

FOR SUBLEASE



404 N. Halstead St., Pasadena, CA 91107

Property Highlights

- High Image Building. Asking Price is \$2.65/SF Modified Gross
- Sublease Term Until April 30, 2025
- Approx. 12,365 SF of Laboratory and Office Space For Sublease
- Lab Space is Approx. 8,500 SF, Office Space is Approx. 3,500 SF
- Building Also Includes Approx. 1,400 SF Bonus Mezzanine
- 34 Dedicated Parking Spaces
- Building is Directly Across the Street from Hastings Villa Shopping Center
- Nearby Amenities: Starbucks, Chipotle, Stonefire Grill, El Torito, and Many other Restaurants
- Less than 1/2 Mile from 210 Freeway
- Within a 10 minute walk to Sierra Madre Villa Goldline Light Rail Station
- DI Water: 18 Mega-Ohm System With Recirculating Loop Installed Throughout the Lab

Available Equipment:

- A/C: Building is fully air-conditioned and heated. Also, rear lab (approx. 2,000 SF) has a dedicated rooftop air handler such that this space functions as a nominal Class 5000 cleanroom (with ceiling HEPAs)
- Chilled Water: 20-ton water chiller pad-mounted in the parking lot to provide chilled process water throughout the lab in a recirculating loop
- Electrical Power: 480 Volts, 600 Amps. Building retrofitted in 2011 with New Switchgear, Transformers, and Panelboards. Outside PWP transformer was Upgraded
- Compressed Air: CDA System with Lab Distribution
- LN2 Tank in Parking Lot
- High Purity N2: Gaseous boil-off from LN2 tank distributed throughout the Lab
- Exhaust: Several Exhaust Units in the Lab Area Can Be Utilized for Fume Hoods, Gas Cabinets, and Other Exhaust Needs

3D Virtual Tour Link: <https://my.matterport.com/show/?m=USebvw99XFS>

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Shown by appointment only.
Please call listing office to
schedule an appointment.



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LOBBY



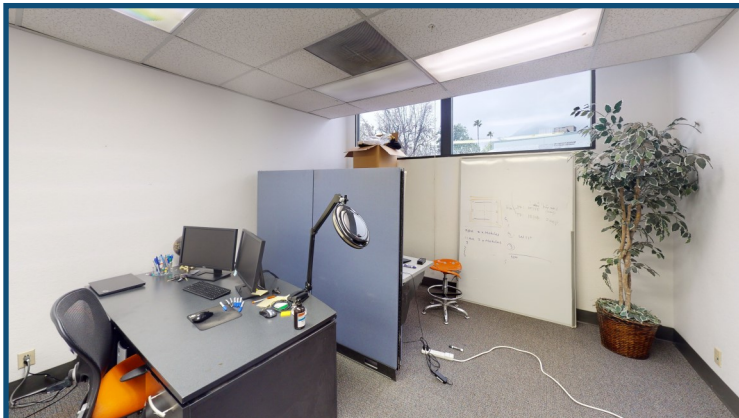
KITCHEN/BREAK AREA



EXECUTIVE OFFICE



CONFERENCE ROOM



OFFICE

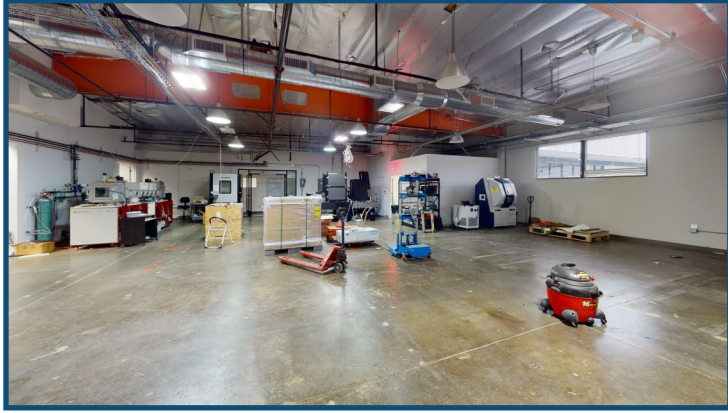


WORKSHOP/STORAGE



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OPEN LAB AREA



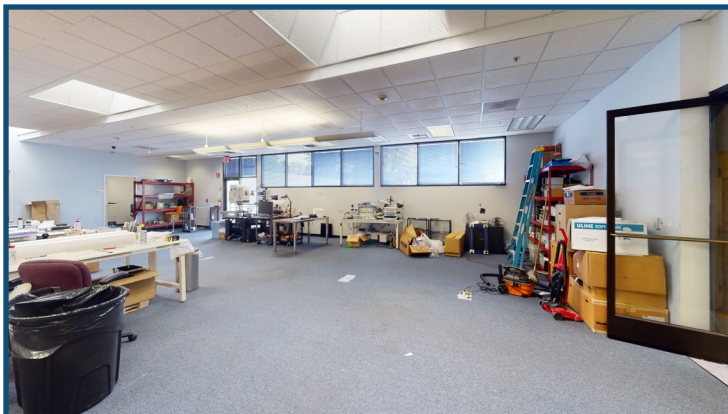
MODELING LAB/LAB AREA



OPEN LAB AREA



OPEN LAB AREA



LAB



LAB

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