

CLEAN ROOM AND FLEX UNITS FOR LEASE



145 N. SIERRA MADRE BOULEVARD, PASADENA

FOR LEASE

AVAILABLE SPACE: Unit 2 – 1,543 Sq. Ft. – Office and Cleanroom.
Unit 12 – 1,227 Sq. Ft. – Office and warehouse.

LEASE RATE: Unit 2 – \$2.50 per sq. ft. per month, IG
Unit 12 – \$2.15 per sq. ft. per month, IG

Tenant pays own utilities, interior janitorial and CAM charges approximately \$0.20 per sq. ft.

AVAILABLE: June 2026.

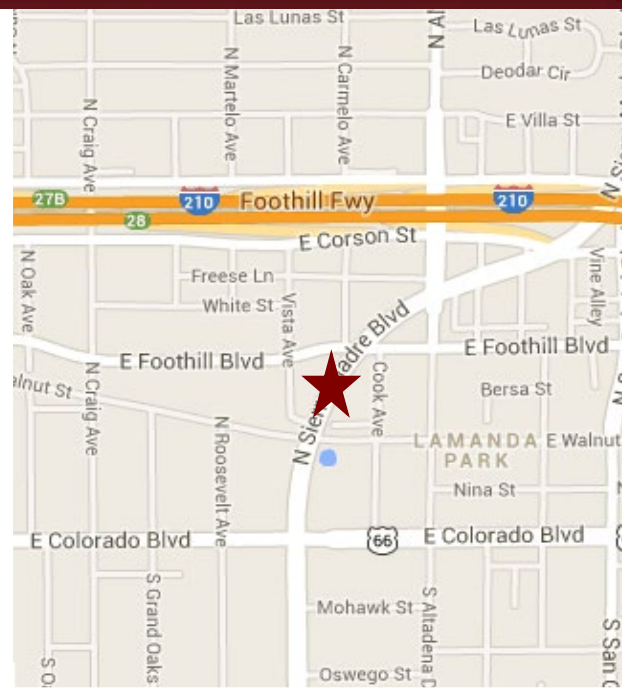
YEAR BUILT: 1999.

TOTAL BLDG: 18,220 sq. ft.

PARKING: Three (3) unreserved parking spaces per unit free of charge. (Including roll-up door)

AMENITIES:

- * Roll-up door.
- * 18' clearance.
- * Restroom.
- * Fully air conditioned.
- * Convenient parking lot.
- * Kitchenette.
- * 10' X 10' loading door.
- * Walking distance to Vons, Chase, and restaurants.
- * See Exhibit A.



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PLEASE MAKE APPOINTMENT WITH BROKER.

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UNIT 2

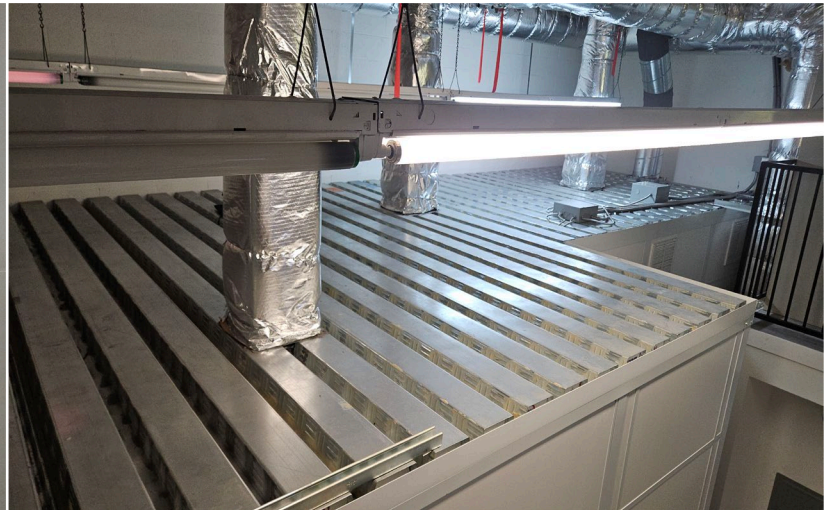


EXHIBIT A

145 N Sierra Madre Blvd, Unit 2, Pasadena, CA 91107

Cleanroom R&D or Manufacturing Space:

- Clean Room Cleanliness Class / ISO in Class 1,000 / ISO6 (ISO14644-1 standard) ~64sqft
- Clean Room Cleanliness Class / ISO in Class 10,000 / ISO7 (ISO14644-1 standard) ~ 300 sqft (includes gowning room)

