

73/75 N VINEDO AVE & 2585 NINA ST

//// PASADENA, CALIFORNIA ///

28,510 SF State-of-the-Art Lab Space



NEWMARK

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Property Info & Highlights

- Rare two-story standalone R&D building in Pasadena
- Highly educated workforce – 2 miles from Cal Tech
- Ideal for Office or Research & Development
- Labs on both 1st and 2nd floors
- Amenities include conference rooms, 2nd floor balcony, and outdoor courtyard
- Easy Access to the 210 Freeway
- Gated Parking
- Walking distance to restaurants, bars, and retail shopping centers



Negotiable

ASKING RENT



28,510 SF

AVAILABLE SPACE



Immediately

AVAILABILITY



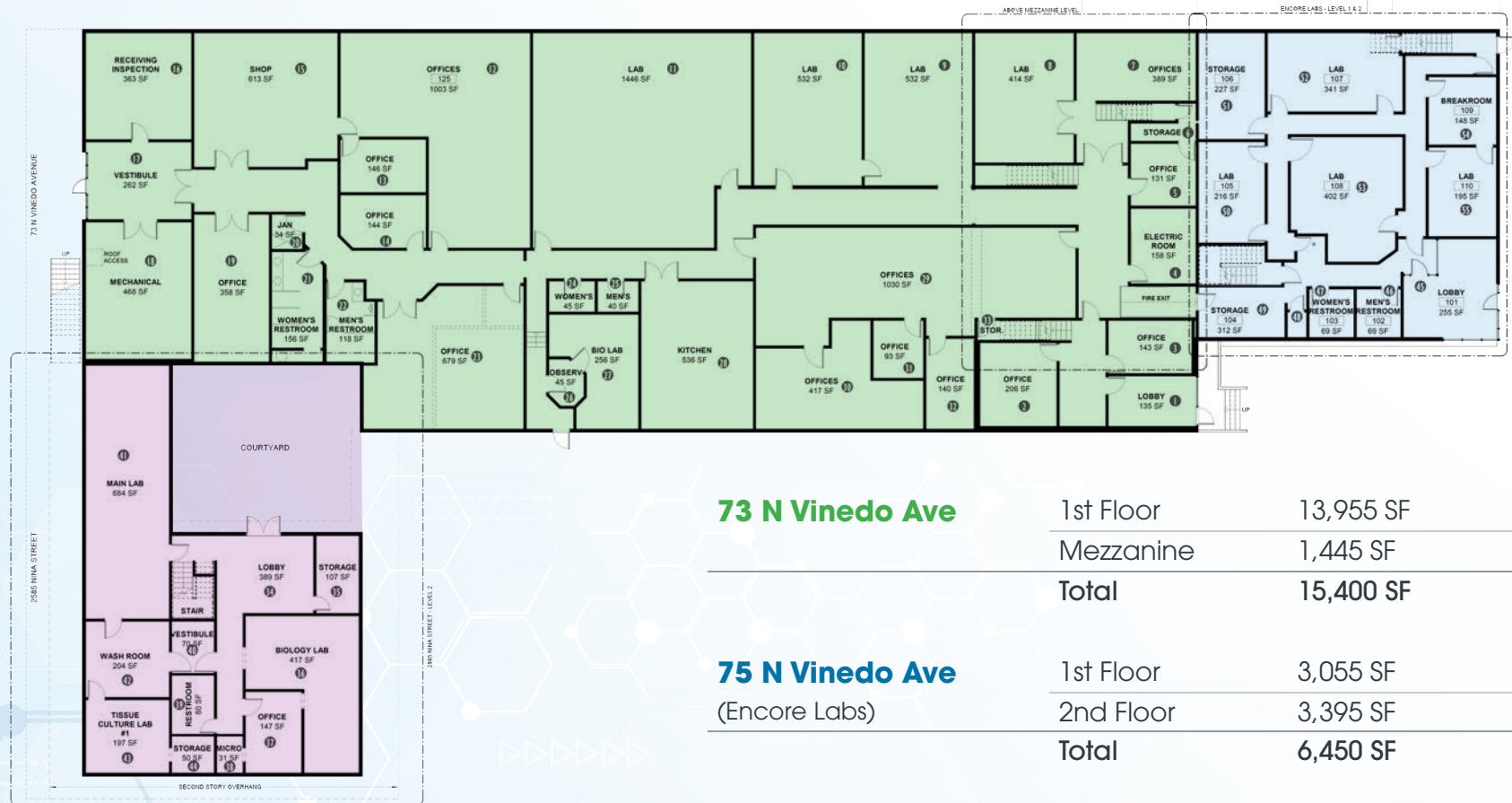
68 Stalls

PARKING



Floorplans

73 N Vinedo Ave | 1st Floor



2585 Nina St | 1st Floor

75 N Vinedo Ave | 1st Floor

73 N Vinedo Ave

1st Floor	13,955 SF
Mezzanine	1,445 SF
Total	15,400 SF

75 N Vinedo Ave

(Encore Labs)

