

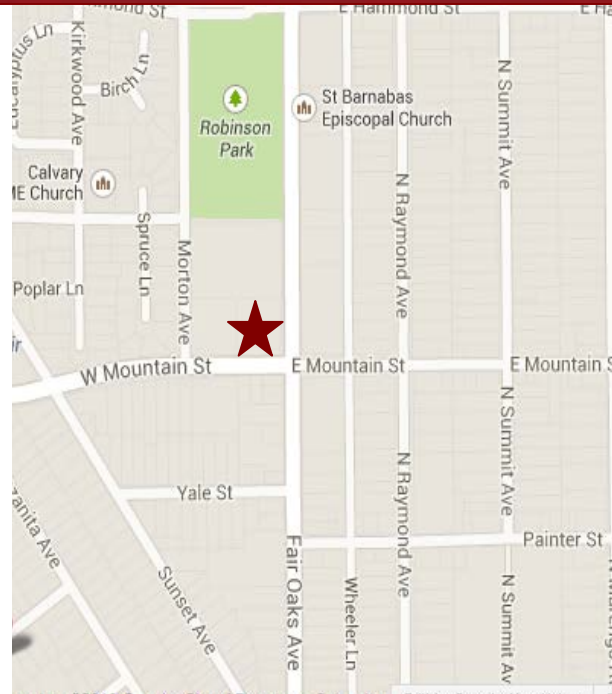
R&D/OFFICE FOR LEASE



1 WEST MOUNTAIN STREET, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Approximately 1,877 sq. ft.
- LEASE RATE:** \$1.75 per sq. ft./month, Industrial Gross. Tenant pays own utilities, interior janitorial, and a CAM charge of approximately \$0.19/SF per month.
- AVAILABLE:** April 1, 2019.
- YEAR BUILT:** 2007.
- PARKING:** Three (3) unreserved parking spaces per unit free of Charge (including roll-up door area).
- AMENITIES:**
- * Ground floor R&D space with office/showroom, separate warehouse area, roll-up door, and second floor open office area with numerous windows.
 - * 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.



For Further Information, Contact:

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**Please do not disturb Tenant. Make appointment with agent.
Thank you!**



1 W. MOUNTAIN STREET, UNIT 10

FLOOR PLAN

