

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 – \$2.65 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: Immediately.

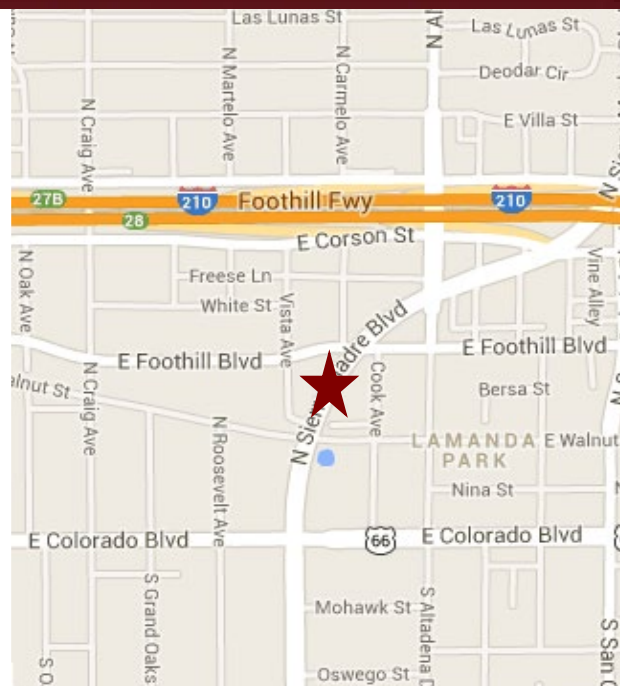
YEAR BUILT: 1999.

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.



For more Information, Contact:

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Redstone
COMMERCIAL REAL ESTATE

PLEASE MAKE APPOINTMENT WITH BROKER.

