

FOR LEASE - INCREDIBLE BUILDING SIGNAGE AVAILABLE

11 W DEL MAR BLVD
Pasadena, CA 91105



**OFFICE SPACE / LAB SPACE
with FREE PARKING**

LEASE RATE - OFFICE: \$2.50/SF + Electricity Only
LEASE RATE - LAB: \$3/SF + Electricity Only
AVAILABLE SPACE: +/- 1,141 SF - +/- 8,736 SF (DIVISIBLE)

Bill Ukropina, CRE
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**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR LEASE

11 W DEL MAR BLVD

Pasadena, CA 91105



PROPERTY DESCRIPTION

Discover innovation in the heart of Pasadena at 11 W Del Mar Blvd, offering Prime office/lab space for lease. This office building, constructed in 1978, stands two stories tall, encompassing +/-10,971 SF of versatile workplace. This location presents an excellent opportunity for cutting-edge research and development. With 26 convenient surface parking spaces and a wide alley in the back of the building, accessibility is a breeze. The current available lab configuration spans approximately 8,736 rentable square feet with +/- 7,595 square feet upstairs and +/- 1,141 square feet downstairs. Elevate your working endeavors in this dynamic Pasadena office/lab location!

OFFERING SUMMARY

Lease Rate - Office:	\$2.50/SF + Electricity Only
Lease Rate - Lab:	\$3/SF + Electricity Only
Number of Units:	6
Parking*:	Up to 26 free spaces
Building Size:	+/- 11,299 SF
APN:	571-302-3019

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	14,914	211,265	763,484
Total Population	25,546	544,695	2,051,747

- There is a limited gated parking for employees
- Electric car charger

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PROPERTY PHOTOS

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LEASE INFORMATION

Lease Type:	Base rent + Electricity (sub metered)
Total Space:	+/- 1,141 SF - +/- 8,736 SF (DIVISIBLE)
Lease Term:	Minimum 3 Year Term

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	
Suite 130	Available	+/- 1,141 SF	+ Electricity	\$2.50/SF + Electricity Only	Available September 1, 2024	Office
Suite 200	Available	+/- 1,439 SF	+ Electricity	\$2.50/SF + Electricity Only	Available September 1, 2024	Office
Suite 220 *	Available	+/- 1,477 SF	+ Electricity	\$2.50/SF + Electricity Only	Available September 1, 2024	Office
Suite 230 **	Available	+/- 998 SF	+ Electricity	\$2.50/SF + Electricity Only	Available September 1, 2024	Office
Suite 240	Available	+/- 1,831 SF	+ Electricity	\$3/SF + Electricity Only	Available September 1, 2024	Lab
Suite 250	Available	+/- 1,850 SF	+ Electricity	\$3/SF + Electricity Only	Available September 1, 2024	Lab

- Portable Back up generator hook up available in the 2nd Floor Labspace.

* Ask for quote for any medical use.

