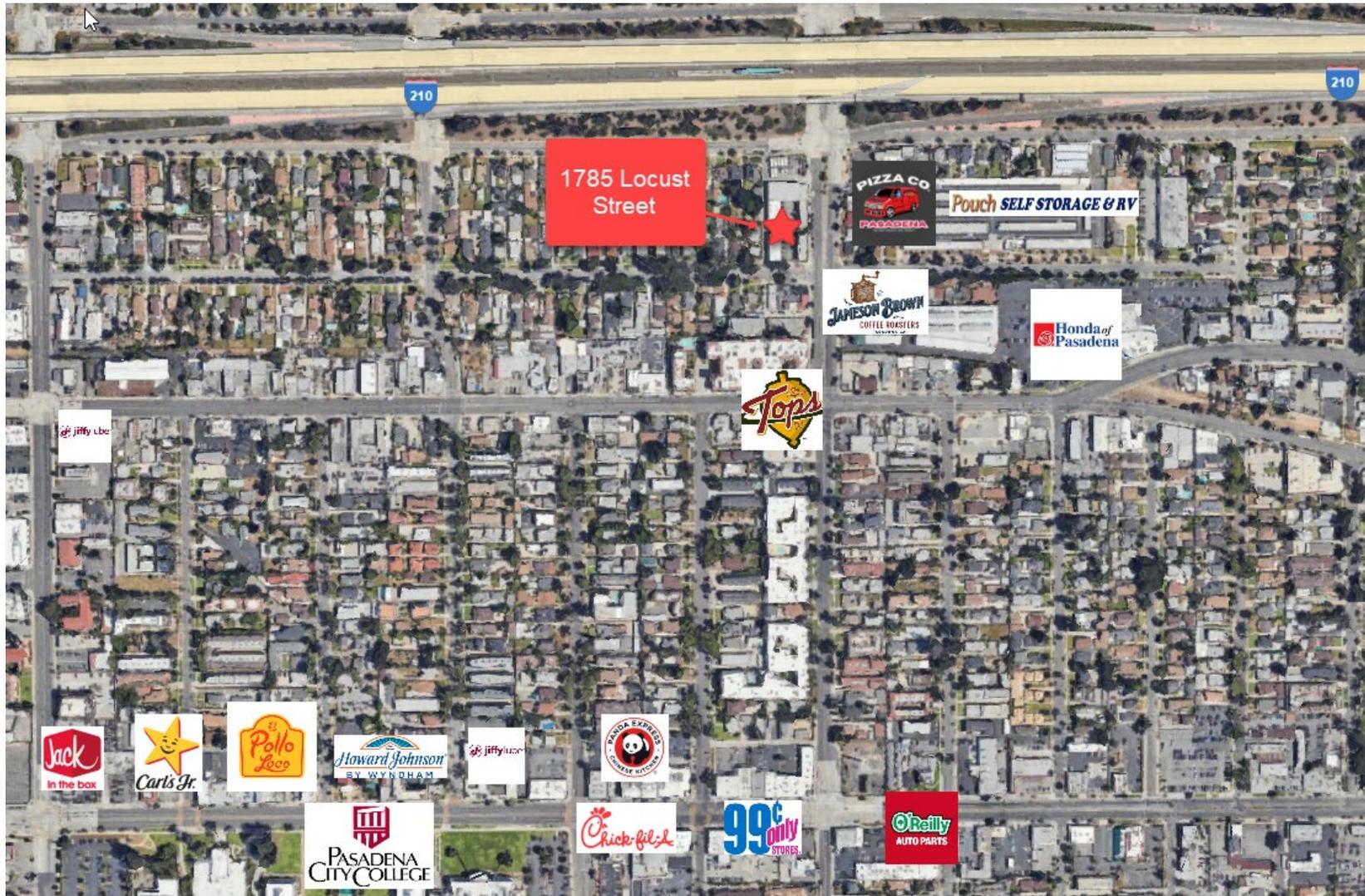
1785 LOCUST STREET

UNIT 7



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AMENITY MAP



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