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UNIT 2

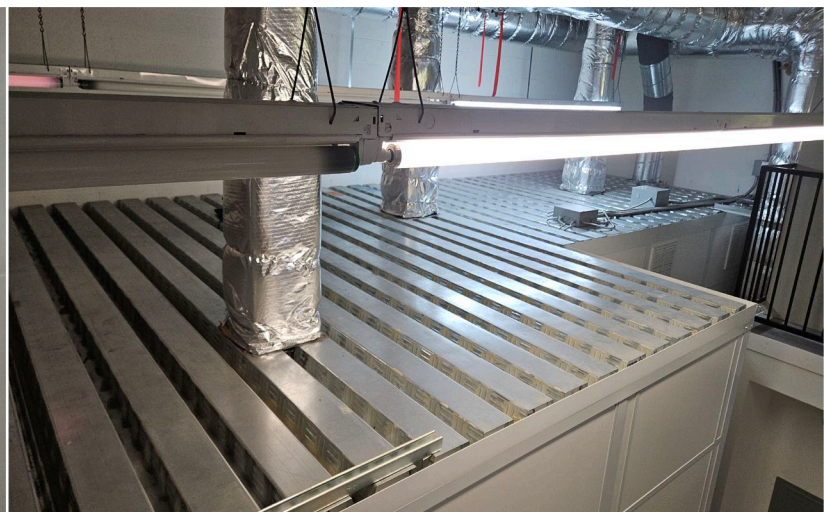


EXHIBIT A

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

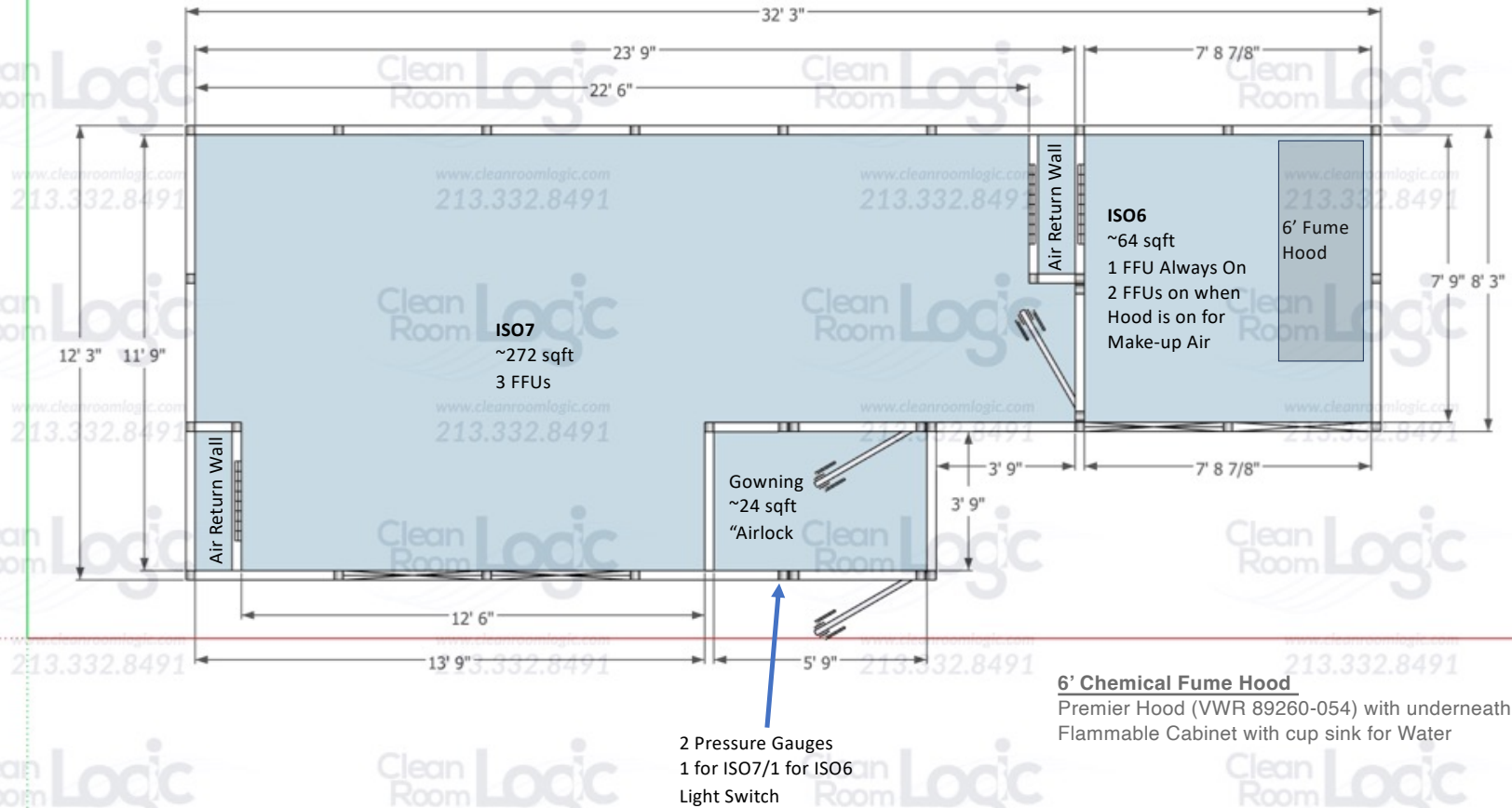
Cleanroom R&D or Manufacturing Space:

- 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)

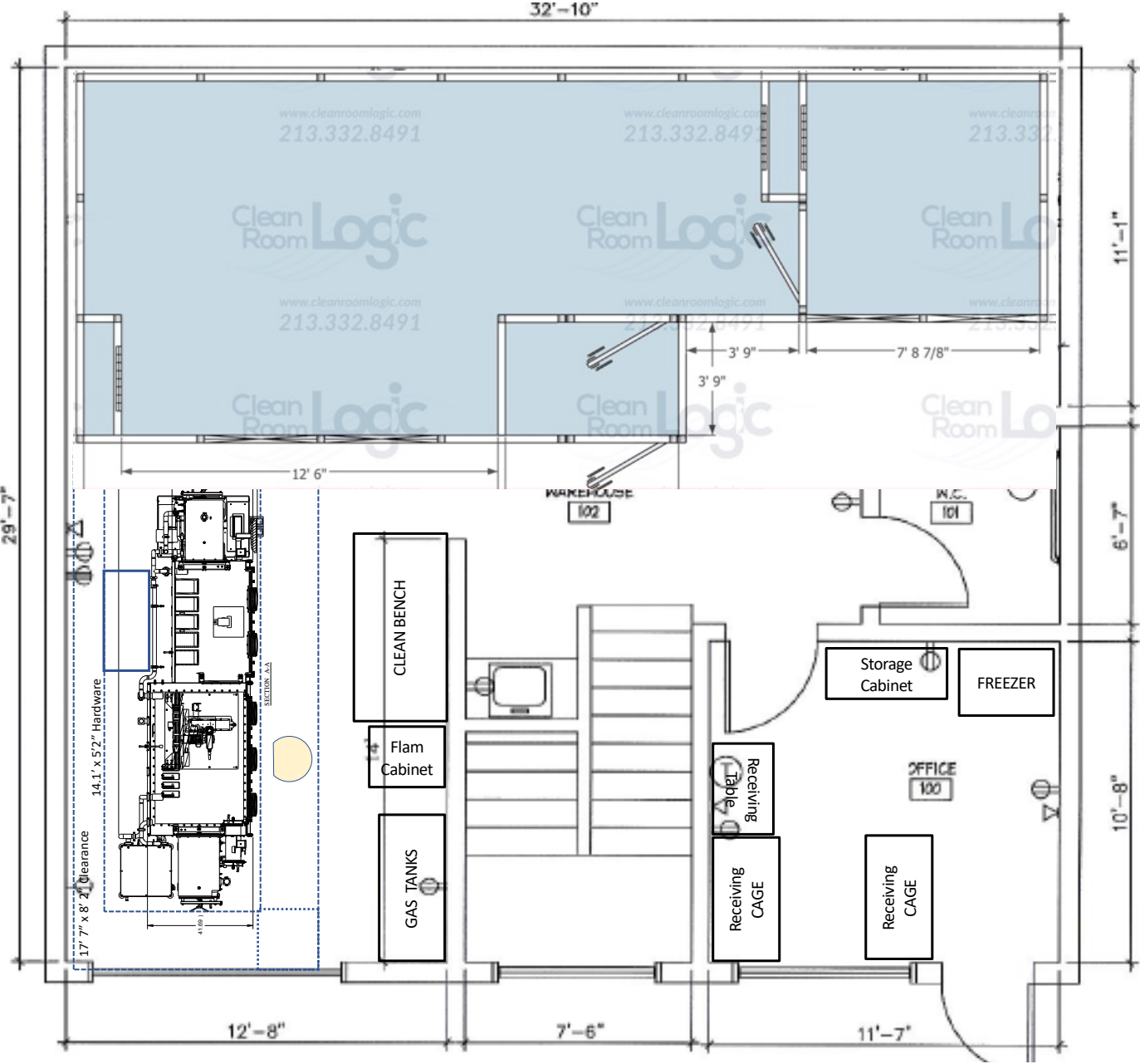
Clean Room Cleanliness Class / ISO in Class 10,000 / ISO7
(ISO14644-1 standard)