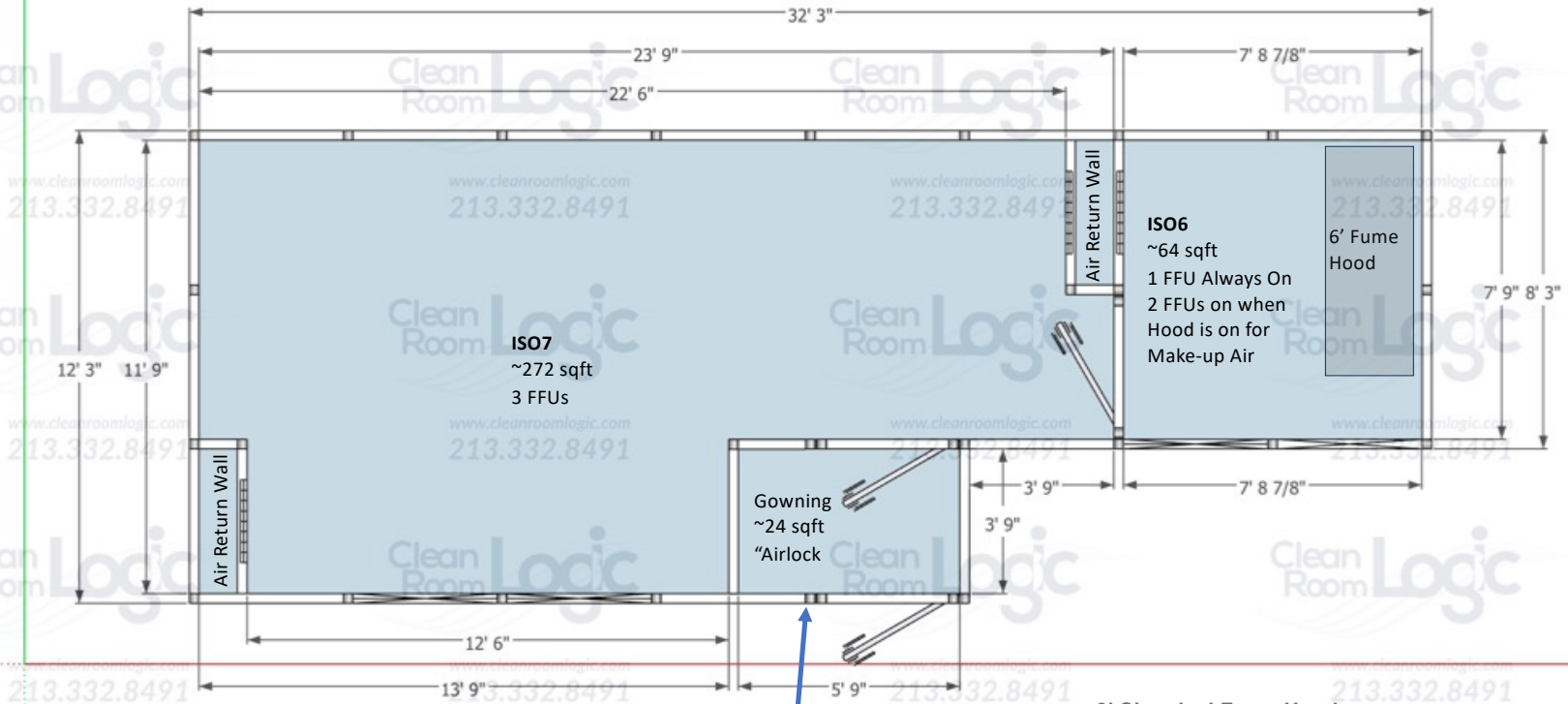
- 6' Chemical Fume Hood in ISO6 Space: Premier Hood (VWR 89260-054) with underneath storage and Flammable Cabinet with cup sink for draining water
- Gas tank Storage Area in warehouse with hardlines plumbed to the cleanroom for easy access and hookup.

- Cleanroom Quarterly Monitoring Last Completed in January 2026 - PASSED
- Cleanroom Annual Certification Completed April 2025 – PASSED
- California Food and Drug License for Manufacturing Granted for Facility in Jan 2026 – Product Specific

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Clean Room Cleanliness Class / ISO in Class 1,000 / ISO6
(ISO14644-1 standard)

Clean Room Cleanliness Class / ISO in Class 10,000 / ISO7
(ISO14644-1 standard)

