

BUILT OUT R&D LAB SUBLEASE

75 N Vinedo Ave | Pasadena, CA

- Premises: 6,450 RSF

Priced Significantly below Market:

- Two existing 5' Fume Hoods w/capacity for 3 additional fume hoods
- Existing gas line hookups throughout space (subtenant to provide their own gas tanks)
- Labs on both 1st and 2nd floors
- Access to conference rooms and warehouse loading/unloading (grade-level)
- Parking free of charge

Rate: \$2.50/SF NNN

Term: Thru October 31, 2028

Available Now

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ULTIMATE FLEXIBILITY:

Grad Lab space with proximity to Caltech



FOR MORE INFORMATION:

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FLEXIBLE SUBLEASE

75 VINEDO AVE

SUBLEASE HIGHLIGHTS

Address

75 Vinedo Ave

Rate

\$2.50/SF NNN

Approximate Size

6,450 RSF

Remaining Term

Through October 2028

Possession

Immediate

Site Status

Fully Built Out R&D Lab Facility

Nearby Amenities

Caltech, Colorado Blvd, 210 Freeway access

Comments

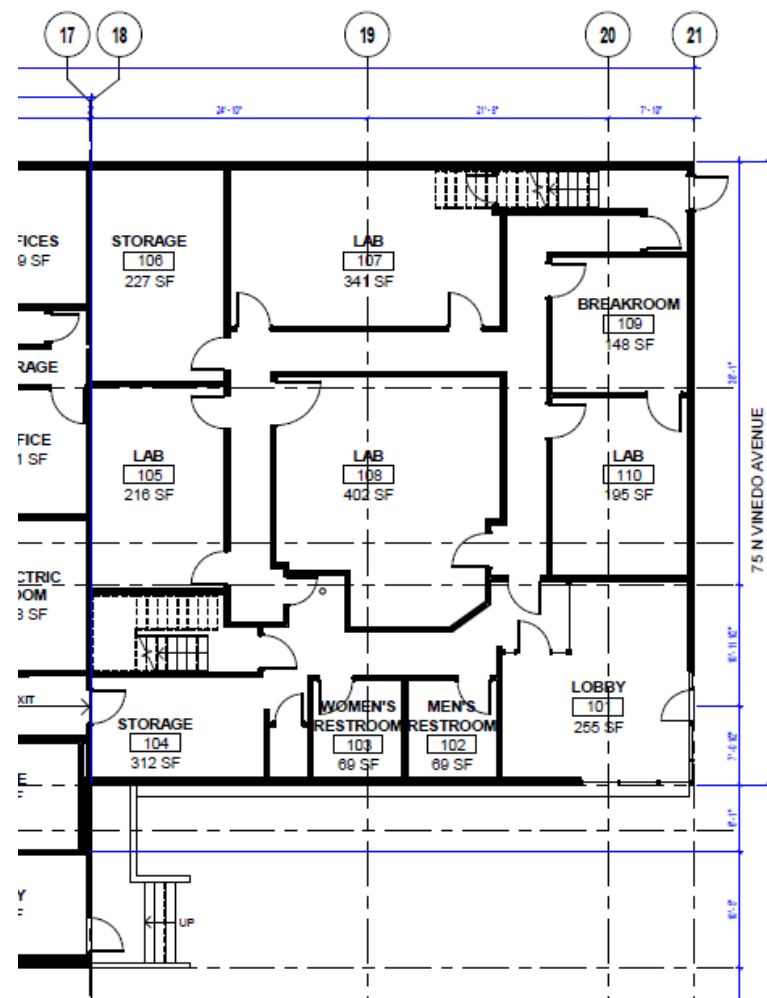
Rare 2 story lab space with building signage opportunities and easy access to 210 Freeway. Walking distance to restaurants, bars, and retail shopping centers.



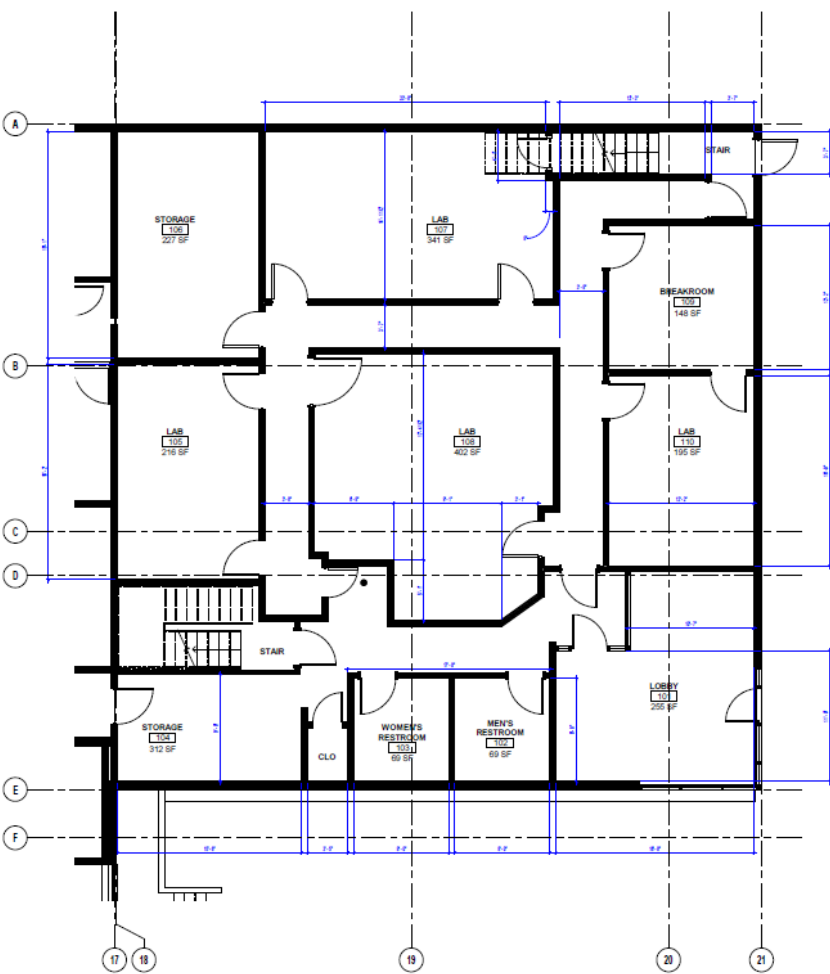
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FLOOR PLAN

1st Floor



2nd Floor



BUILT OUT R&D LAB SPACE FOR SUBLEASE



PREPARED BY:

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