

# OFFICE / R&D UNIT FOR LEASE



## 1785 LOCUST STREET, PASADENA, CA

FOR LEASE

**AVAILABLE UNIT:** Unit 11 - Approximately 1,531 sq. ft.

Reception area, open area, warehouse area, counter and sink, restroom and mezzanine office space with windows. (Room for 3 people)

**LEASE RATE:** \$1.75 per sf/month, Industrial Gross. Tenant pays own utilities, interior janitorial and current CAM charges of \$0.19 per sq. ft.

**AVAILABLE:** Immediately.

**YEAR BUILT:** 1998.

**TOTAL BLDG:** 15,742 sq. ft.

**PARKING:** 3 parking spaces (including roll-up door area) per unit 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.



For Further Information, Contact:

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**Please do not disturb Tenant. Make appointment with agent.**

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