

**FOR LEASE** | 24 - 98 N. SAN GABRIEL BLVD.  
AVAILABLE ±20,380 AT 98 N. SAN GABRIEL BLVD.  
PASADENA, CA 91107 | BLOCKS FROM CAL TECH | ±30,789 SF



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



**FOR LEASE | 24 - 98 N. SAN GABRIEL BLVD.  
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**2 | 24 - 98 N. SAN GABRIEL BLVD, PASADENA, CA 91107**



# Property Overview

## Property Highlights

- State of the art R&D/Flex facility with multi-million dollar lab upgrades.
- Former occupant, Materia, is a Nobel Prize renewable energy award recipient.
- Full block of frontage on main Pasadena thoroughfare and signalized intersection.
- Executive Offices with lab buildout.
- The subject property is located two blocks away from 210 Foothill Freeway.



## Property Overview

**Asking Rental Rate:** \$2.25 NNN

**Address:** 98 N. San Gabriel Blvd., Pasadena 91107

**Unit Size:** ±20,380 SF

**Loading:** One (1) 12' X 12' Dock High Loading Door

**Clearance:** 15' Interior Warehouse Ceiling Clearance

**Fire Sprinklers:** Yes

**Parking:** Thirty (30) Parking Stalls

**Land Size:** ±55,087 SF (±1.26 AC)

**Building Sizes:** 98 N San Gabriel Blvd: **±20,380 SF**

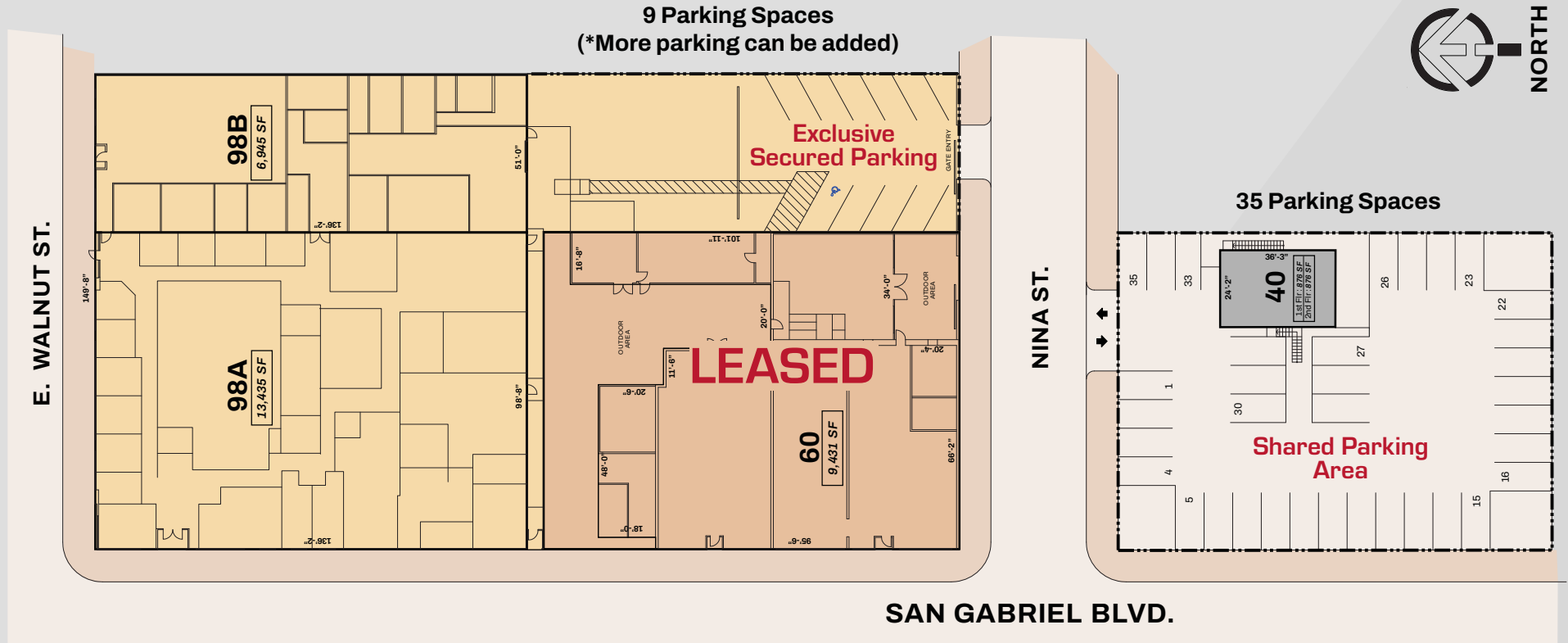
**Power:** 1,600 AMP | 3 Phase | 4 Wire | 400 Volt