** Suite 230 will be not leased separately but in conjunction with one of the neighboring suites.

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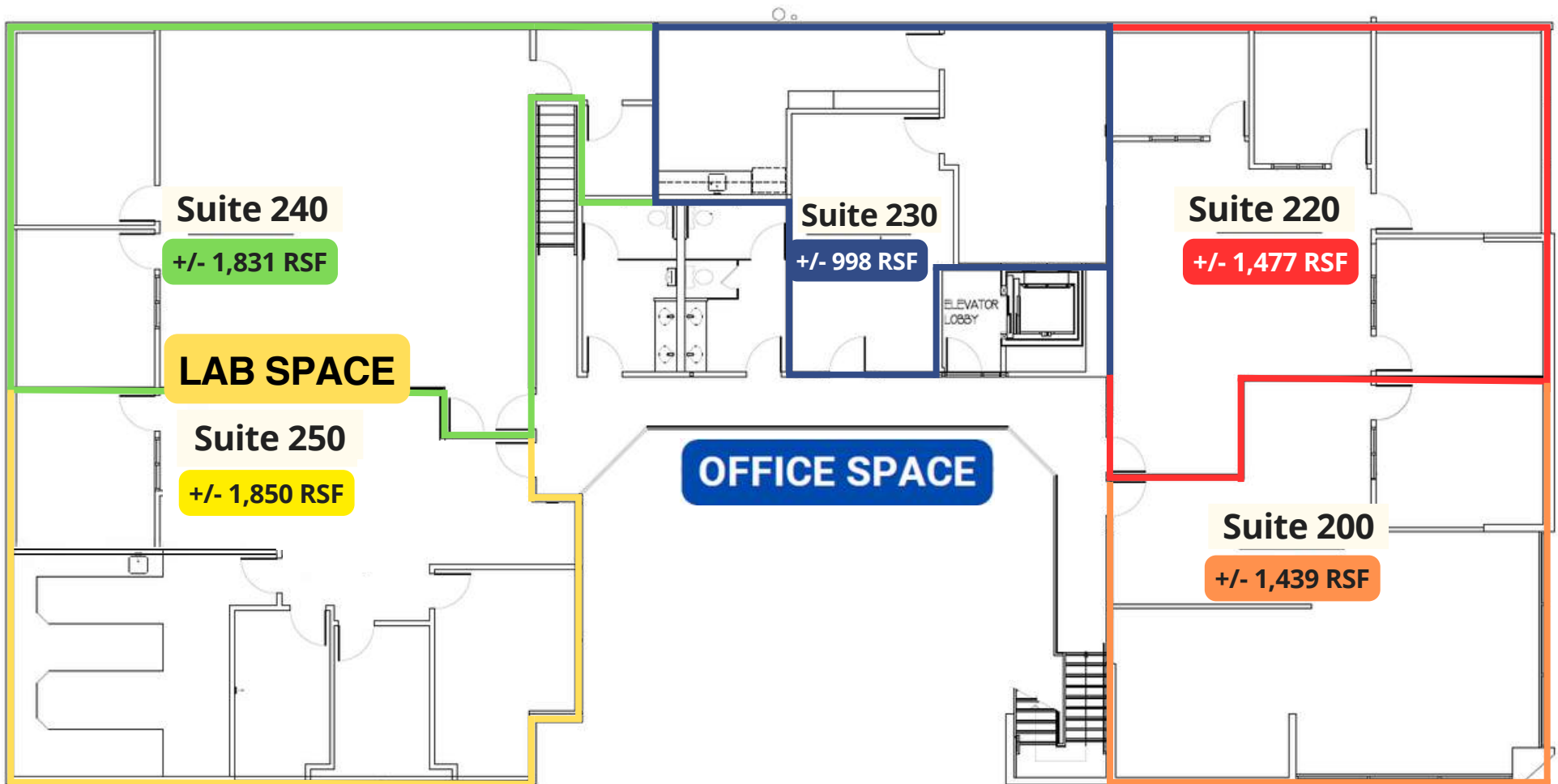


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SECOND FLOOR

11 W DEL MAR BLVD

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OFFICE SPACE

OFFICE SPACE

Second Floor

NOTE : RENTABLE
UNDER CALIFORNIA BOMA STANDARD:
1. Outside Hallway counted
2. Common Area and Bathrooms
3. Second Floor Load Factor - 11.45%

11 West Del Mar Boulevard Pasadena, California 91105

- *The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.
- *New Elevator may alter the plan and square footage
- *Elevator installation - October 1, 2024
- * Suite 230 will be not leased separately but in conjunction with one of the neighboring suites.