1st Floor	3,055 SF
2nd Floor	3,395 SF
Total	6,450 SF

2585 Nina St

1st Floor	2,725 SF
2nd Floor	3,935 SF
Total	6,660 SF

Grand Total

28,510 SF

Floorplans Con't

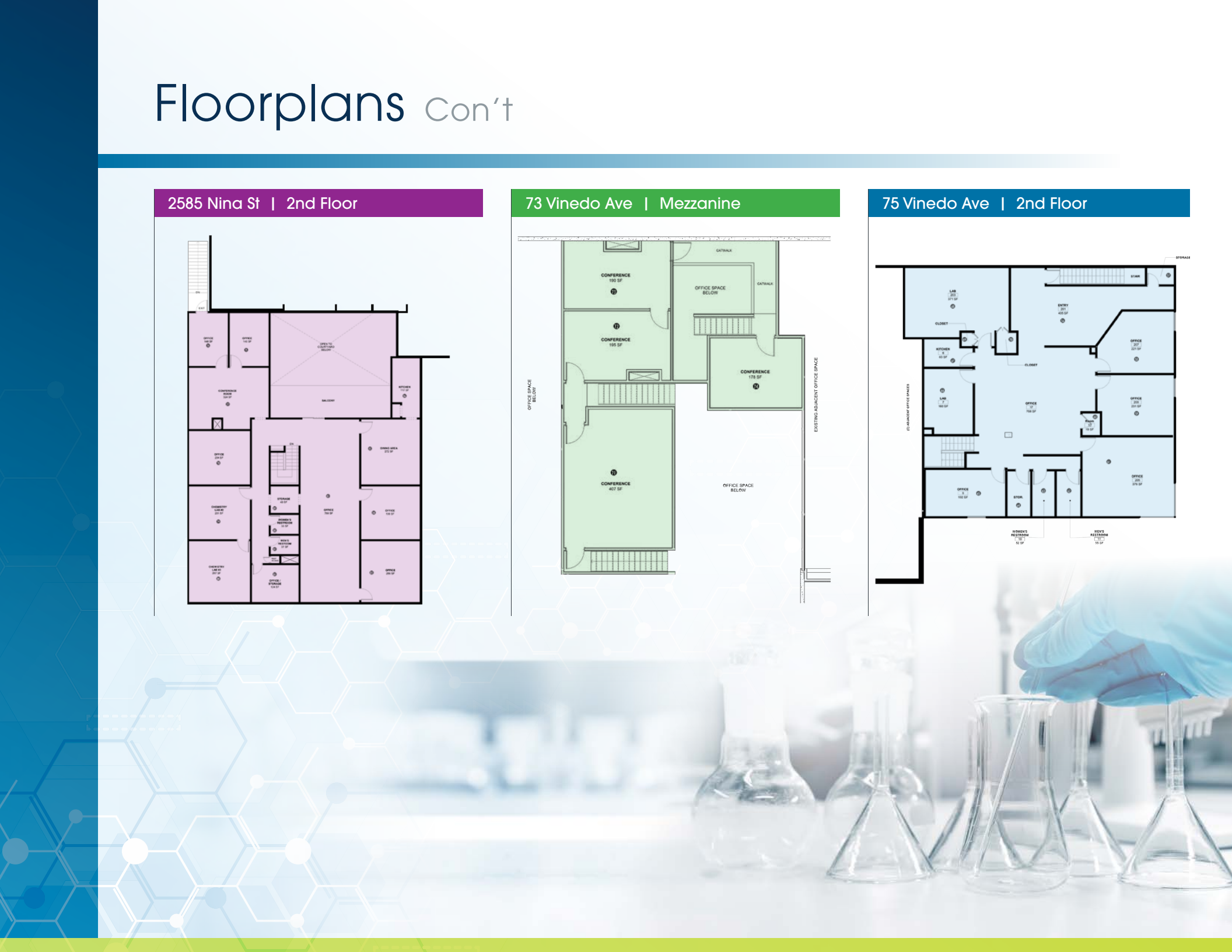
