

R&D/OFFICE SPACE FOR LEASE



1 WEST MOUNTAIN STREET, PASADENA

FOR LEASE

AVAILABLE SPACE: Suite 12 – approximately 1,891 sq. ft.

LEASE RATE: \$1.55 per sq. ft./mo, Industrial Gross.
Tenant pays own utilities, interior janitorial, and CAM charges of approximately \$0.09/SF per month.

AVAILABLE: Immediate Occupancy

YEAR BUILT: 2007.

PARKING: Three (3) parking spaces per unit free of charge.

AMENITIES:

- * first floor plus second level creative office with roll up door.
- * Convenient sink and counter area
- * Handicapped restroom
- * Fully air conditioned.
- * Gated lot
- * Close proximity to JPL, Caltech, and Downtown Pasadena.
- * Close to 210 and public transportation

*** LAST UNIT LEFT**



For Further Information, Contact:

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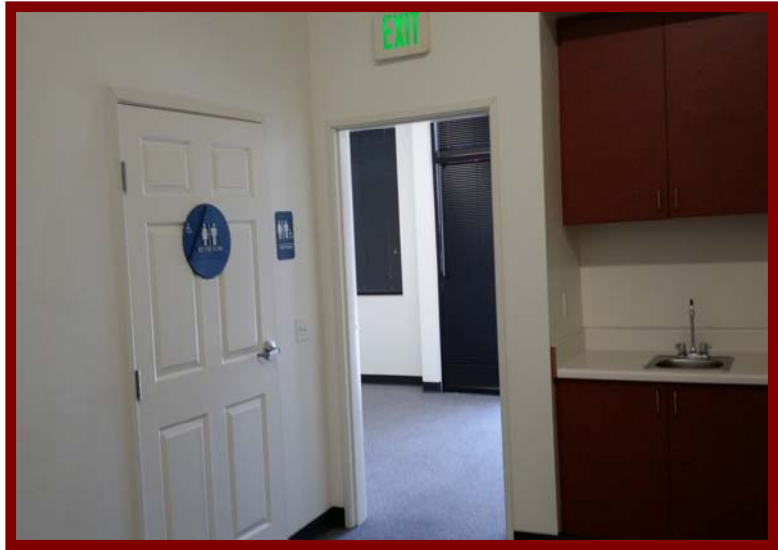
1 WEST MOUNTAIN ST., PASADENA



