

# FLEX R&D SPACE FOR LEASE



## 1785 LOCUST STREET, PASADENA, CA

**AVAILABLE SPACE:** Unit 6 - Approximately 1,200 sq. ft.

Unit has a reception area, open warehouse area, restroom, and mezzanine office space with windows.

**LEASE RATE:** \$2.15 per sf/month, Industrial Gross.  
Tenant pays own utilities, interior janitorial and current CAM charges of \$0.25 per sq. ft.

**AVAILABLE:** September 1, 2025.

**YEAR BUILT:** 1998.

**PARKING:** Three (3) parking spaces (including roll-up door area) free of charge.

**AMENITIES:**

- \* 18' clearance with high ceilings and exposed ducting in a portion of unit.
- \* Fully air conditioned.
- \* Roll-up door.
- \* 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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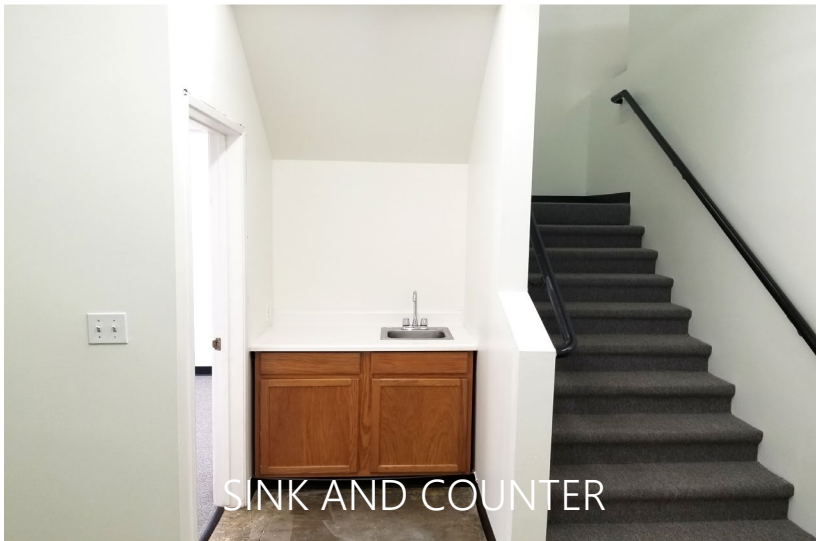
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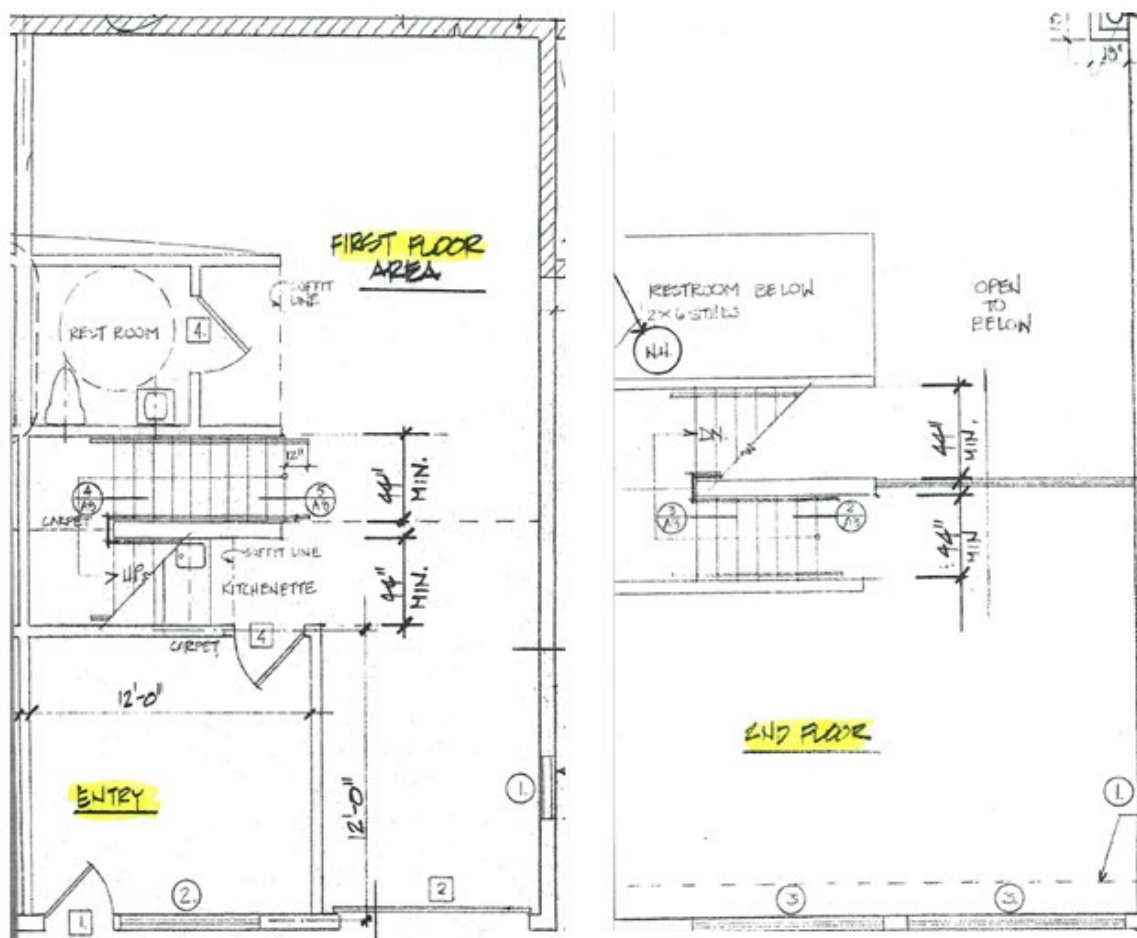
## UNIT 6



