

Rexford Technology Center

2672 E WALNUT STREET
PASADENA, CALIFORNIA
LOS ANGELES COUNTY

For Lease

5,440 SF

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

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2672 E. Walnut Street Pasadena, CA

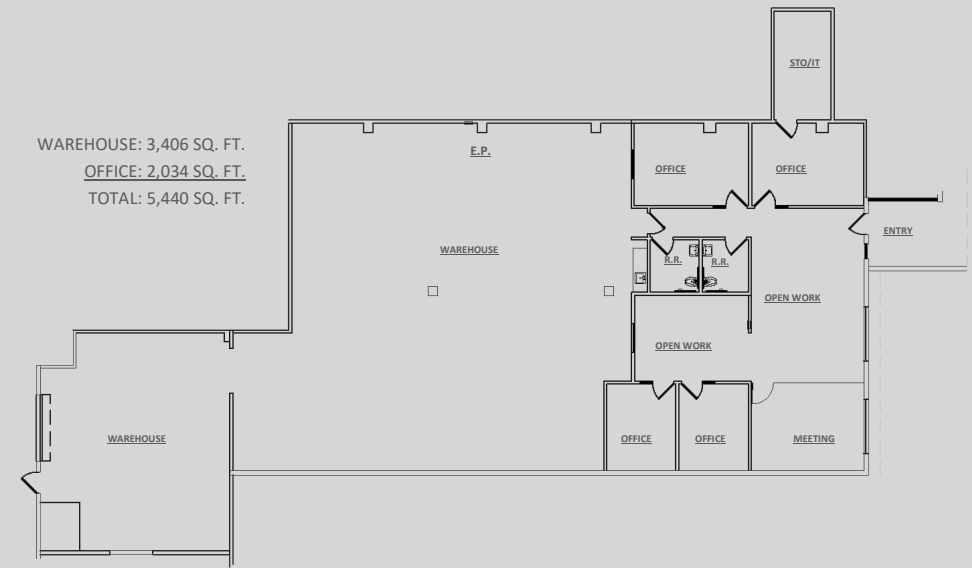
- ◆ Available SF: 5,440 RSF
- ◆ Building SF: 31,619 RSF
- ◆ Asking Rate: \$1.98 PSF MG
- ◆ CAMS: 0.18 / SF
- ◆ Year Built: 1960; Renovated Dec 2008
- ◆ 7 surface parking spaces
- ◆ Located on the southwest corner of San Gabriel Blvd. & Walnut St.
- ◆ Direct freeway access via the San Gabriel Boulevard exit
- ◆ Close proximity to numerous retail and restaurant amenities



**Rexford
Industrial**

Flex / R&D Space Available for Lease

- 200 Amps
- 3 phase – 120 /208V
- Energized with 75 KVA Transformer
- On-site surface parking
- Innovative environment, ideal for creative and R&D companies
- All suites equipped with ground-level roll-up door
- 100% HVAC
- 50% of building is built out with new office improvements and 50% is light manufacturing/warehouse
- Space for light manufacturing, assembly, and R&D

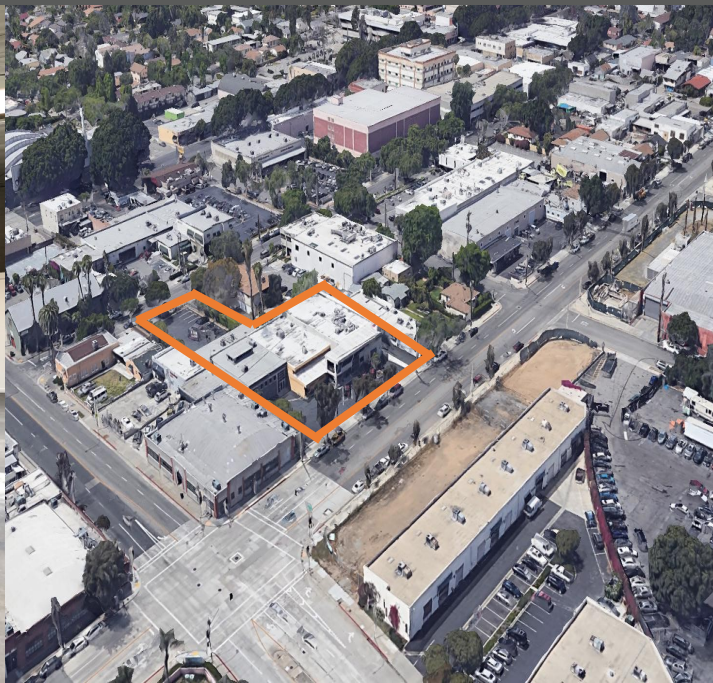


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**Rexford
Industrial**