



International, Inc.
BUSINESS
PROPERTIES

R&D Office Space For Lease

1 West Mountain Street, #11, Pasadena, CA 91103



FEATURES:

- NWC of Fair Oaks Avenue and Mountain Street;
- Conveniently located near JPL, Lake Avenue retailers and eateries;
- Convenient access to the 210 FWY via Mountain Street;
- Great for Research and Development or General Office;
- Unit 12 with ground level rollup door;
- Approximately 1,877 +/- Sq. Ft. Available;
- GLA: 21,436 +/- Sq. Ft. with 48 on-grade parking spaces.

DEMOGRAPHICS Source : CoStar (2025)	1-MILE	3-MILE	5-MILE
Population	34,169	168,319	399,725
Average HH Income	\$101,814	\$141,406	\$144,989

For more information, please contact

BP International, Inc.

Patsy Ma, MBA, CRRP, CRX, CLS
 DRE# 00980137

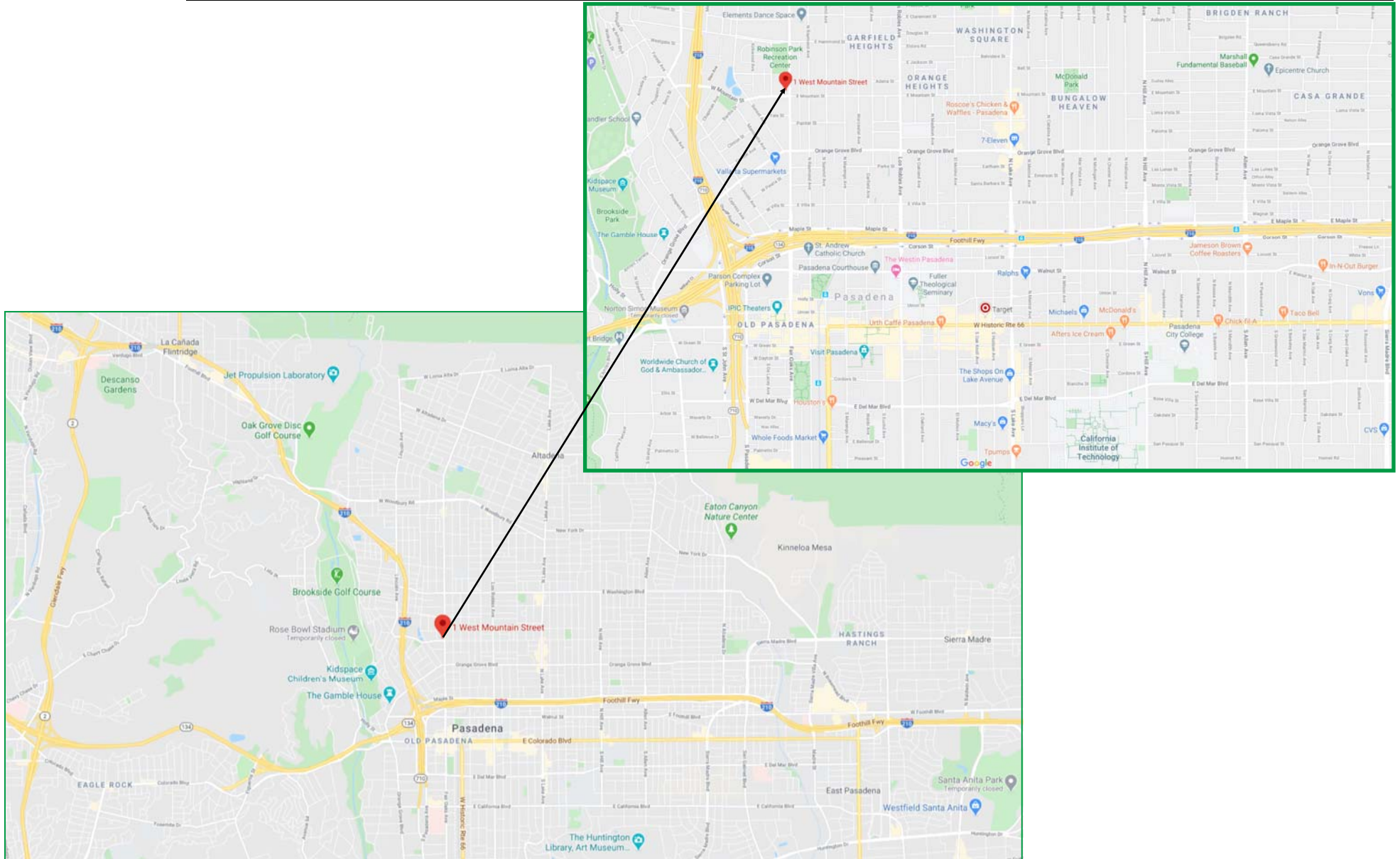
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The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.