

1785 Locust Street

Pasadena, CA 91106

**HIGHLIGHTS**

- Adjacent to 210 Fwy & Gold Line Station
- Alarm Systems Available (not all units are equipped with alarms)
- 18' Ceilings
- HVAC Throughout
- Kitchenette
- ADA Restroom
- 10' x 10' Loading Door
- Lobby
- 1st Floor and Mezzanine Levels
- 100 A, 120/208 V, Upgradable to 200 A
- 3 Parking Spaces per Unit
- Gated Parking Lot
- \$.08 CAM Charge

\$1.45 per Square Foot, IG**AVAILABILITY**

Unit	Rentable Sq. Ft.
1	1,200
2	1,200
1 & 2	2,400
5	1,200



Located in the Enterprise Zone – providing tax benefits to business owners.

Call the City of Pasadena for more information: (626) 744-7347



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

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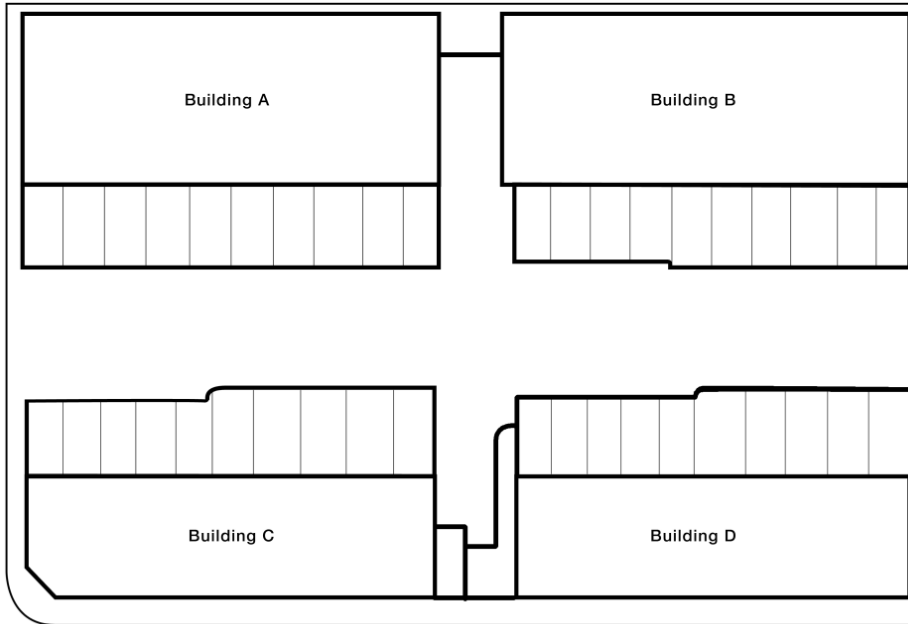
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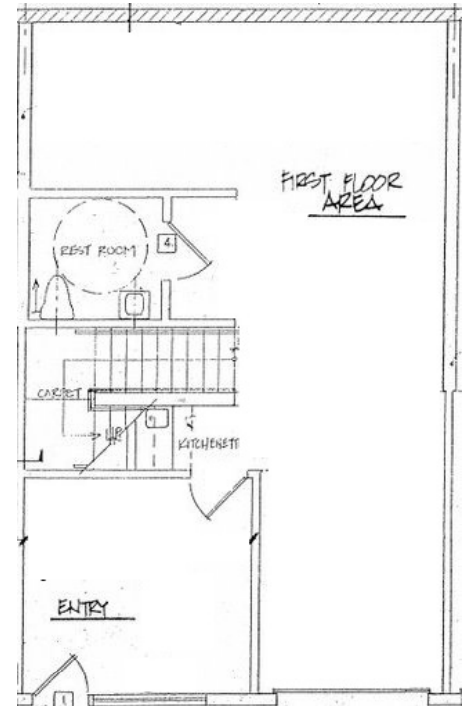
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Site Plan



1st Floor

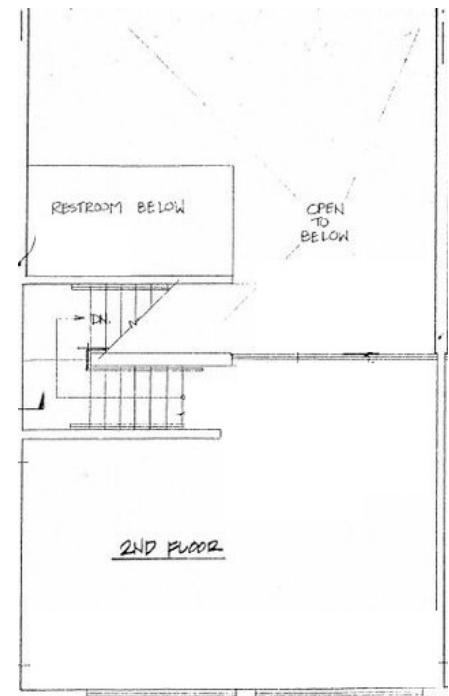


Location Map



Located on Allen Avenue and Locust Street. Walking distance to the Gold Line Allen Avenue station. Restaurants and other amenities nearby. Easy access to the 210 Freeway.

2nd Floor



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Alternative Opportunities

Unit	Rentable Sq. Ft.	Price per Sq. Ft.
145 North Sierra Madre Boulevard		
1	2,107	\$1.45 PSF, IG
2	1,543	\$1.45 PSF, IG
3	1,543	\$1.45 PSF, IG
2 & 3	3,086	\$1.45 PSF, IG
5 (wet lab)	1,827	\$1.45 PSF, IG
1 West Mountain Avenue		
9	1,891	\$1.50 PSF, IG

**1 West Mountain Avenue****145 North Sierra Madre Boulevard**
NAI Capital

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