SUITE #240 & #250 - LAB

11 W DEL MAR BLVD

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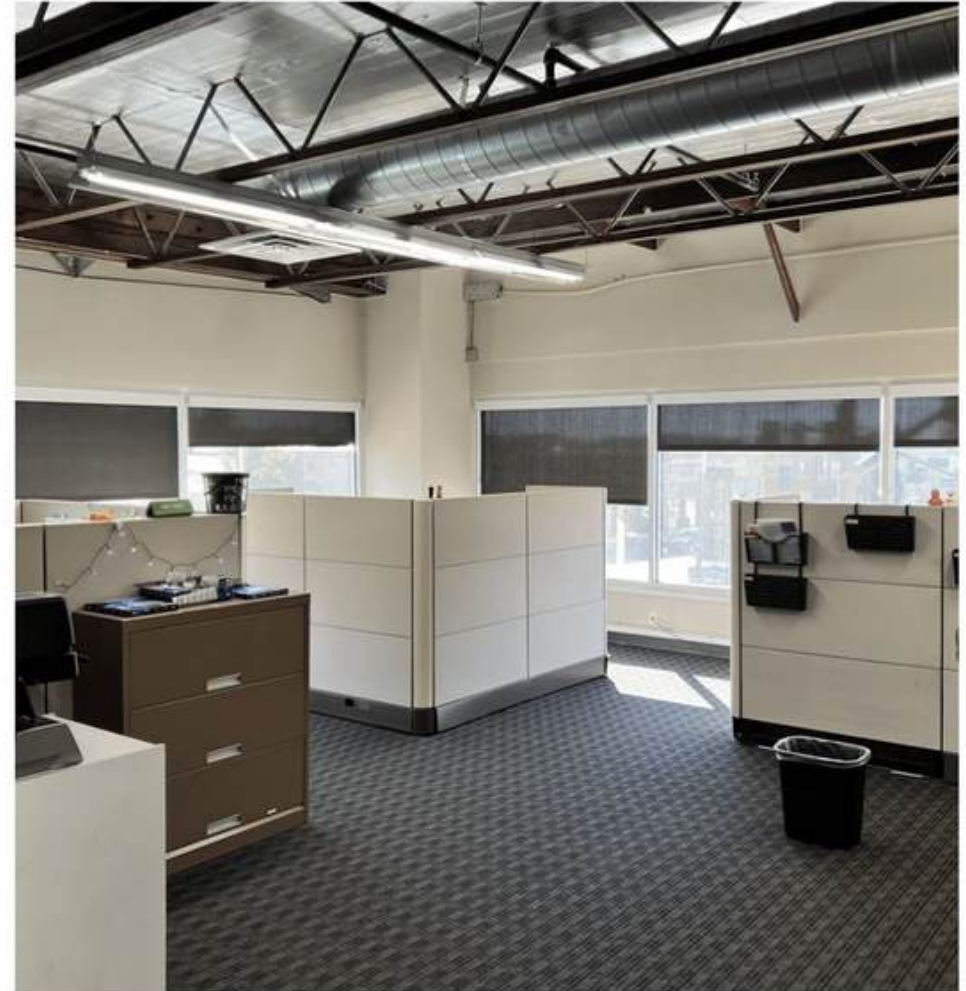
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SUITE #200 - OFFICE

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SUITE #230 - OFFICE

11 W DEL MAR BLVD

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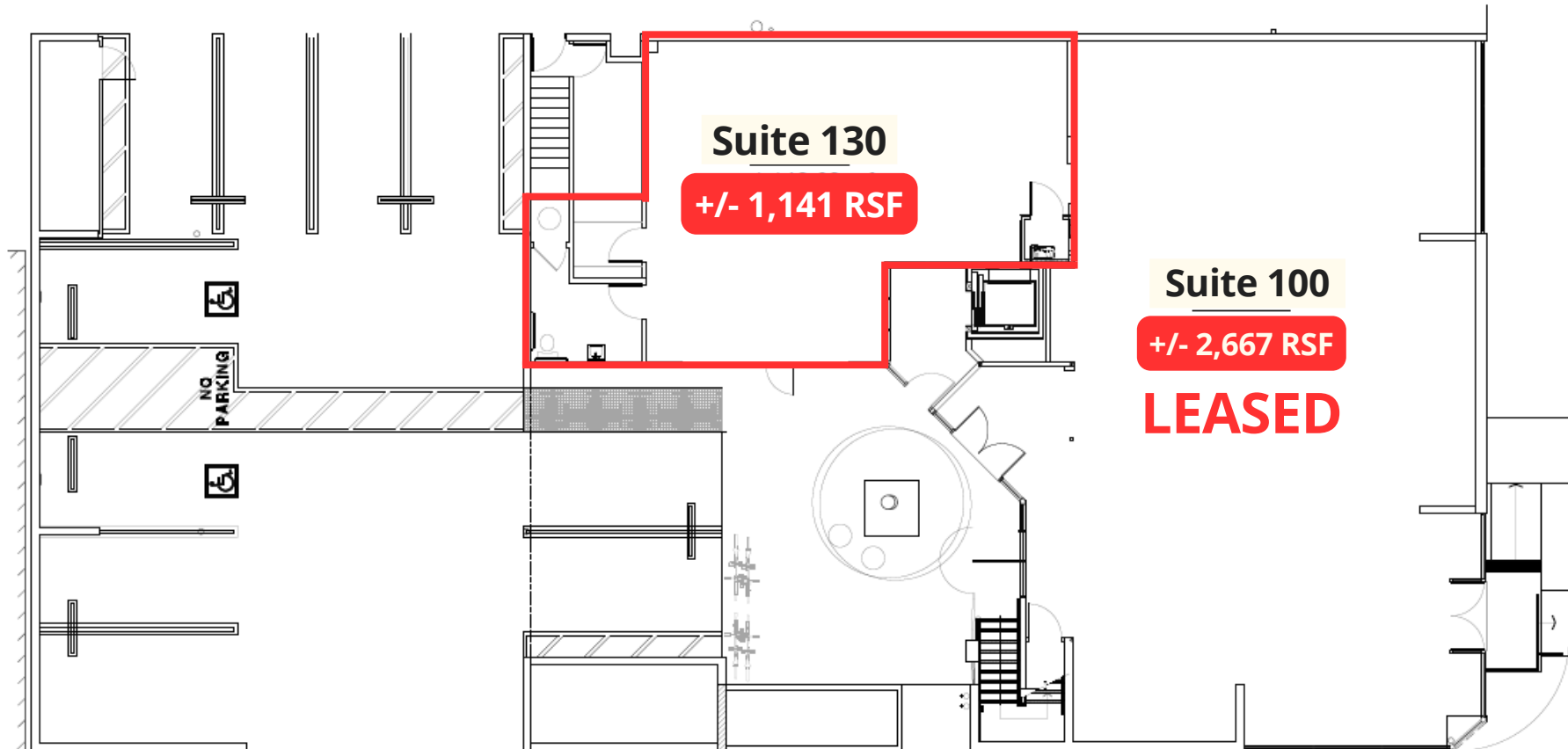