2585 Nina St | 2nd Floor



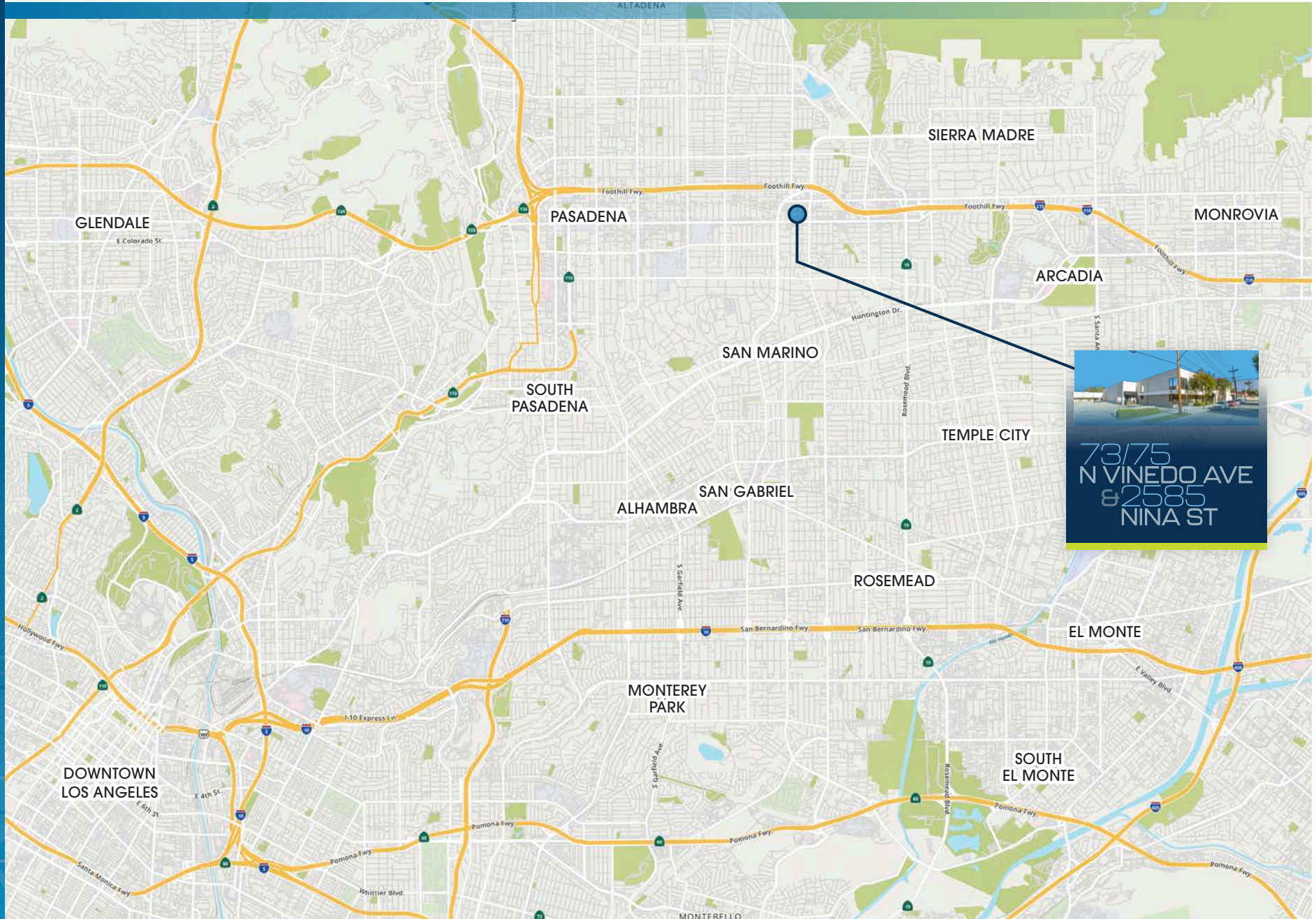
73 Vinedo Ave | Mezzanine



75 Vinedo Ave | 2nd Floor



Regional Map



Area Amenities



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