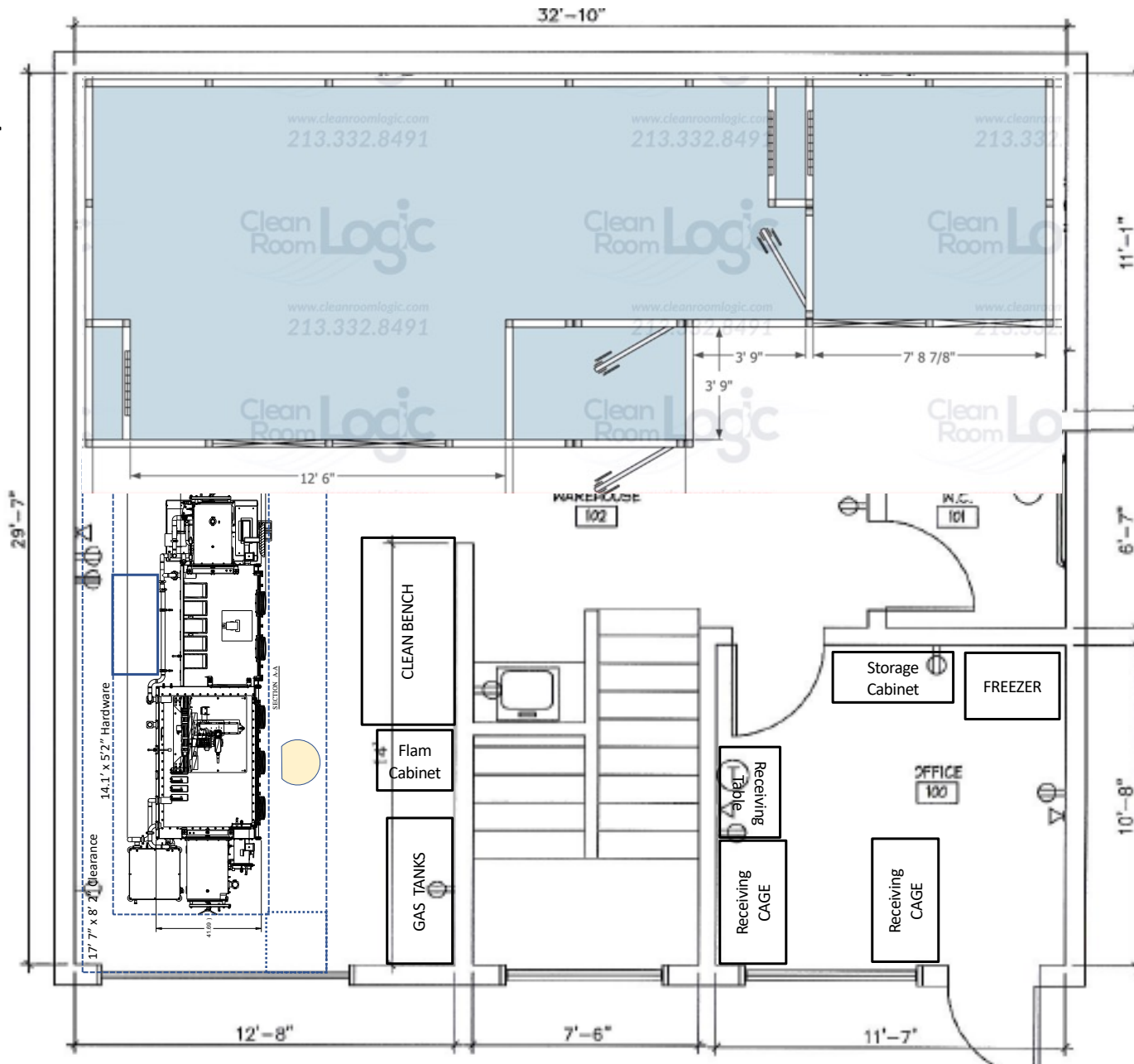


6' Chemical Fume Hood

Premier Hood (VWR 89260-054) with underneath storage and Flammable Cabinet with cup sink for Water

2 Pressure Gauges
1 for ISO7/1 for ISO6
Light Switch

DOWNSTAIRS
Example Layout
(No furniture or
equipment included)



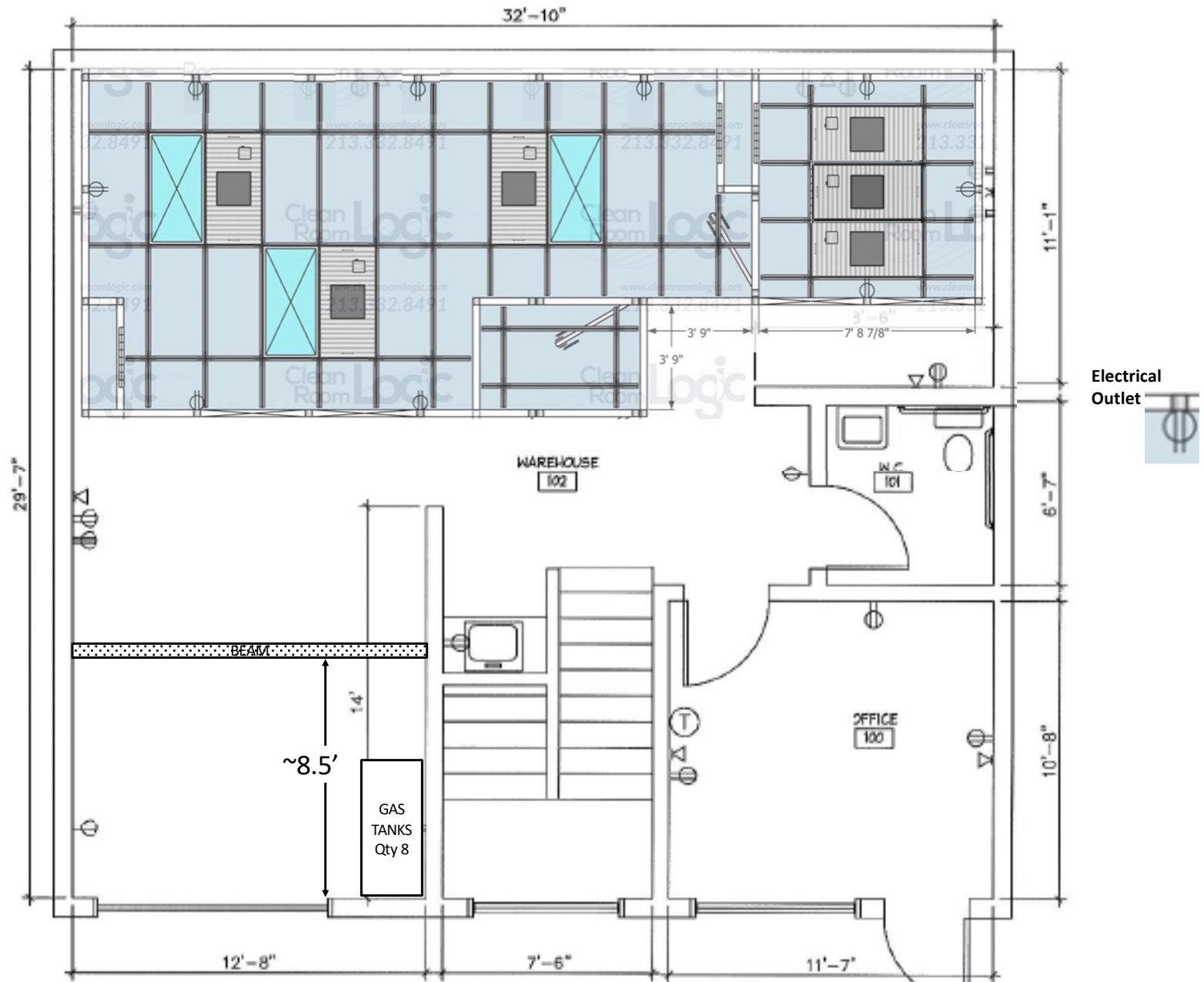
PM – Parylene Machine
iWeld – Laser Station

