

FLEX SPACE

One West Mountain Avenue

Pasadena, CA 91103



CoStar

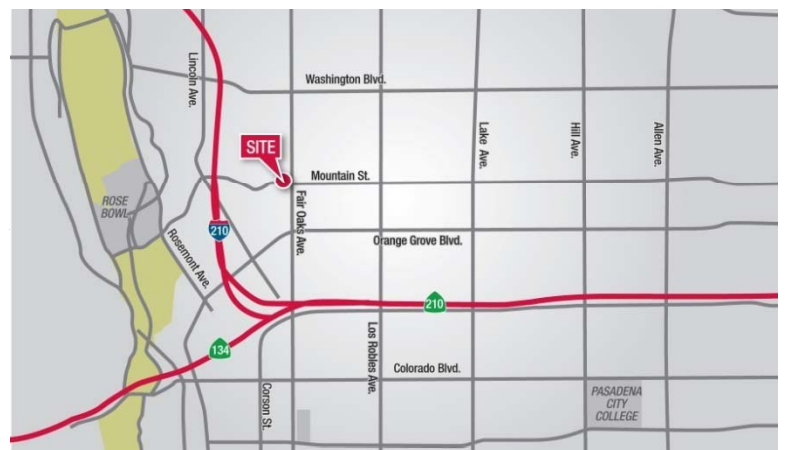
\$1.50 per Square Foot, IG

AVAILABLE SPACE

Unit	Rentable Sq. Ft.
9	1,891

HIGHLIGHTS

- High Ceilings
- HVAC Throughout
- Kitchenette
- ADA Restroom
- 8' x 8' Loading Door
- Lobby
- 2nd Floor Private Offices
- 100 Amp, 120/280 Volt, 3 Phase Power Upgradeable to 200 Amp
- 3 Parking Spaces per Unit
- Year Built: 2007
- \$0.09 CAM Charge



Located on Mountain Avenue and Fair Oaks Avenue, just Northeast of the 210 Freeway. Just blocks from Old Pasadena, with many amenities including a variety of restaurants and shopping. In close proximity to JPL, Cal-Tech, and Downtown Pasadena. Excellent access to public transportation and the 210, 134 and 2 Freeways.



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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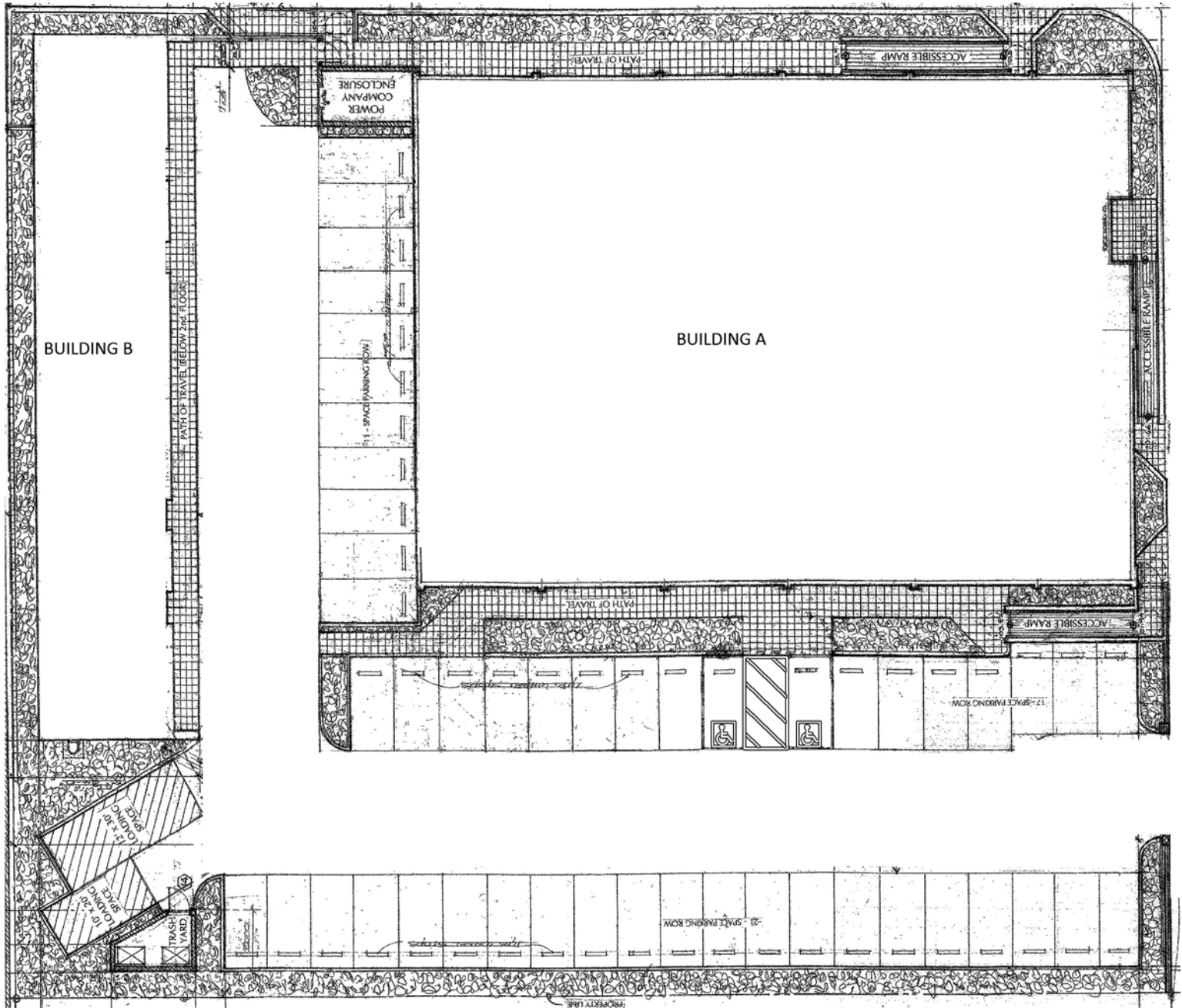
225 South Lake Avenue
 Suite 1170
 Pasadena, CA 91101
 Tel: 626 564 4800
 Fax: 626 285 2709

