

FOR SUBLEASE

# 6,660 SF - 15,367 SF Flex / Lab Space in Pasadena



**2585 Nina St &  
73 N Vinedo Ave**

**Pasadena, CA 91107**

**Shadd Walker** <sup>SIOR</sup>

Sr. Executive Vice President  
CA License No. 01253297  
Direct: +1 213 532 3242  
Mobile: +1 626 488 9081  
[shadd.walker@colliers.com](mailto:shadd.walker@colliers.com)

**Colliers**

505 N Brand Blvd  
Suite 1120  
Glendale, CA 91203  
Main: +1 818 334 1895  
[www.colliers.com](http://www.colliers.com)



# Property Info

**Property Address:**

2585 Nina St & 73 N Vinedo Ave  
Pasadena, CA 91107

**Available Building Area:**

6,660 SF - 2585 Nina - Lab  
8,707 SF - 73 N Vinedo - Flex R&D  
*\*Connected & can be accessible*

**Parking:**

2.39/1,000 SF Surface & Rear Yard Area

**Zoning:**

PSC/ PSM

**Power:**

600 Amps 480V 3 Phase

**Loading:**

(1) 8' x 12' Ground Level Loading Door

**Rate:**

\$2.30 PSF, Modified Gross

**Term:**

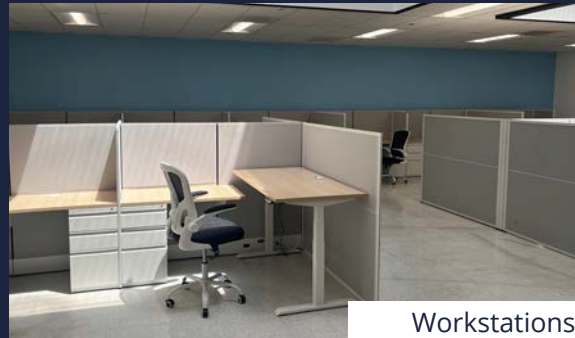
Until May 2028



Lobby



Lab Area



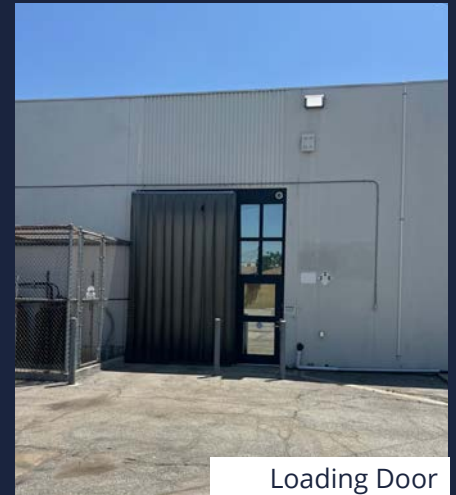
Workstations



Fume Hood



Warehouse

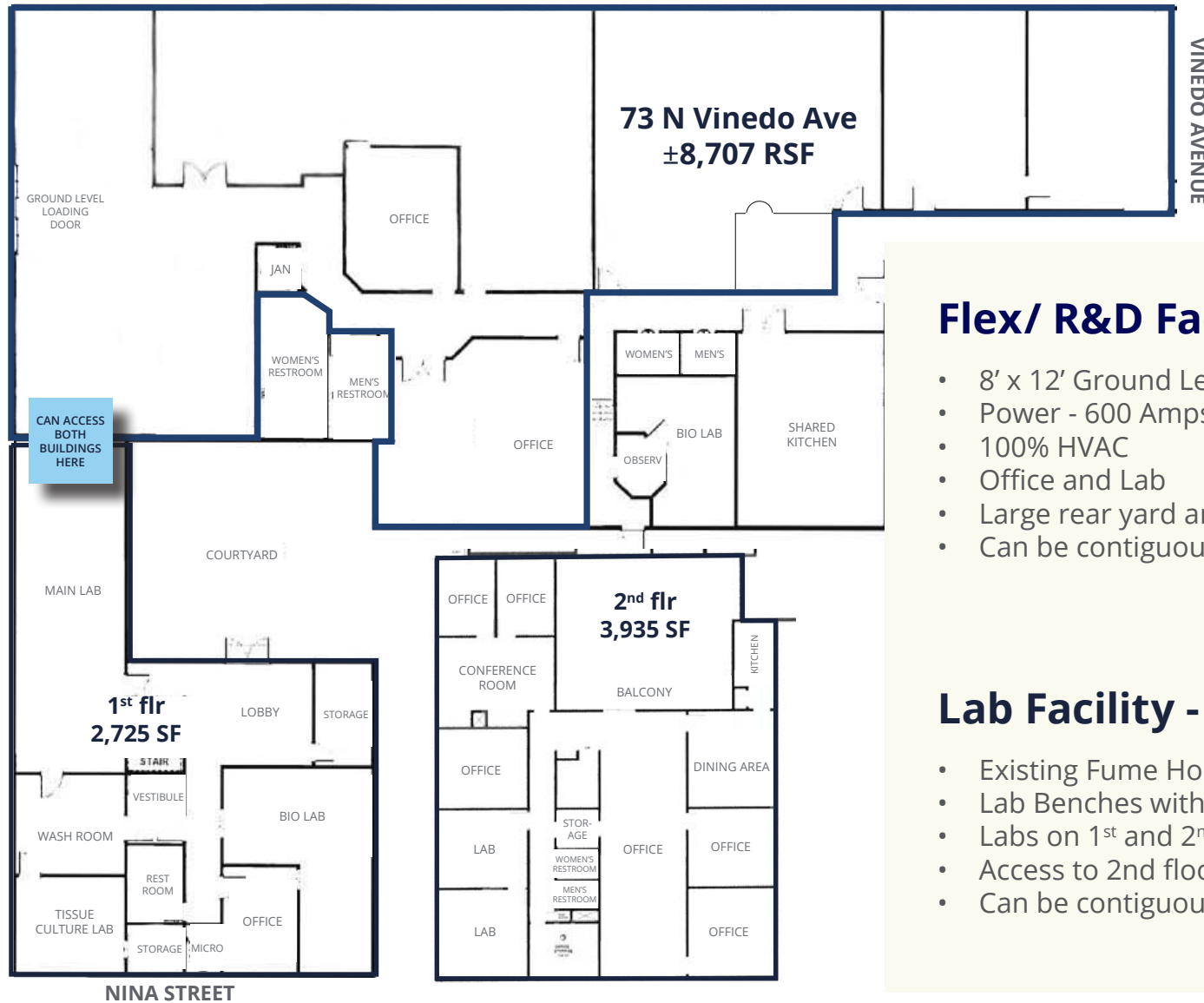


Loading Door



Kitchen

# Floor Plan



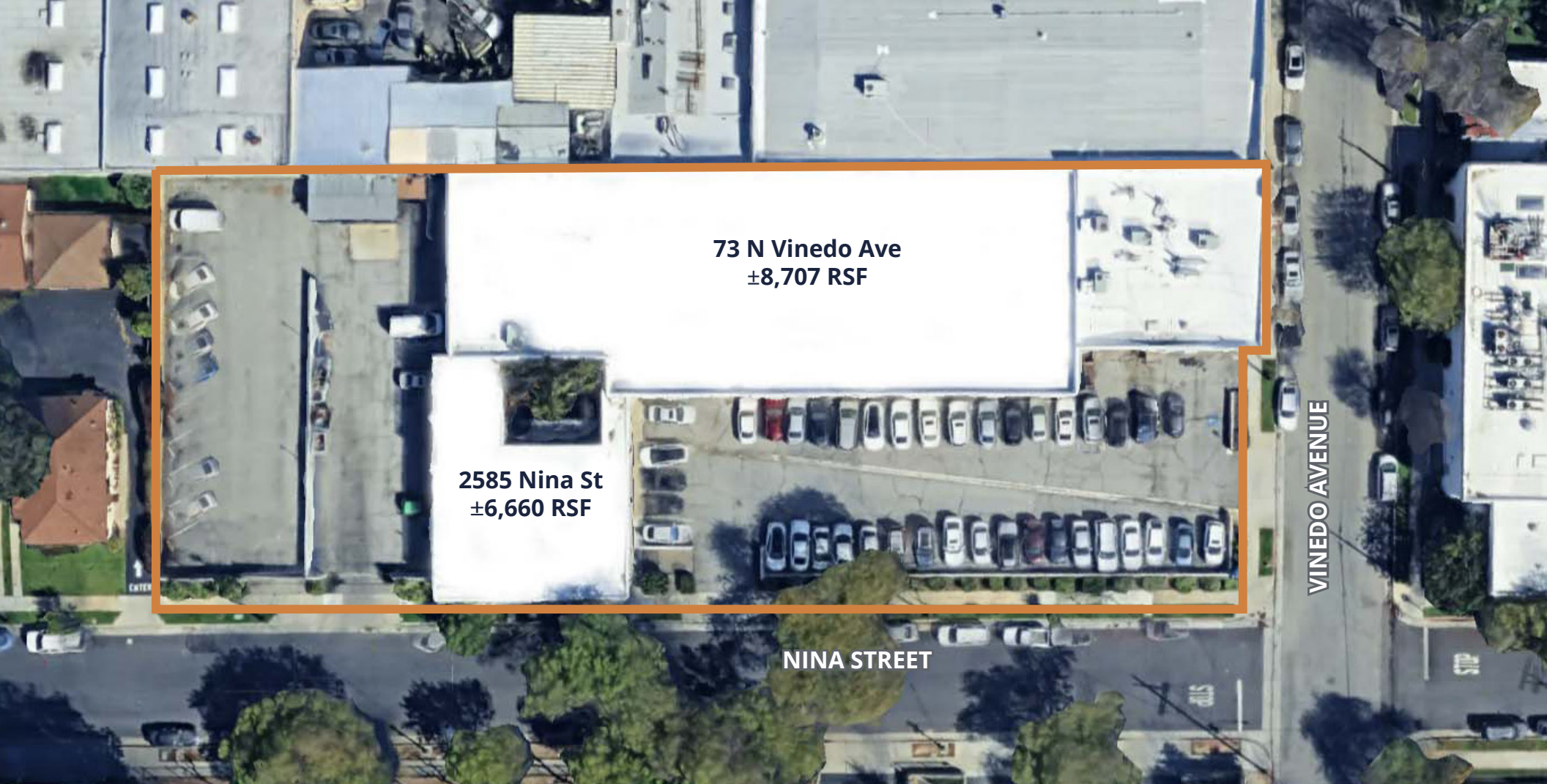
## Flex/ R&D Facility - 73 N Vinedo Ave

- 8' x 12' Ground Level Loading Door
- Power - 600 Amps 480V 3-phase
- 100% HVAC
- Office and Lab
- Large rear yard area for parking and storage
- Can be contiguous with 2585 Nina St for up to 15,367 SF

## Lab Facility - 2585 Nina Street

- Existing Fume Hoods
- Lab Benches with Sinks
- Labs on 1<sup>st</sup> and 2<sup>nd</sup> floors
- Access to 2nd floor Balcony & Outdoor Courtyard
- Can be contiguous with 73 N Vinedo Ave for up to 15,367 SF





**73 N Vinedo Ave**  
**±8,707 RSF**

**2585 Nina St**  
**±6,660 RSF**

**VINEDO AVENUE**

**NINA STREET**

**Shadd Walker** <sup>SIOR</sup>

Sr. Executive Vice President  
CA License No. 01253297  
Direct: +1 213 532 3242  
Mobile: +1 626 488 9081  
shadd.walker@colliers.com

**Colliers**

505 North Brand Boulevard, Suite 1120, Glendale, CA 91203 | +1 818 334 1895 | [colliers.com](https://www.colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.