DOWNSTAIRS
Example Layout
(No furniture or equipment included Except Fume Hood)

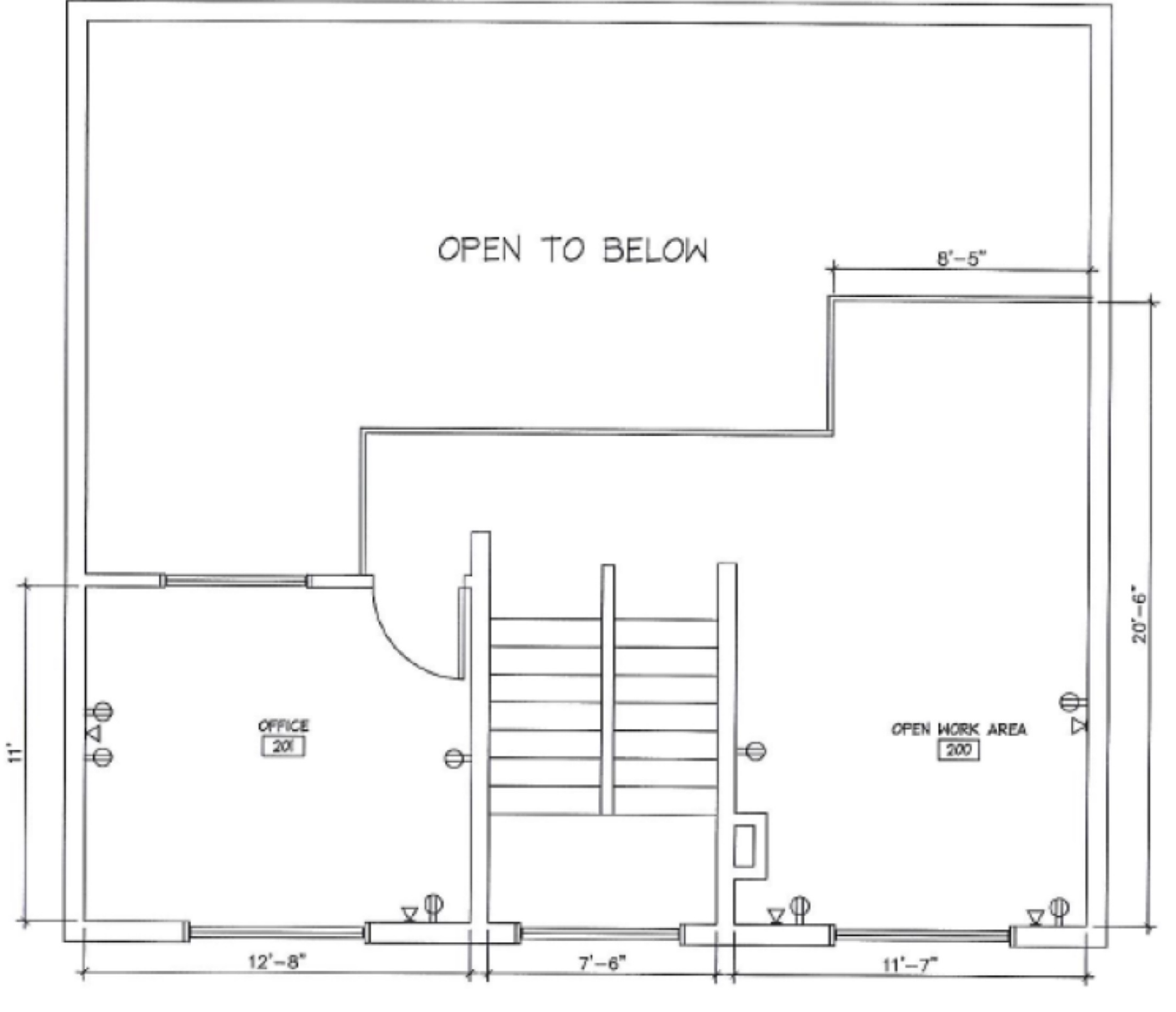


PM – Parylene Machine
 iWeld – Laser Station

DOWNSTAIRS
(Cleanroom showing
Fan Filter Units (FFU) and
Electrical Outlets)



