

# OFFICE / R&D UNIT FOR LEASE



## 1785 LOCUST STREET, PASADENA, CA

FOR LEASE

**AVAILABLE UNIT:** Approximately 1,200 sq. ft.

Unit has a reception area, open area, warehouse area, counter and sink, restroom and mezzanine office space with windows.

**LEASE RATE:** \$1.85 per sf/month, Industrial Gross. Tenant pays own utilities, interior janitorial and current CAM charges of \$0.21 per sq. ft.

**AVAILABLE:** May 15, 2019.

**YEAR BUILT:** 1998.

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

**Please do not disturb Tenant.  
Make appointment with agent to see unit.**



For Further Information, Contact:

Carole Walker  
cwalker@redstonecre.com  
License No. 01525534

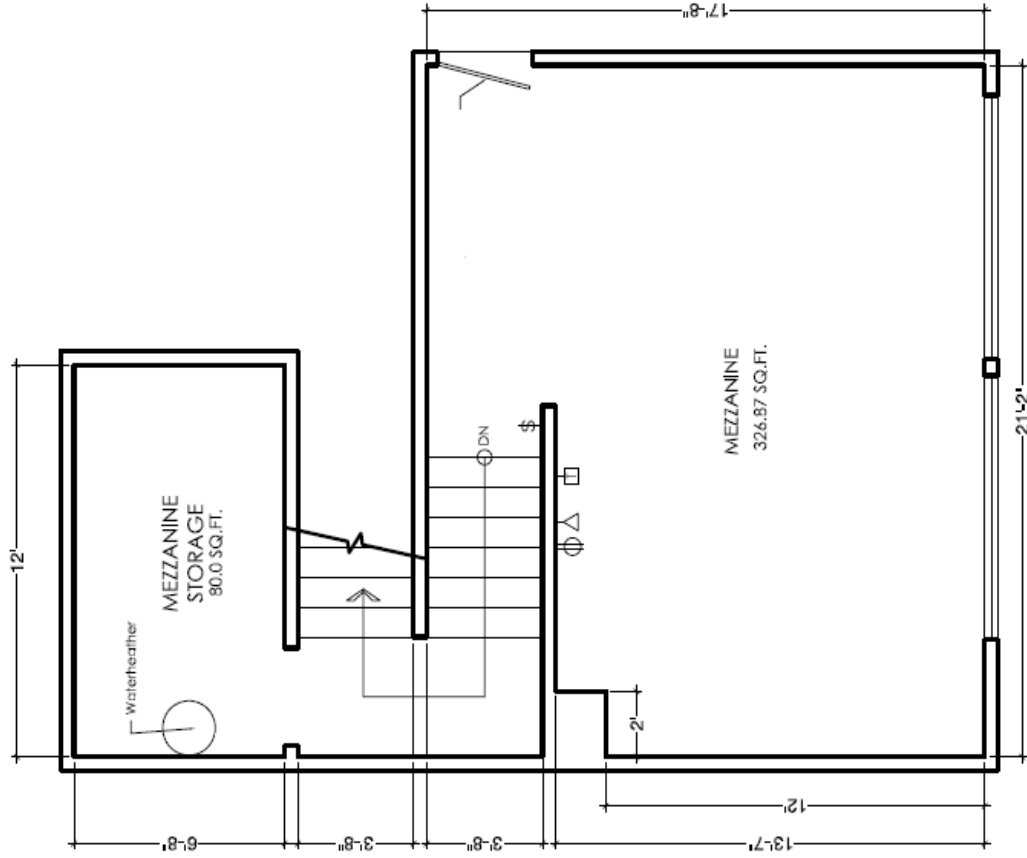
Dan Alle  
dalle@redstonecre.com  
License No. 01017941

**(626) 795-2255**

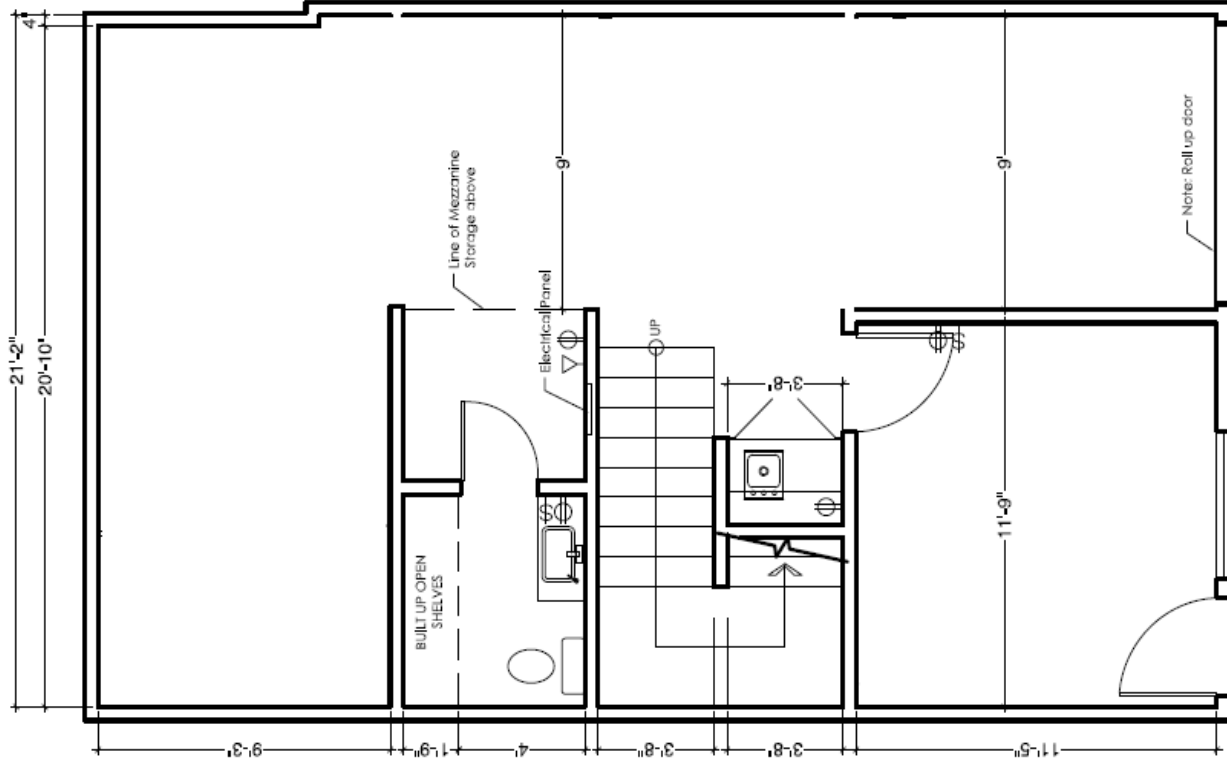
**Redstone**  
COMMERCIAL REAL ESTATE

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

# 1785 Locust Street, Suite 4, Pasadena, CA 91106



**SECOND FLOOR PLAN**  
SC: 1'-0" = 3/16"



**FIRST FLOOR PLAN**  
SC: 1'-0" = 3/16"



All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warranty or representation, expressed or implied, as to its accuracy, and Redstone Commercial Real Estate, License #01525534, assumes no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing or withdrawal without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.