SUITE #130 - LAB

11 W DEL MAR BLVD

Pasadena, CA 91105

FIRST FLOOR OFFICE SPACE



First Floor

11 West Del Mar Boulevard Pasadena, California 91105

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*New Elevator may alter the plan and square footage

*Elevator installation - October 1, 2024

*HVAC - 4 ton AC unit / 200 AMPS (more can be added)



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SUITE #130 - OFFICE

11 W DEL MAR BLVD

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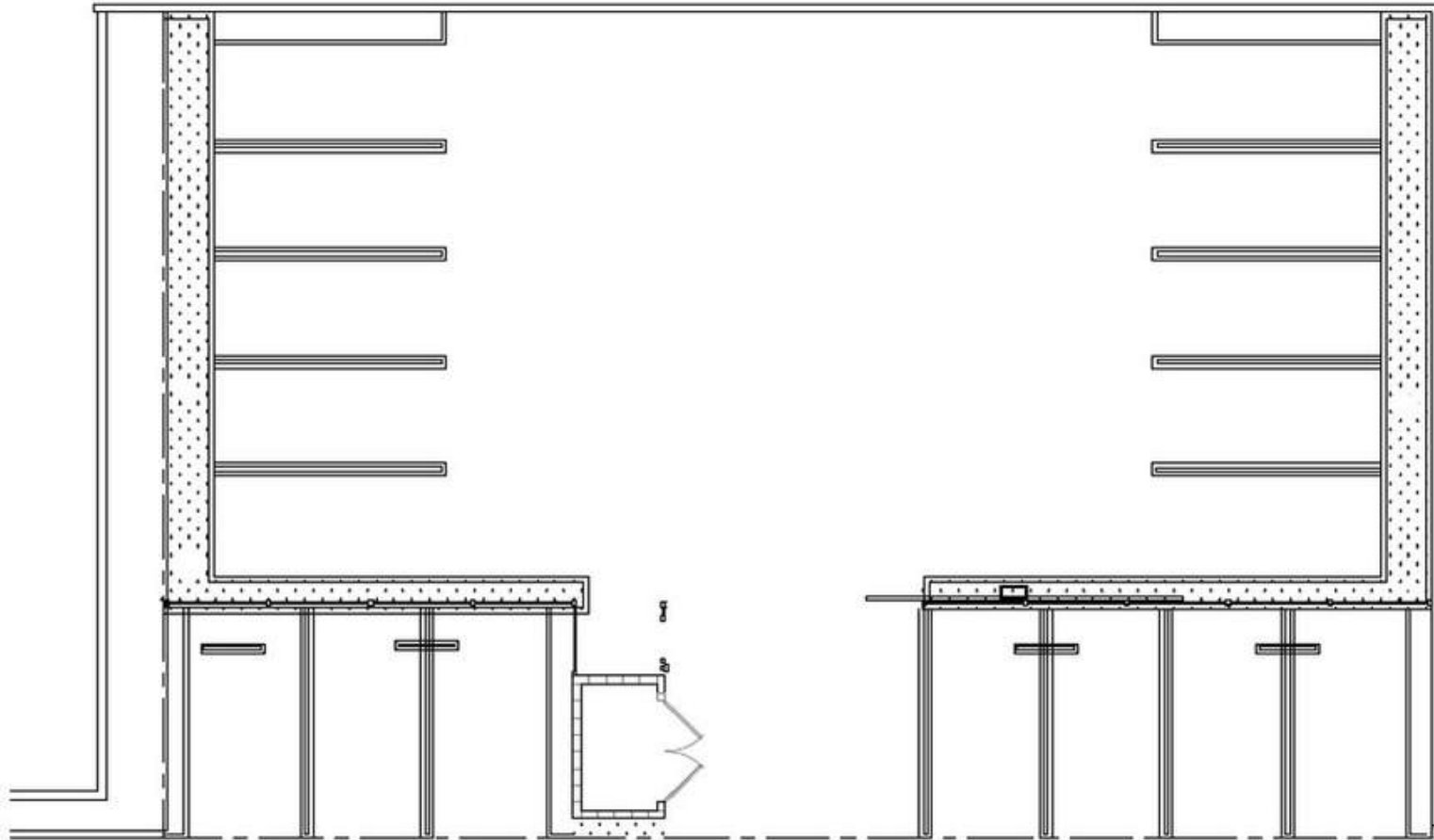