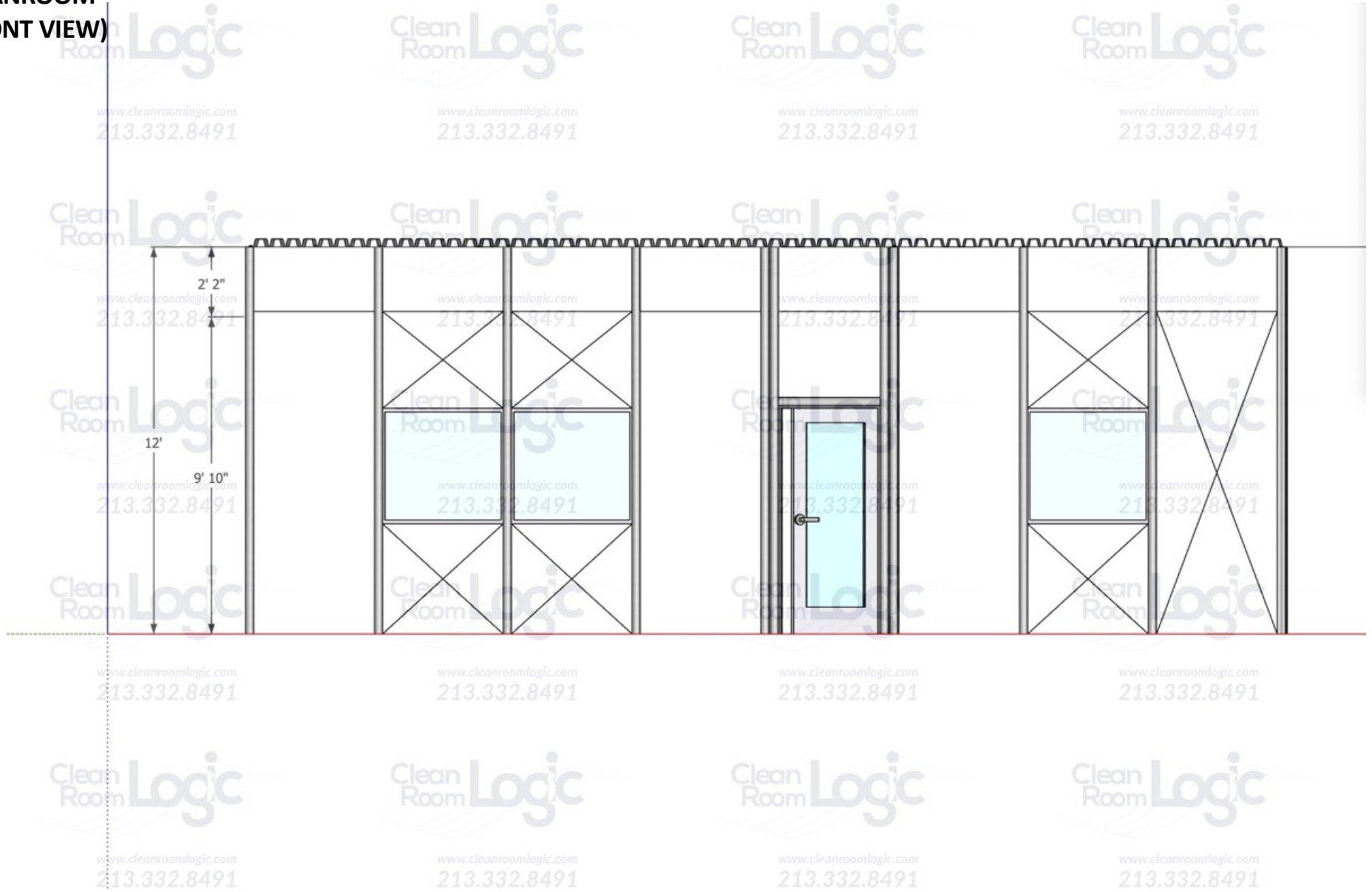
UPSTAIRS



UPSTAIRS
Example Layout
(No furniture or
equipment
included)