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Site Plan



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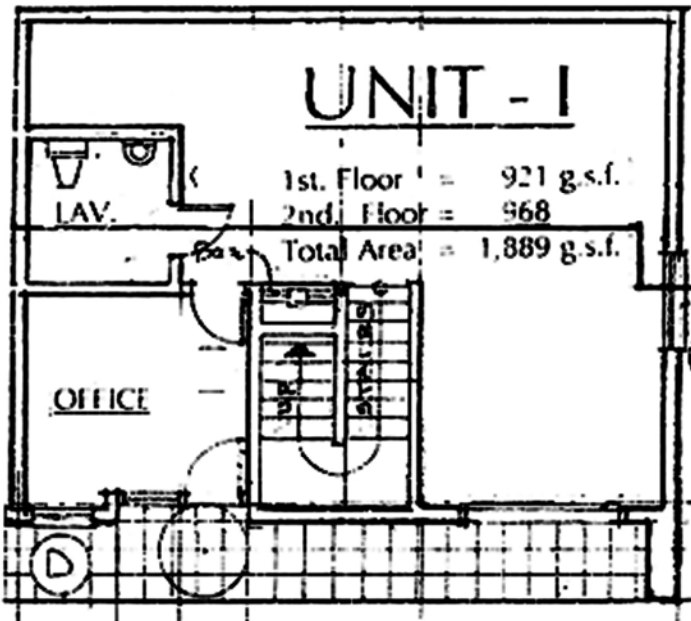
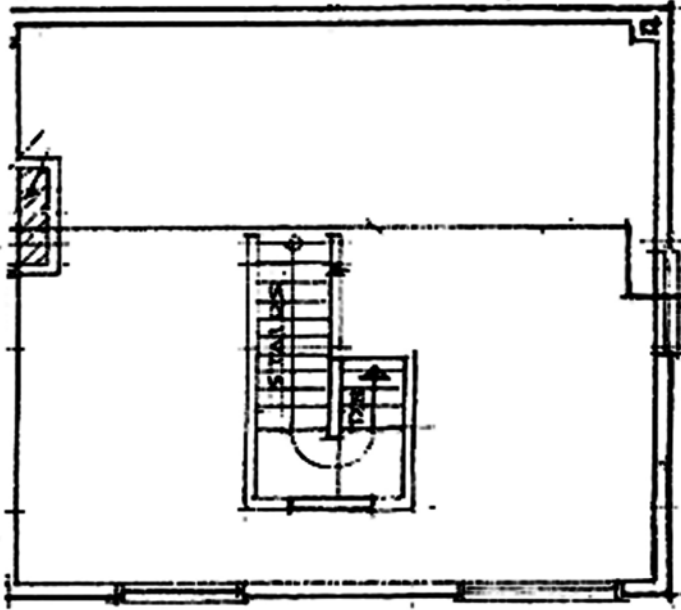
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Floor Plans



NAI Capital

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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	1,549	\$1.45 PSF, IG
1 & 2	3,056	\$1.45 PSF, IG
5	1,827	\$1.45 PSF, IG
1785 Locust Street		
1	1,200	\$1.45 PSF, IG
2	1,200	\$1.45 PSF, IG
1 & 2	2,400	\$1.45 PSF, IG
5	1,200	\$1.45 PSF, IG



145 North Sierra Madre Avenue



1785 Locust Street



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