

R&D FLEX SPACE FOR LEASE



145 N. SIERRA MADRE BOULEVARD, PASADENA

FOR LEASE

AVAILABLE SPACE: Unit 2 – 1,543 Sq. Ft. – Office with warehouse.

LEASE RATE: \$2.15 per sq. ft. per month, IG

Tenant pays own utilities, interior janitorial and CAM charges approximately \$0.20 per sq. ft.

AVAILABLE: August 2026.

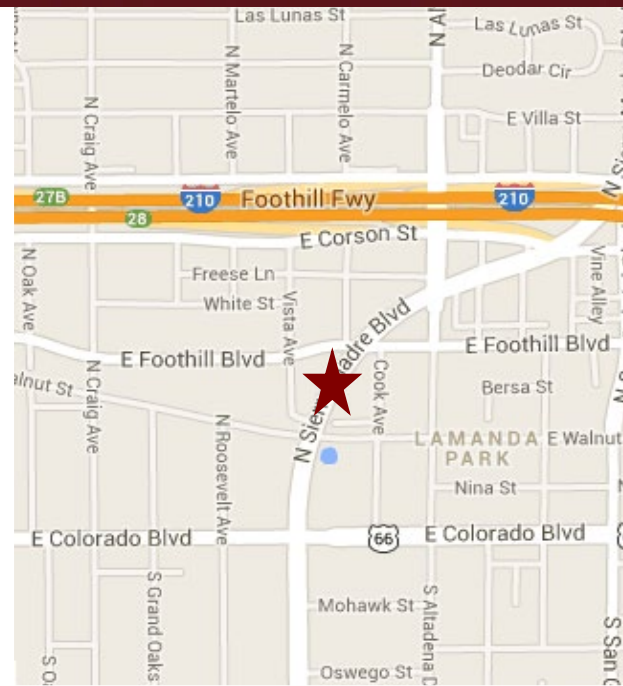
YEAR BUILT: 1999.

TOTAL BLDG: 18,220 sq. ft.

PARKING: Three (3) unreserved parking spaces per unit free of charge. (Including roll-up door)

AMENITIES:

- * Roll-up door.
- * 18' clearance.
- * Restroom.
- * Fully air conditioned.
- * Convenient parking lot.
- * Kitchenette.
- * 10' X 10' loading door.
- * Walking distance to Vons, Chase, and restaurants.



For more Information, Contact:

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PLEASE MAKE APPOINTMENT WITH BROKER.

