

R&D/OFFICE SPACE FOR LEASE



1 WEST MOUNTAIN STREET, PASADENA

FOR LEASE

- AVAILABLE SPACE:** 1,721 sq. ft.
- LEASE RATE:** \$1.70 per sq. ft./mo, Industrial Gross. Tenant pays own utilities, interior janitorial, and a CAM charge of approximately \$0.18/SF per month.
- AVAILABLE:** September 1, 2017.
- YEAR BUILT:** 2007.
- PARKING:** Three (3) parking spaces per unit free of Charge (including roll-up door area).
- AMENITIES:**
- * Ground floor R&D space with office, conference room, storage and open space.
 - * Convenient sink and counter area.
 - * Handicapped restroom.
 - * Fully air conditioned.
 - * Gated lot.
 - * Close proximity to JPL, Caltech, and Downtown Pasadena.
 - * Close to 210 and public transportation.

PLEASE DO NOT DISTURB TENANTS. CALL AGENT FOR APPOINTMENT.



For Further Information, Contact:

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SUITE #1 - 1 W. Mountain Street