Roll Up Door



First Floor



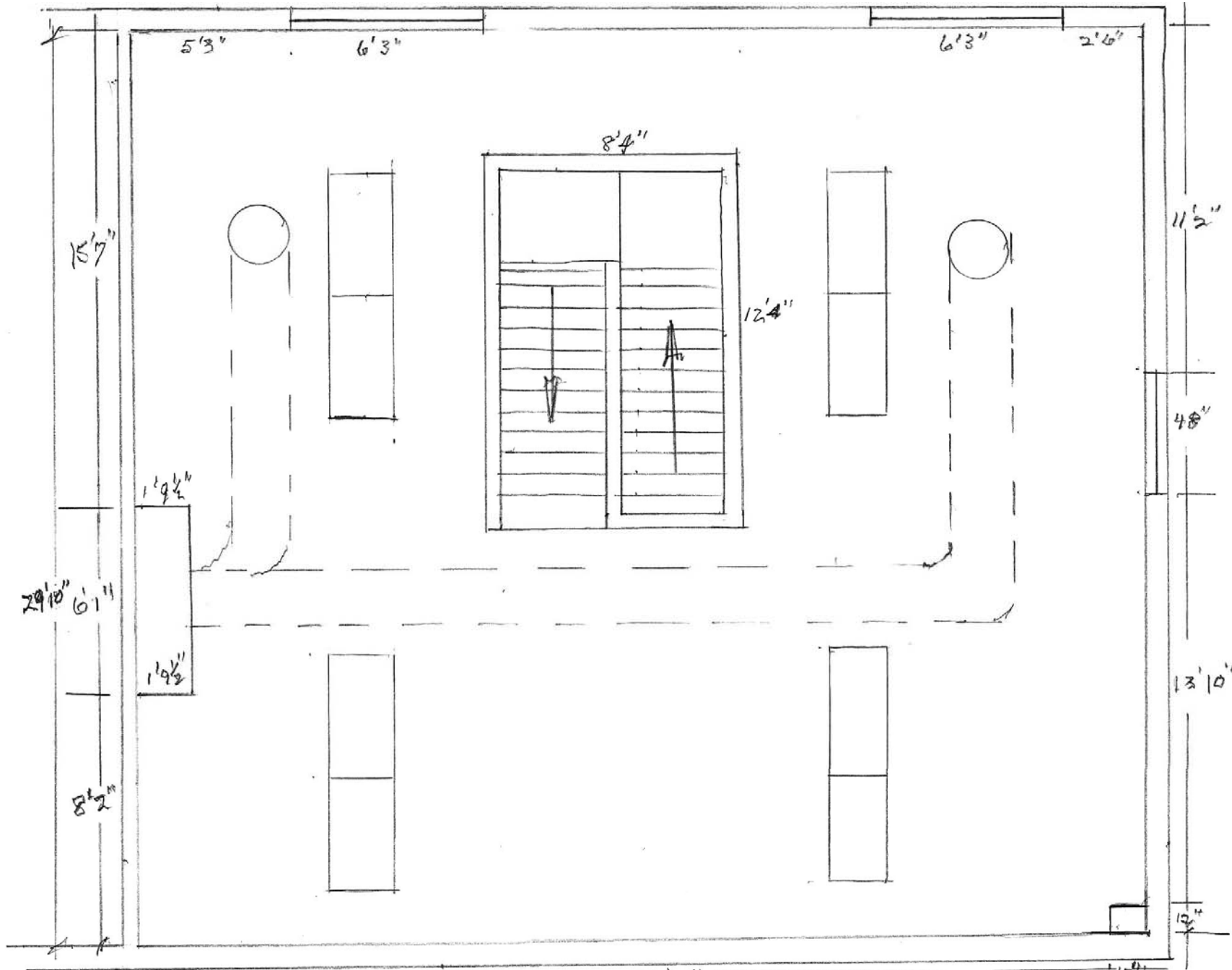
First Floor; facilities and Kitchen



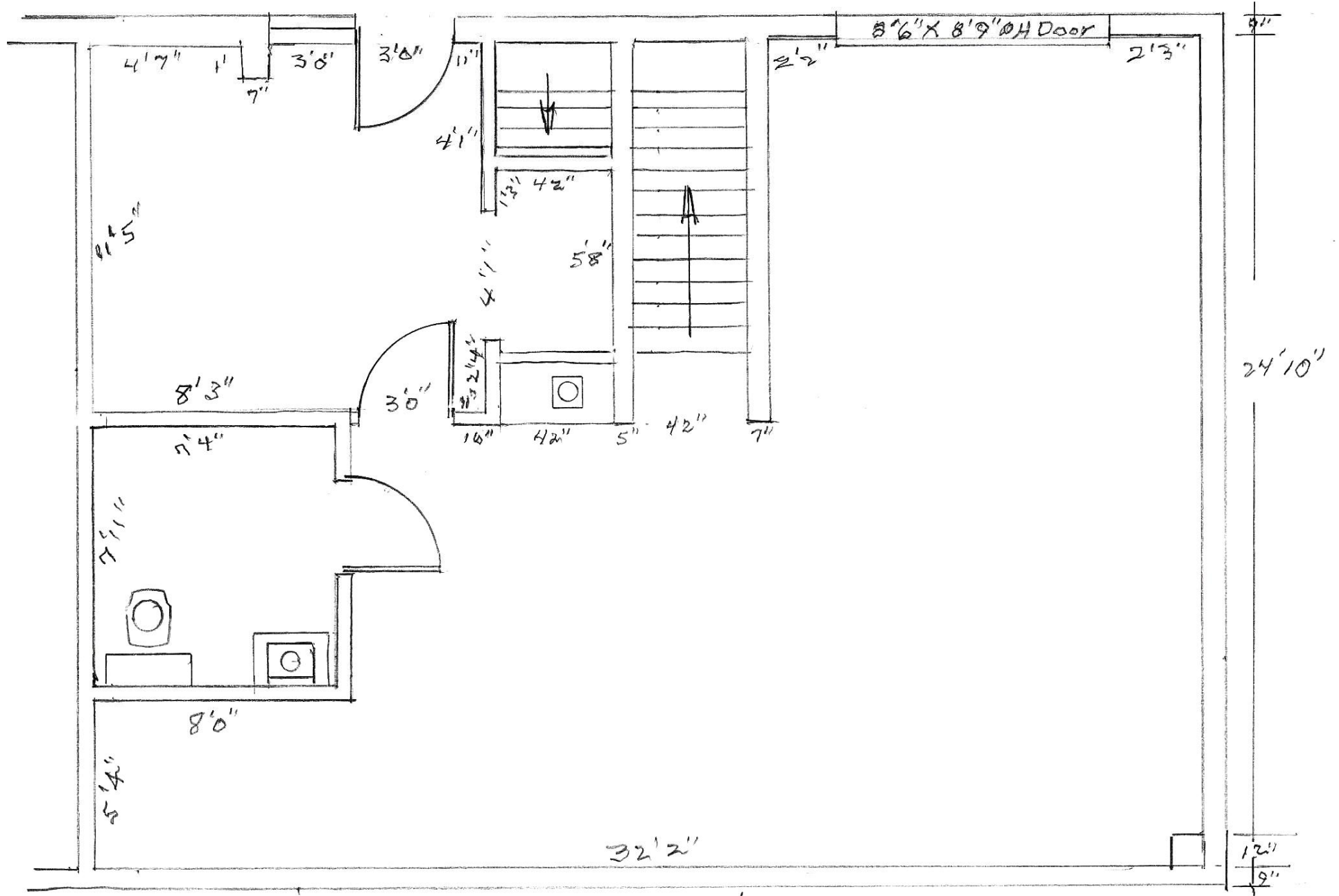
Mezzanine Floor



Mezzanine Floor



UPPER LEVEL Scale 1,891 SF



LOWER LEVEL 1,891 SF