

# FLEX R&D UNIT FOR LEASE



## 1785 LOCUST STREET, PASADENA, CA

FOR LEASE

- AVAILABLE SPACE:** Unit 7 - Approximately 1,200 sq. ft.
- LEASE RATE:** \$2.20 per sf/month, Industrial Gross.  
Tenant pays own utilities, interior janitorial and current CAM charges of \$0.25 per sq. ft.
- AVAILABLE:** July 1, 2026 or earlier.
- YEAR BUILT:** 1998.
- PARKING:** Three (3) unreserved parking spaces (including roll-up door area) free of charge for each unit.
- AMENITIES:**
- \* Open space, two (2) private offices, and mezzanine office area.
  - \* 18' clearance with high ceilings and exposed ducting in a portion of unit.
  - \* Fully air conditioned.
  - \* Roll-up door potential.
  - \* Gated parking lot.
  - \* Close to 210 frwy and Gold Line station.

Do not disturb Tenant.  
Please make appointment with agent to see unit.



For more Information, Contact:

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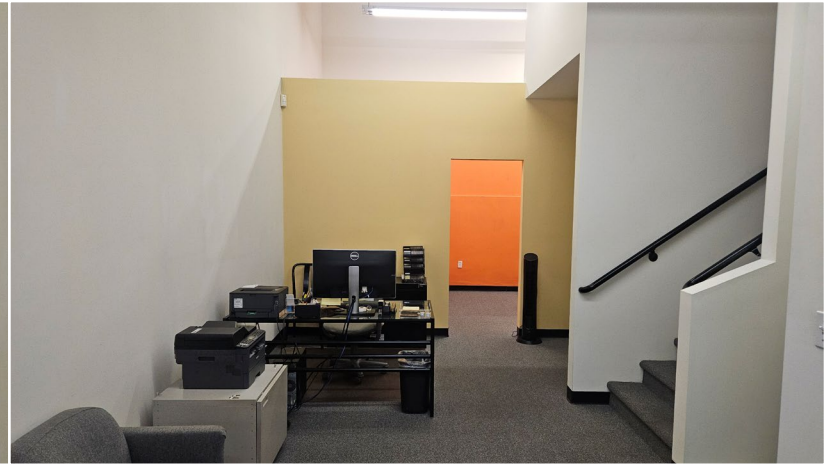
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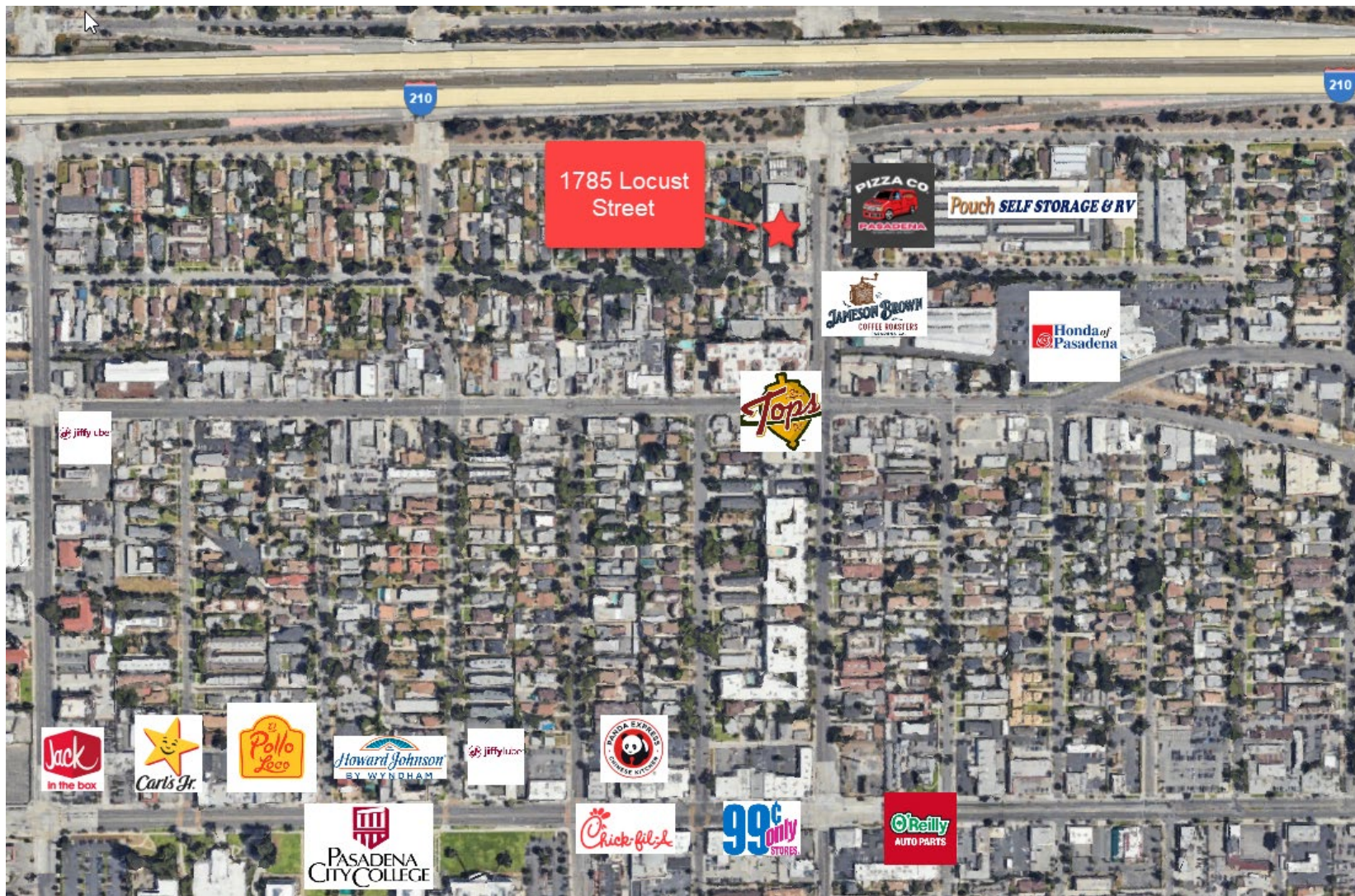
# 1785 LOCUST STREET

## UNIT 7



# 1785 LOCUST STREET, PASADENA

## AMENITY MAP



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