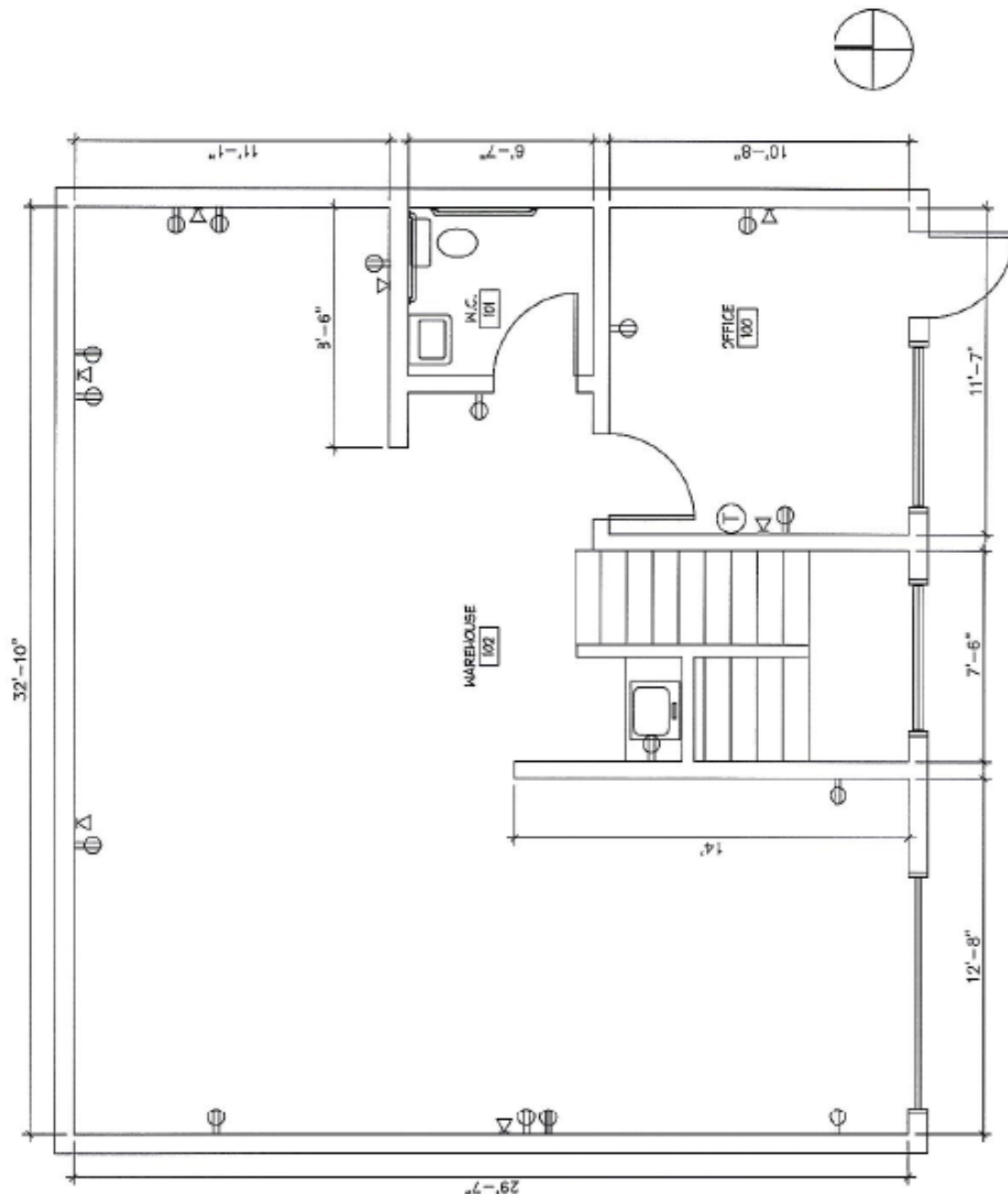


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145 Sierra Madre Boulevard

Unit 2

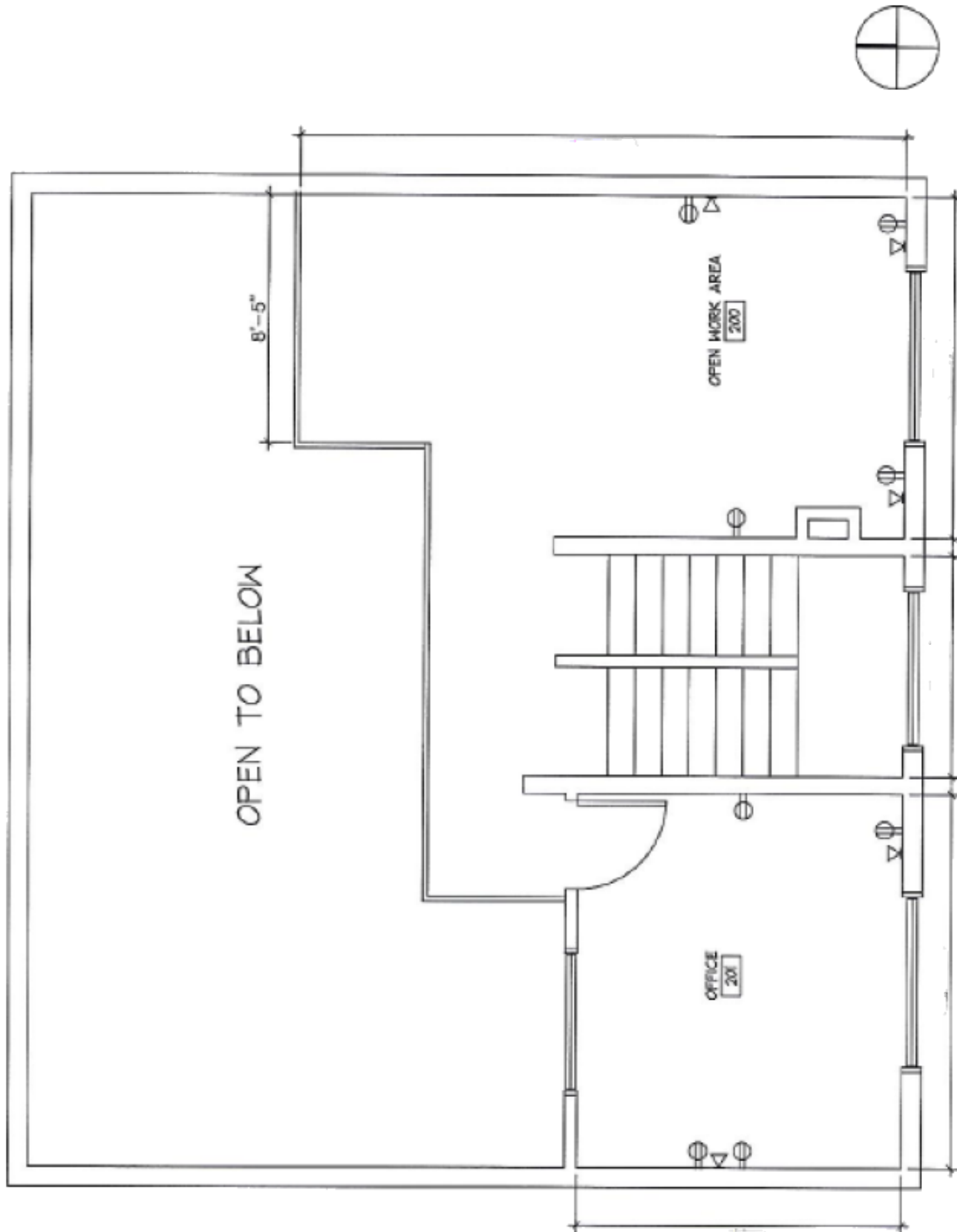
