

R&D OFFICE SPACE FOR LEASE

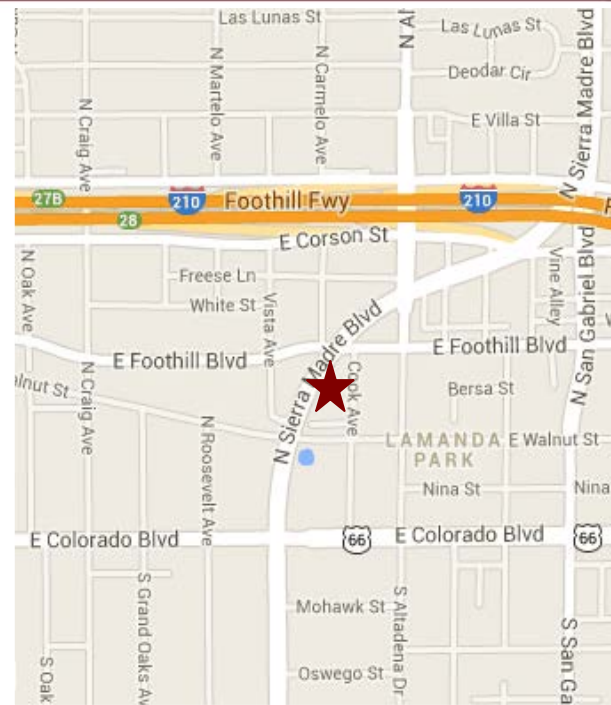


145 N. SIERRA MADRE BOULEVARD, PASADENA

FOR LEASE

- AVAILABLE SPACE:** Approximately 1,543 Sq. Ft.
- LEASE RATE:** \$1.90 per sq. ft. /month, Industrial Gross.
Tenant pays own utilities, interior janitorial and CAM charges of \$0.16 per sq. ft.
- AVAILABLE:** Immediately.
- 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:**
- * 18' clearance
 - * Fully air conditioned
 - * Gated lot
 - * Kitchenette
 - * 10' X 10' loading door
 - * Roll-up door
 - * Bathroom

DO NOT DISTURB TENANT.
PLEASE MAKE APPOINTMENT WITH BROKER.