# 1785 LOCUST STREET

Pasadena, CA 91106

## UNIT 6



FOR FURTHER  
INFORMATION  
PLEASE  
CONTACT

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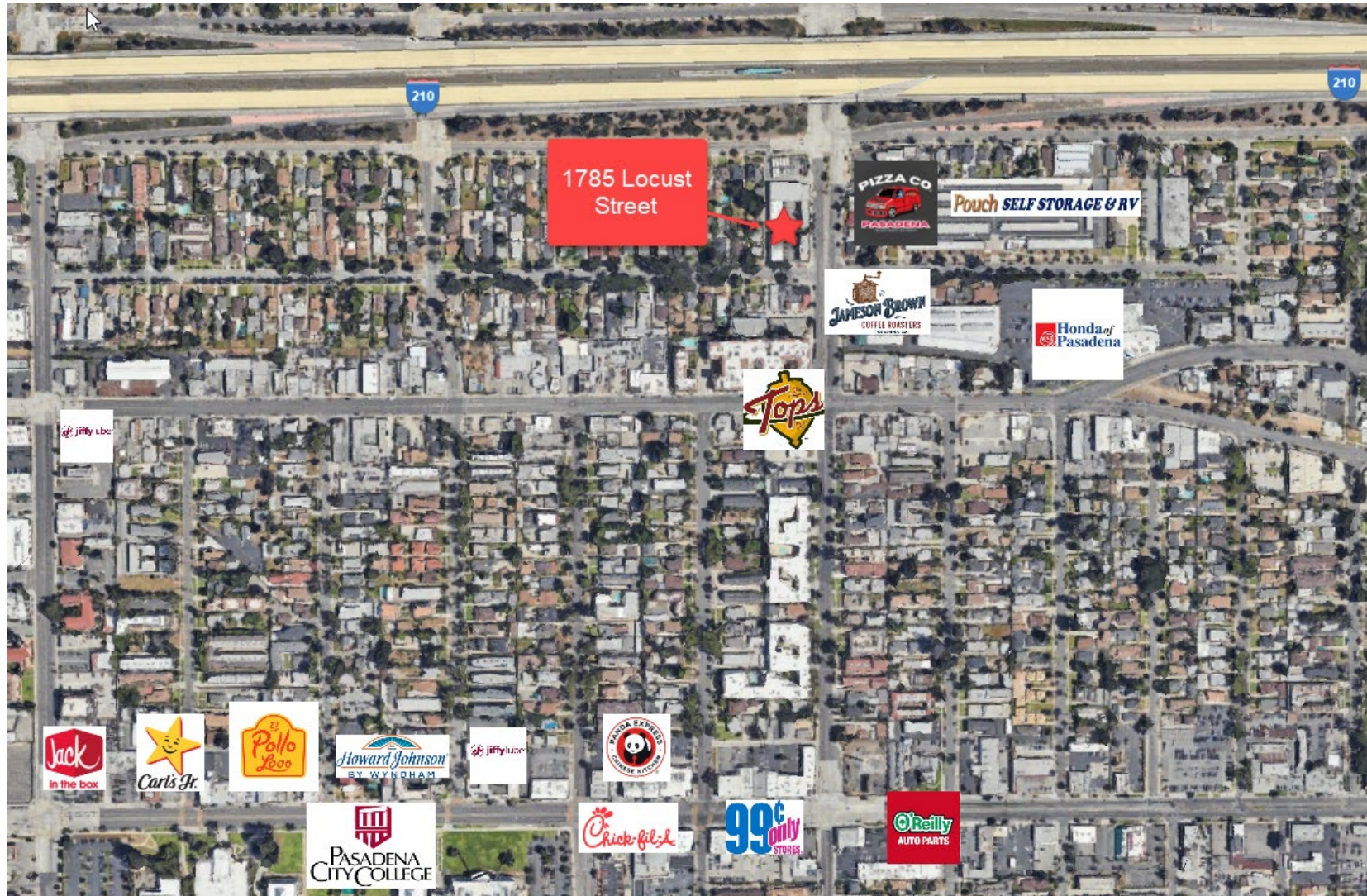


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## AMENITY MAP



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