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Back Parking Lot Plan



11 West Del Mar

X-2

tenant	Remote Parking Lot	date	8-4-14
address	11 West Del Mar Blvd. Pasadena, California 91105	scale	1/16"=1'-0"
		drawn ueg	job 960.103

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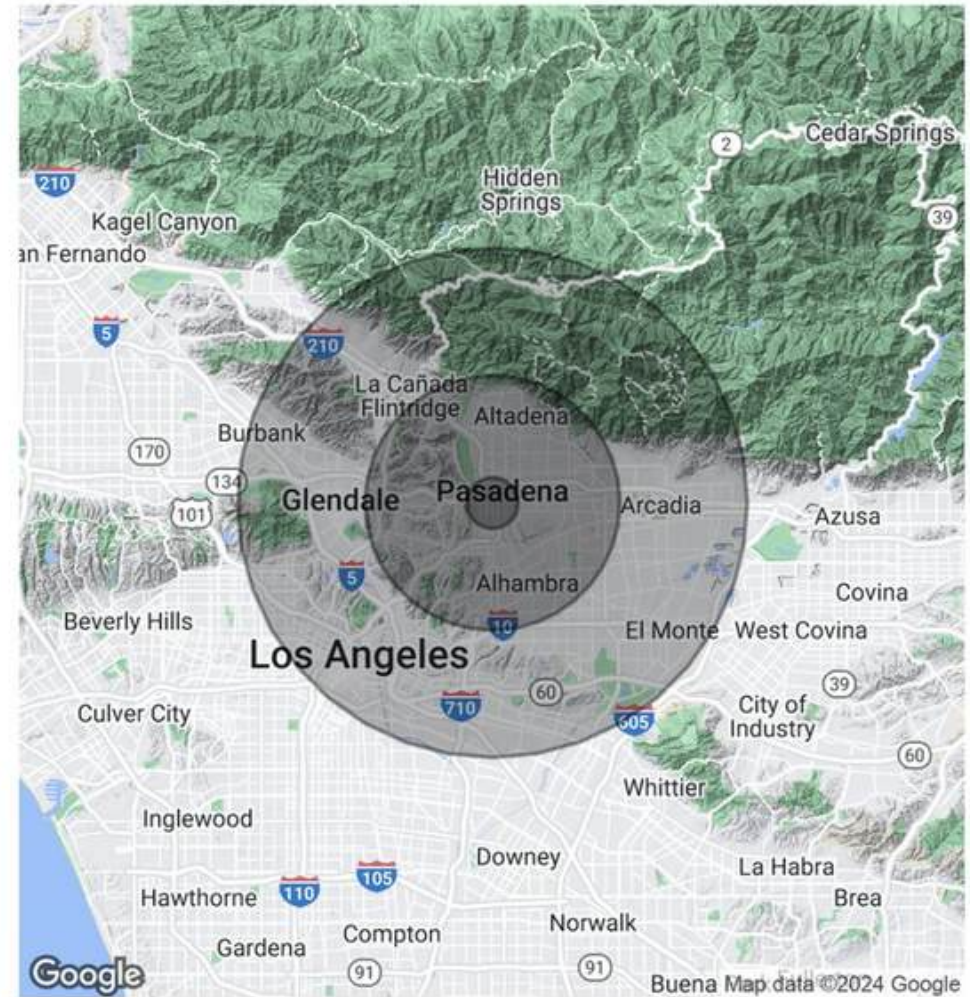
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	25,546	544,695	2,051,747
Average Age	39.2	40.7	38.8
Average Age (Male)	38.5	38.9	37.4
Average Age (Female)	41.1	42.4	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	14,914	211,265	763,484
# of Persons per HH	1.7	2.6	2.7
Average HH Income	\$102,758	\$110,967	\$88,843
Average House Value	\$749,355	\$798,852	\$625,680

* Demographic data derived from 2020 ACS - US Census



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