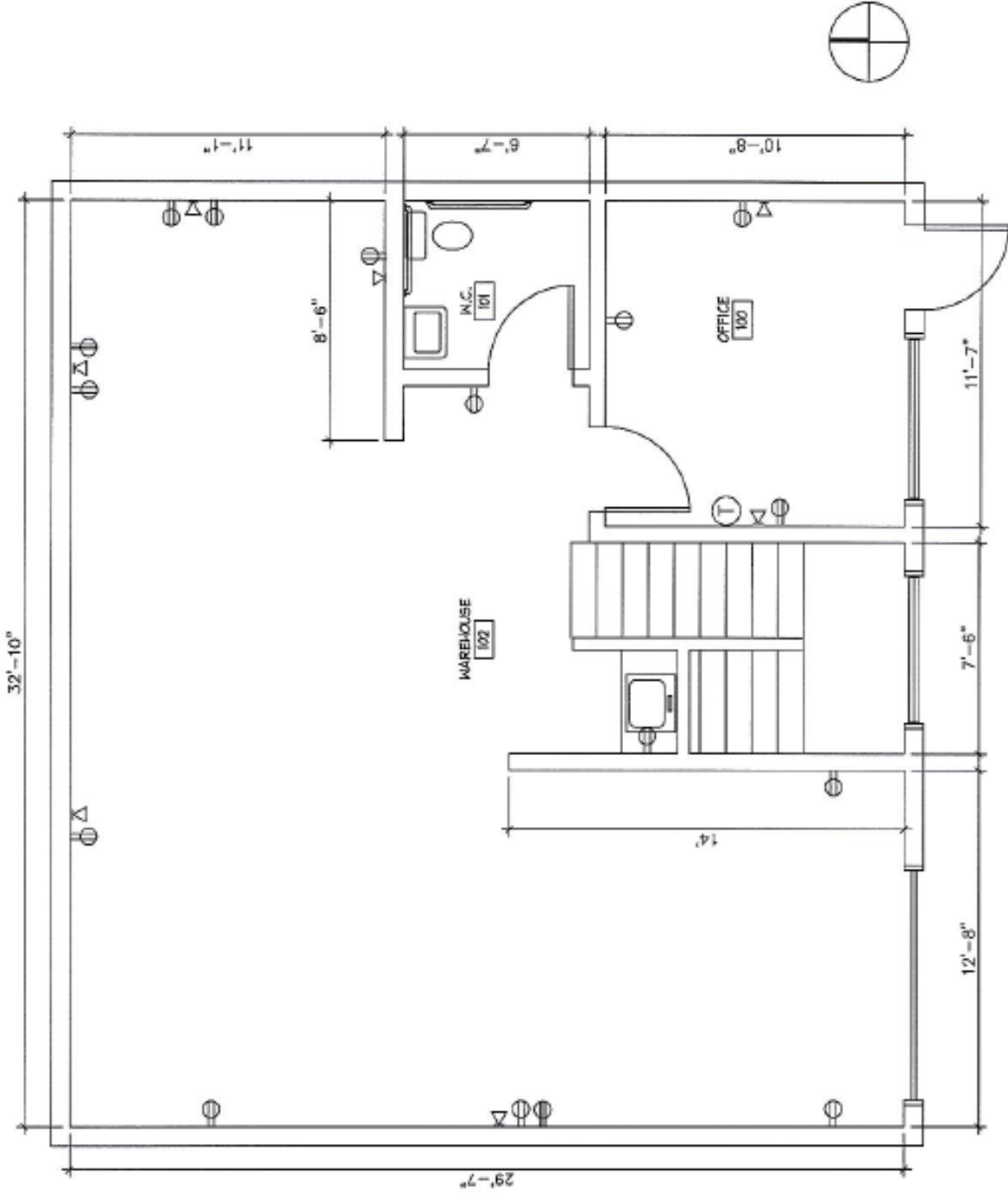


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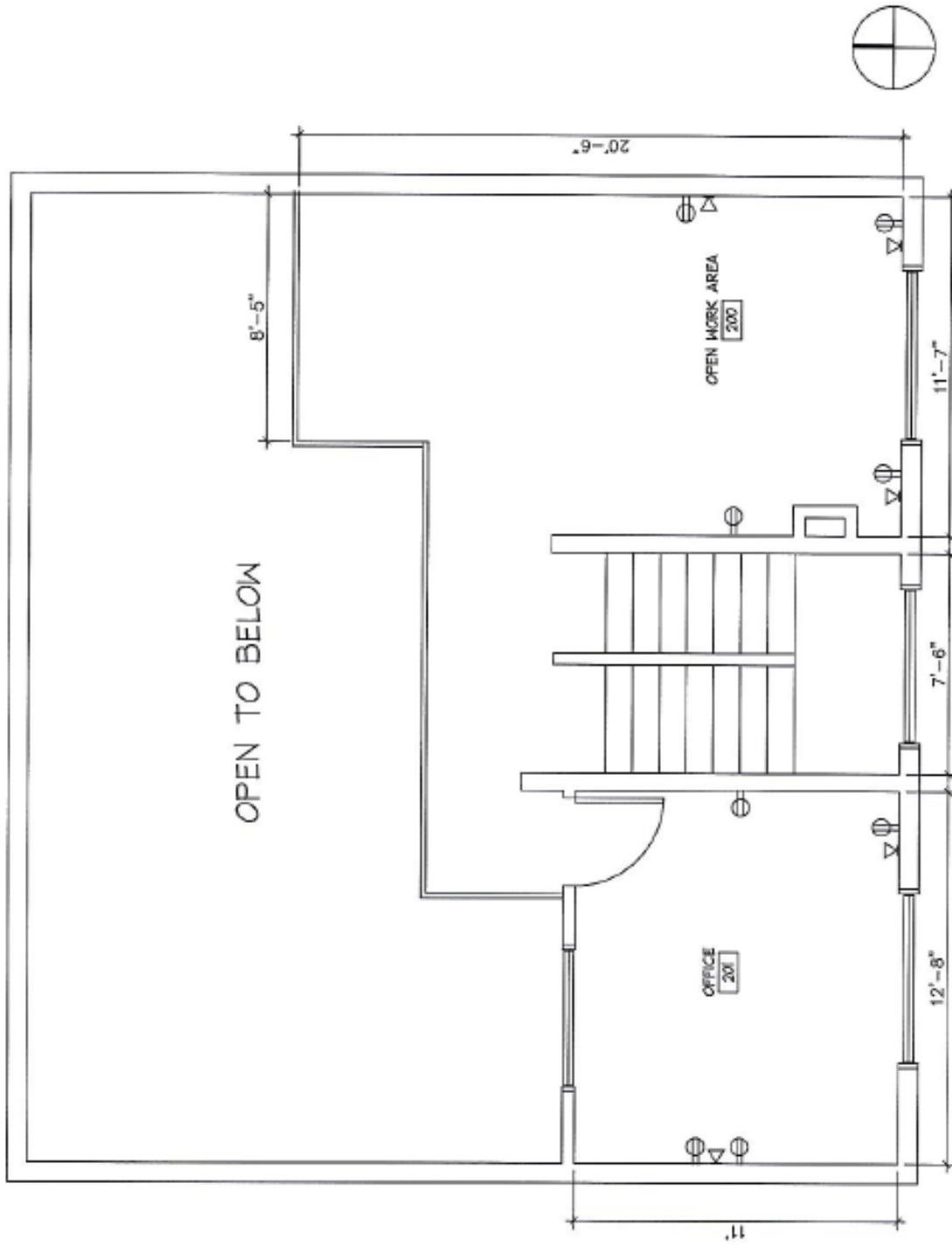
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