FIRST FLOOR



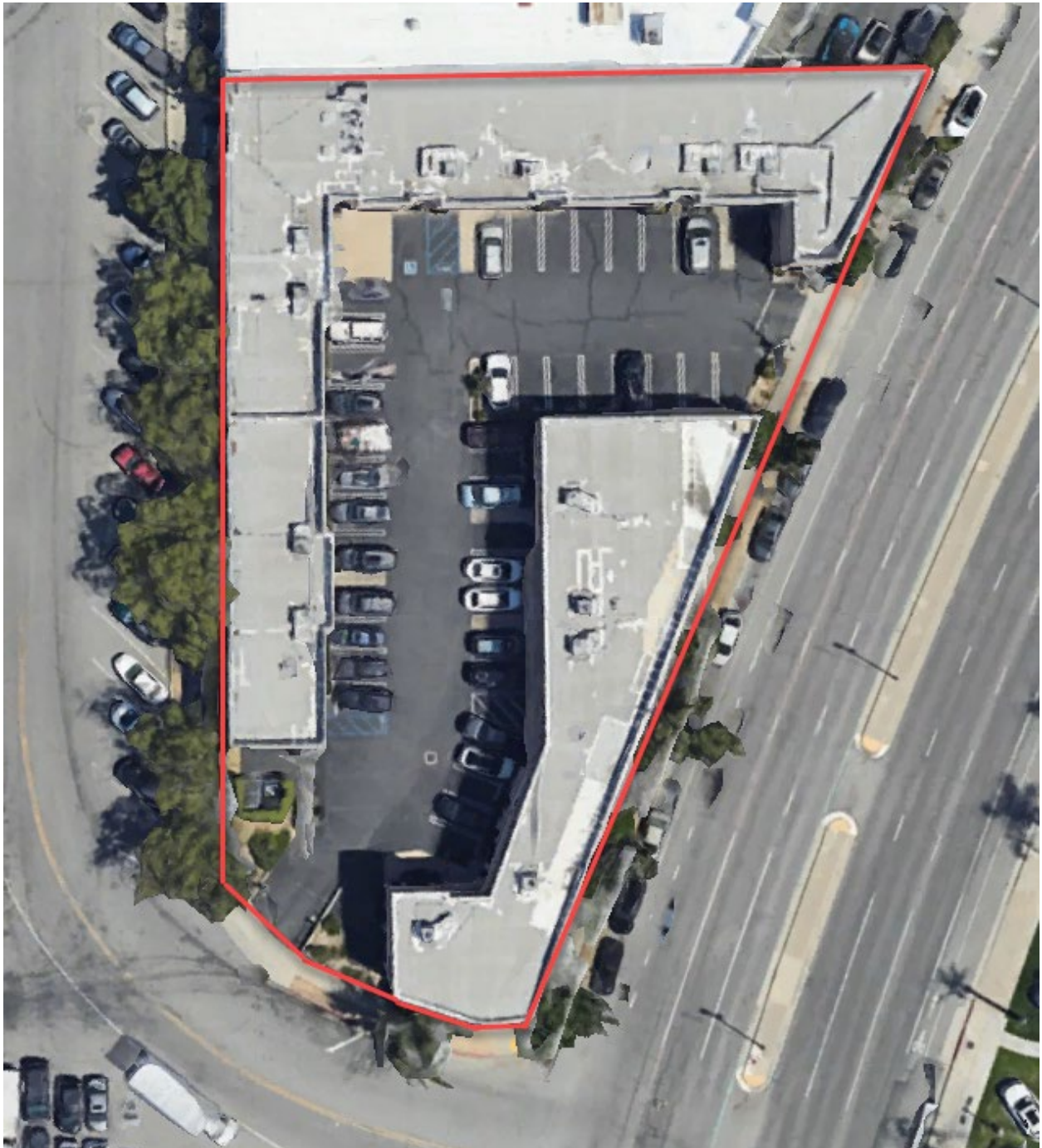
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Unit 2

SECOND FLOOR



AERIAL MAP



AMENITIES MAP