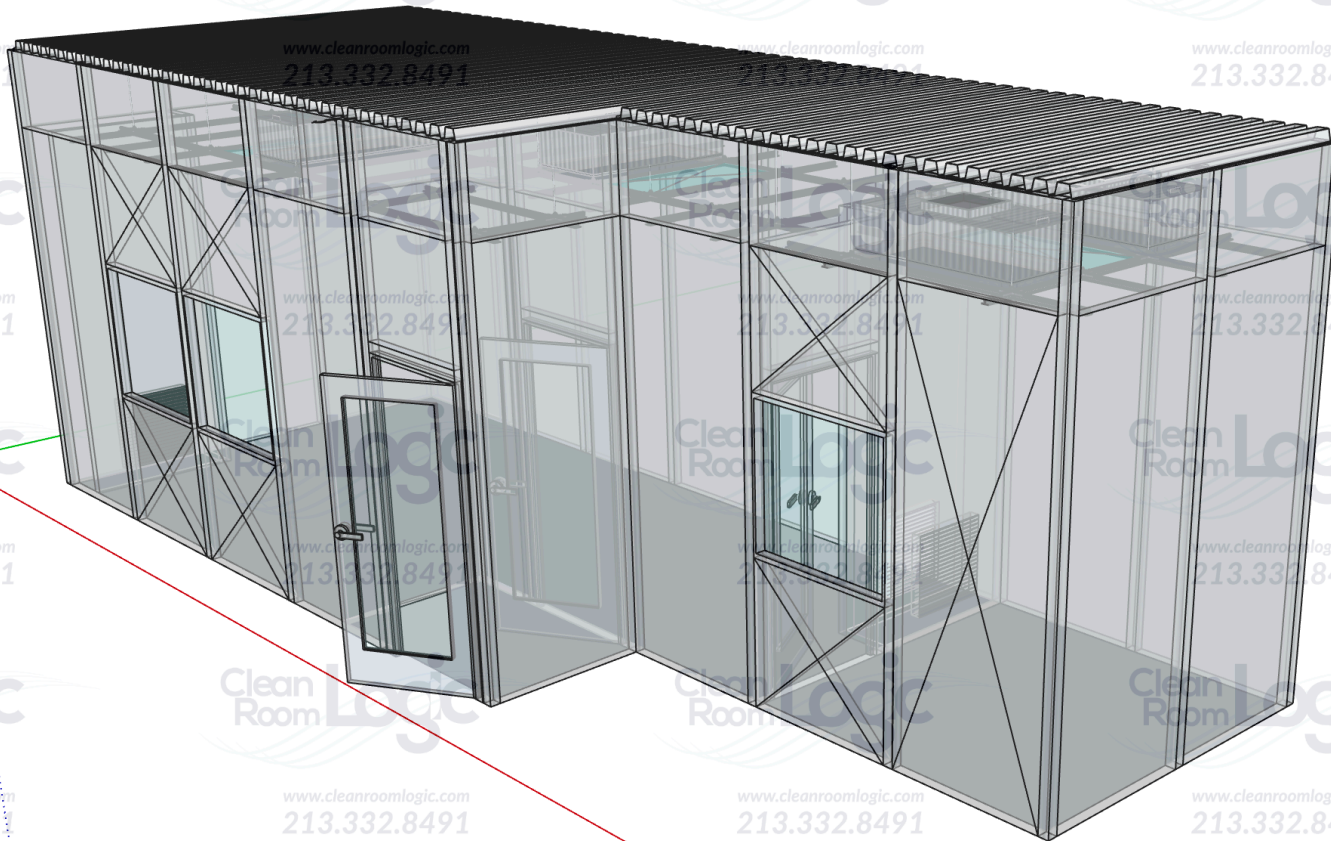
**CLEANROOM
(FRONT VIEW)**



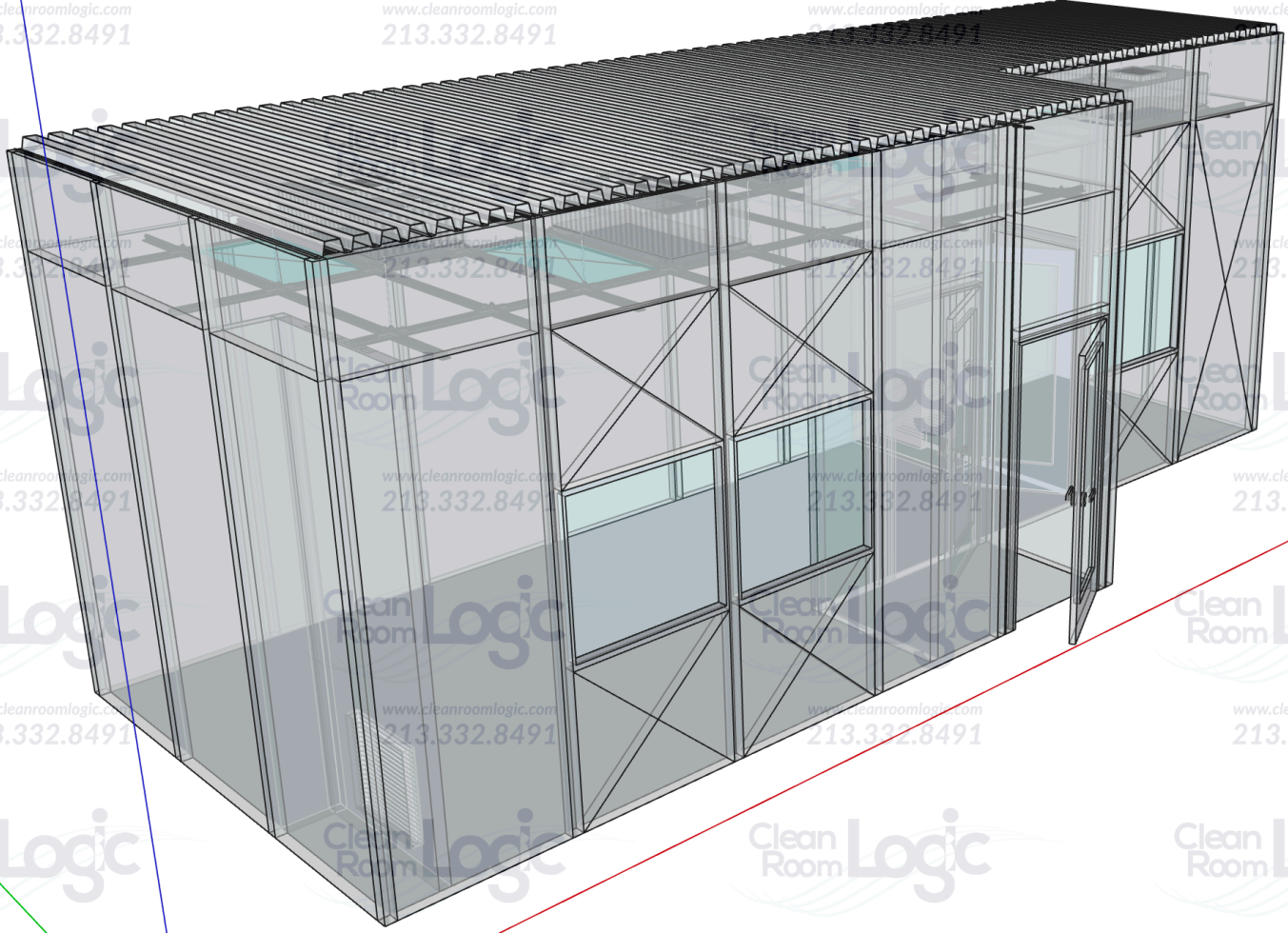
**CLEANROOM
(FRONT VIEW)**



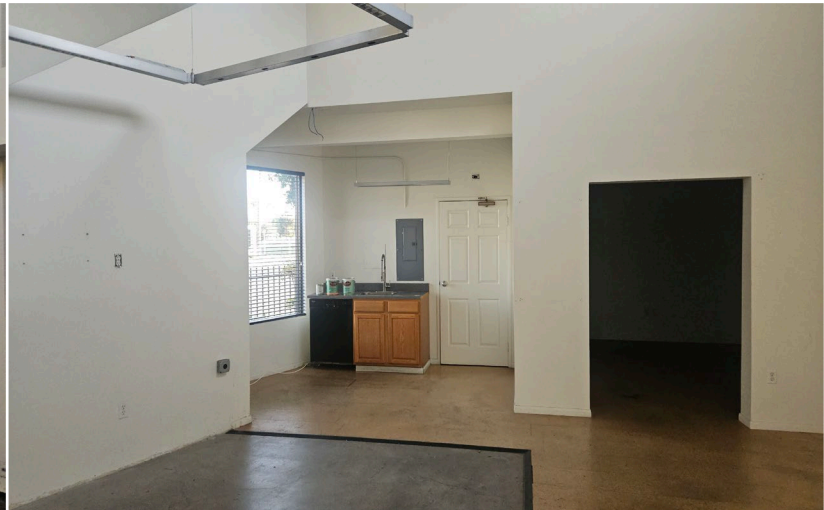
