

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:** August 15, 2026.
- 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:

Dan Alle

dalle@redstonecre.com

Lic. # No. 01017941

(626) 483-6358

Julie Alle

jalle@redstonecre.com

Lic. # No. 01889085

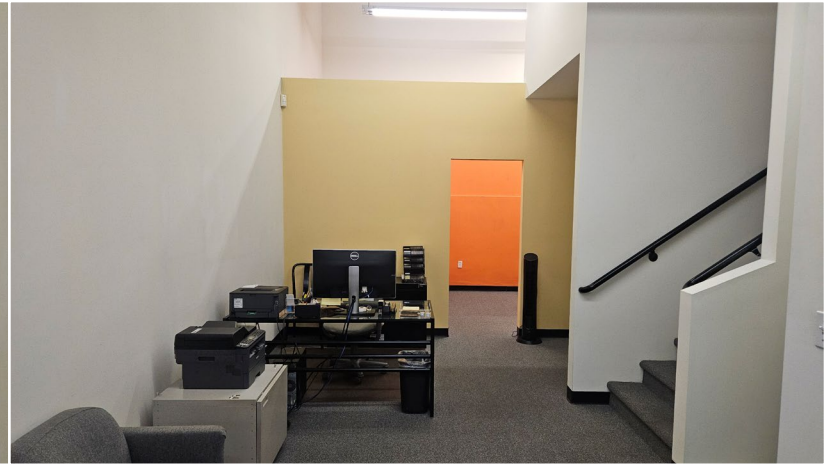
(626) 864-3927



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.

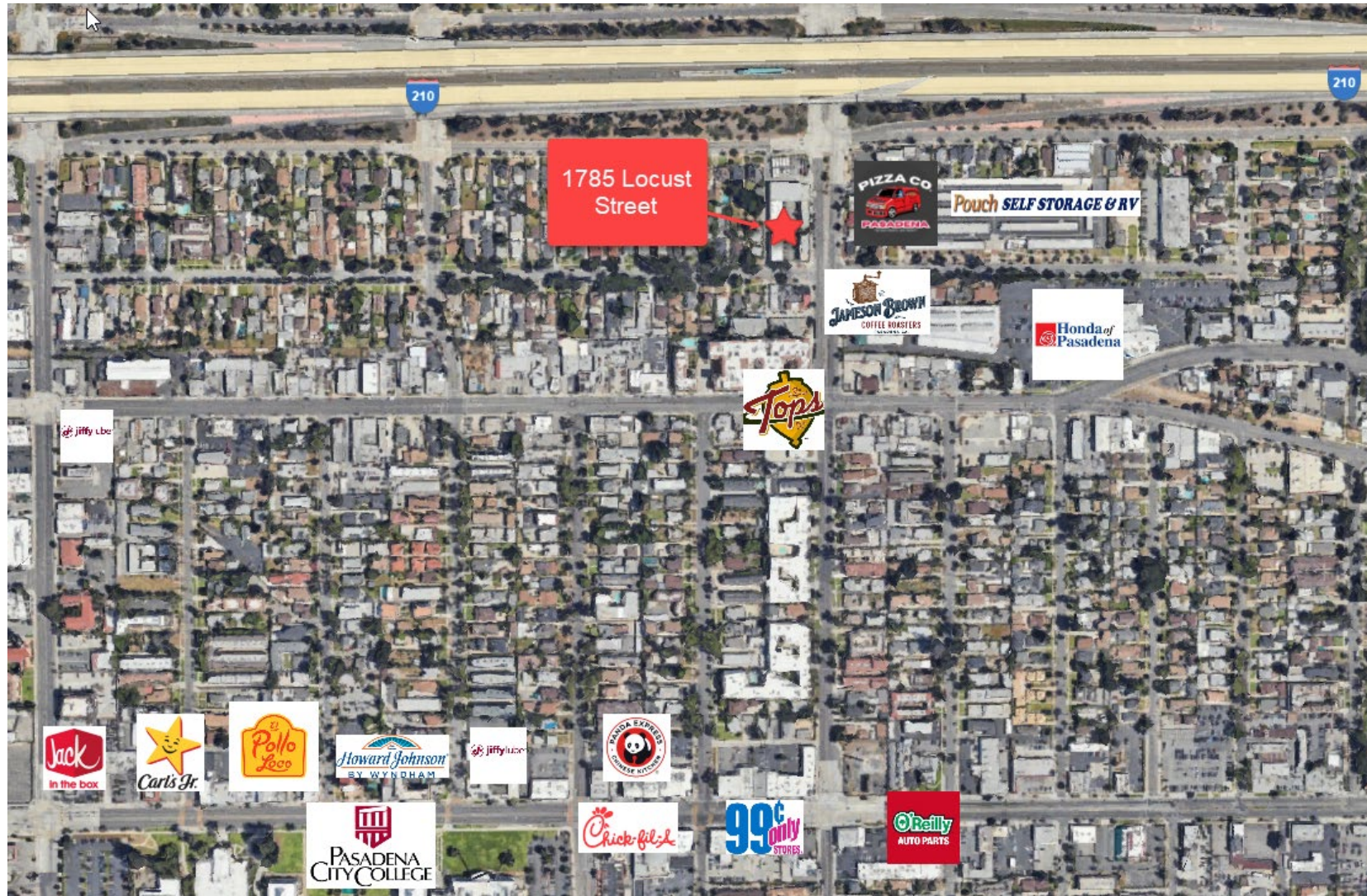
1785 LOCUST STREET

UNIT 7



1785 LOCUST STREET, PASADENA

AMENITY MAP



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.