# AERIAL PHOTOS

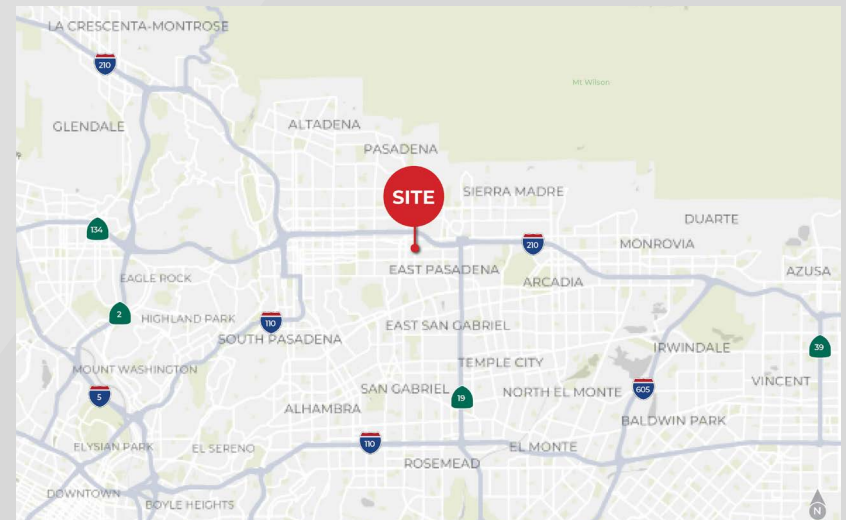
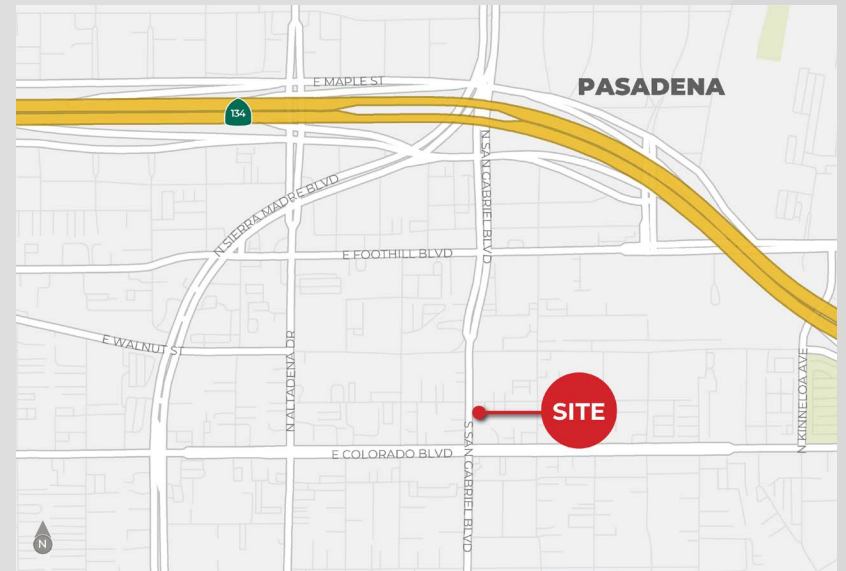
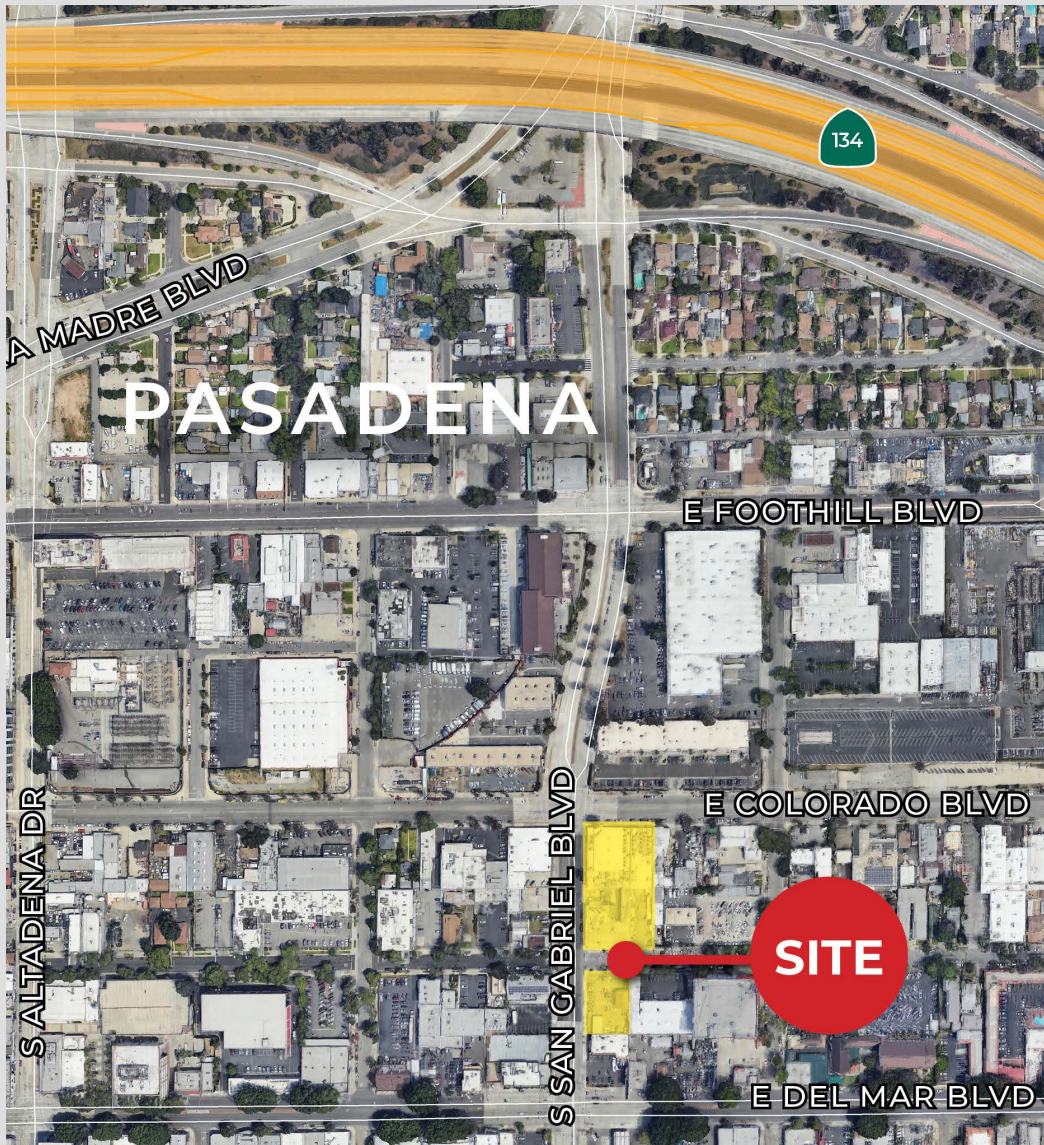


# Floor Plan





# AERIAL MAPS



# CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at 24-98 N San Gabriel Blvd, Pasadena, CA 91107.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ 626.204.1531 or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed,

delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

## DO NOT DISTURB OCCUPANTS

### FOR MORE INFORMATION, CONTACT:

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