**CLEANROOM
(ISOMETRIC VIEW 1)**



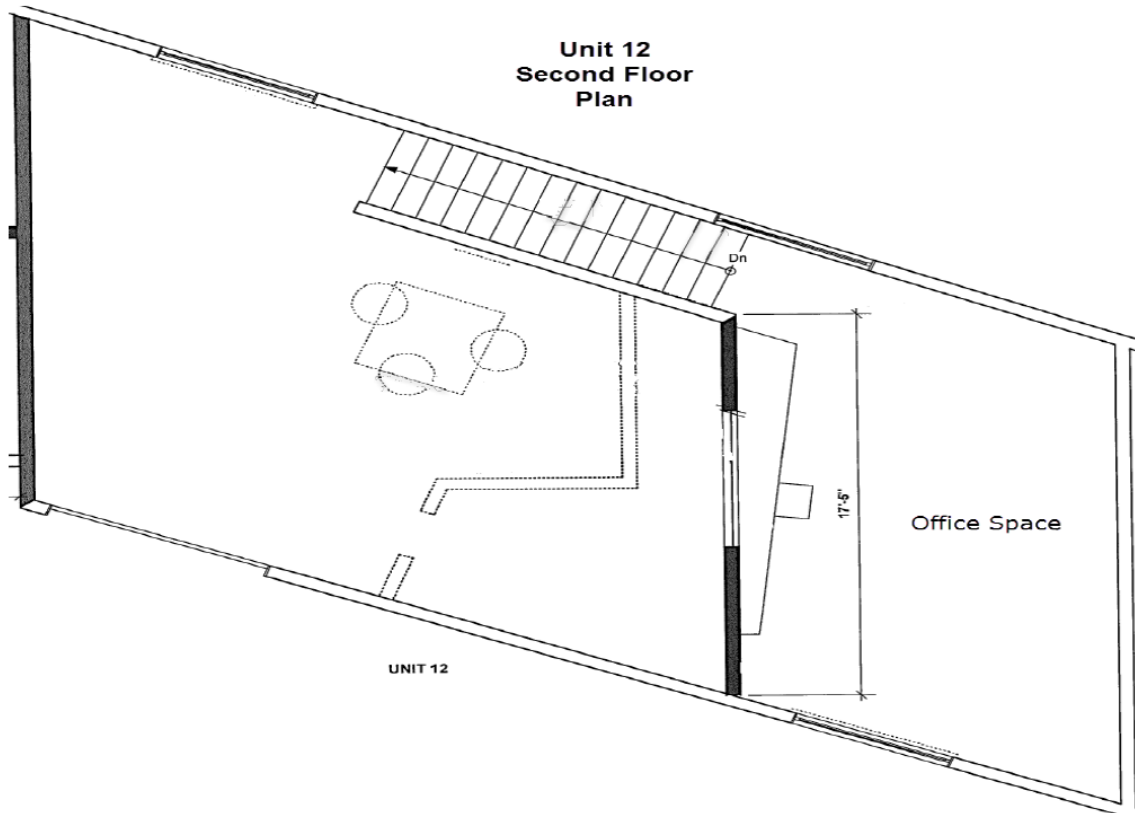
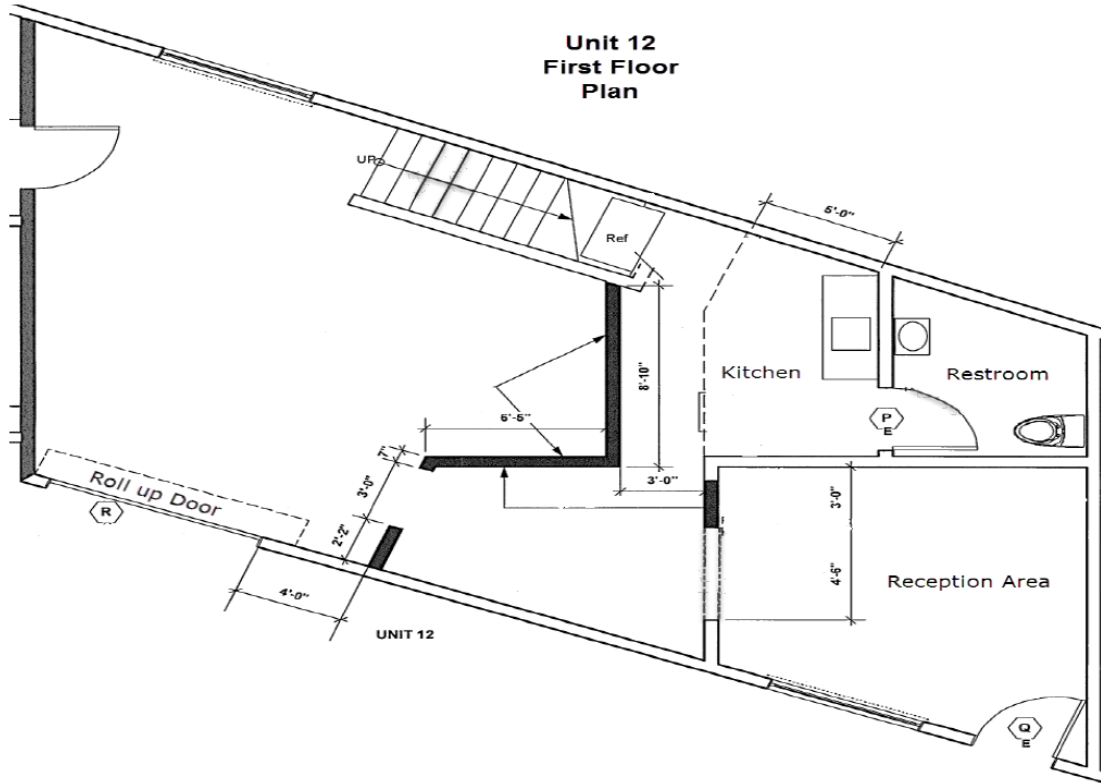
**CLEANROOM
(ISOMETRIC VIEW 2)**



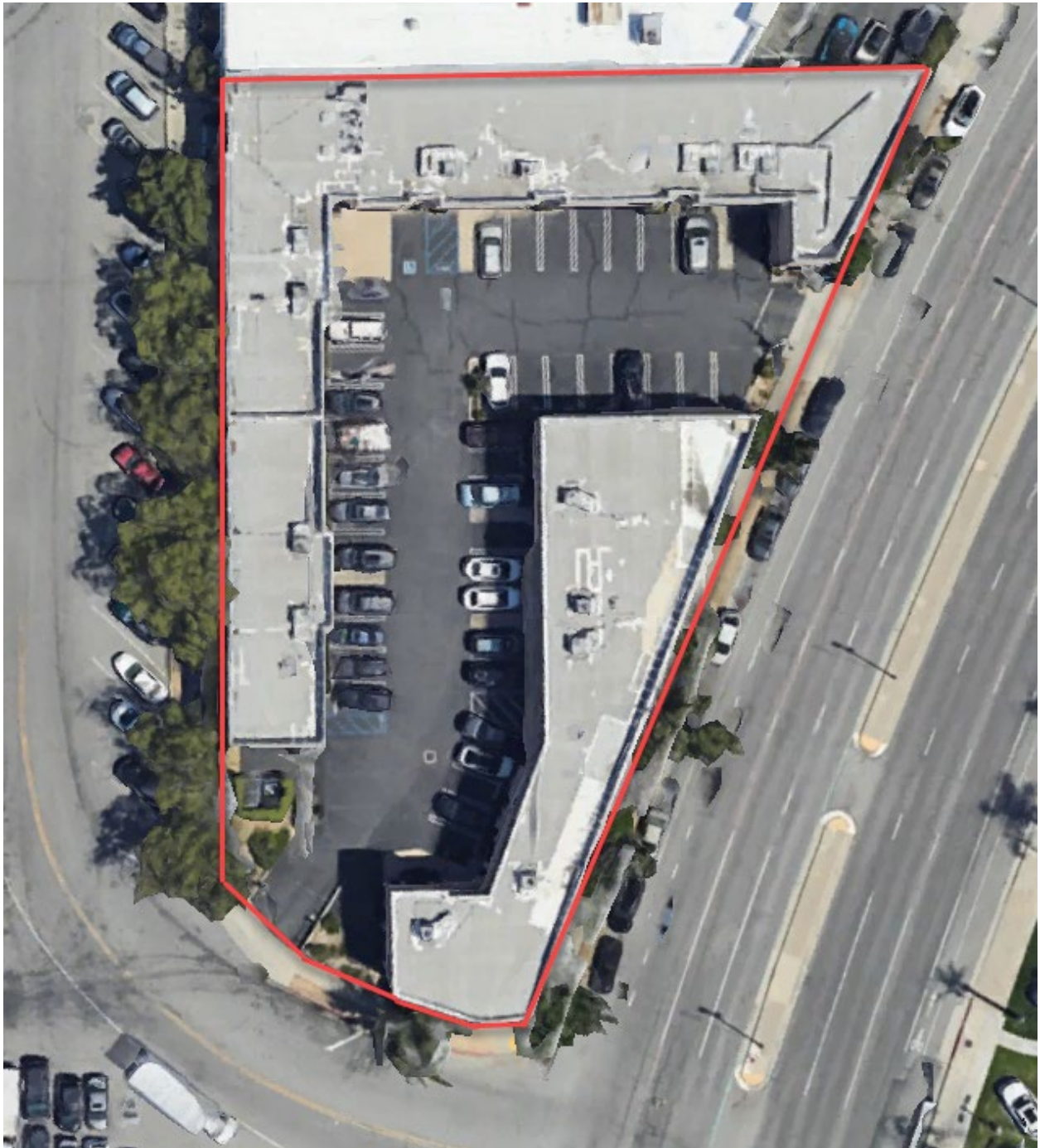
UNIT 12



UNIT 12



AERIAL MAP



AMENITIES MAP