6' Chemical Fume Hood

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

DOWNSTAIRS
Example Layout
(No furniture or
equipment
included)



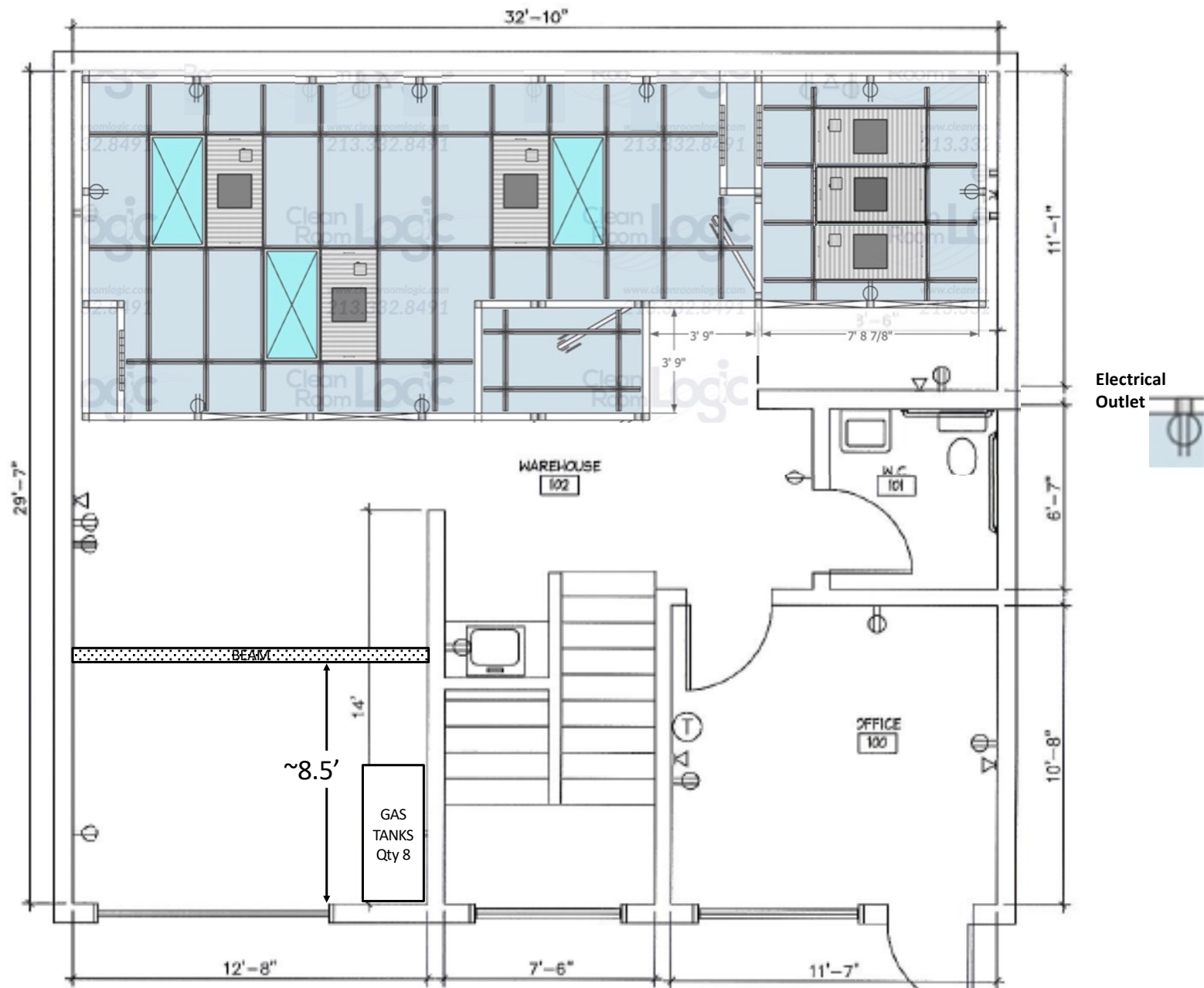
PM – Parylene Machine
iWeld – Laser Station

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

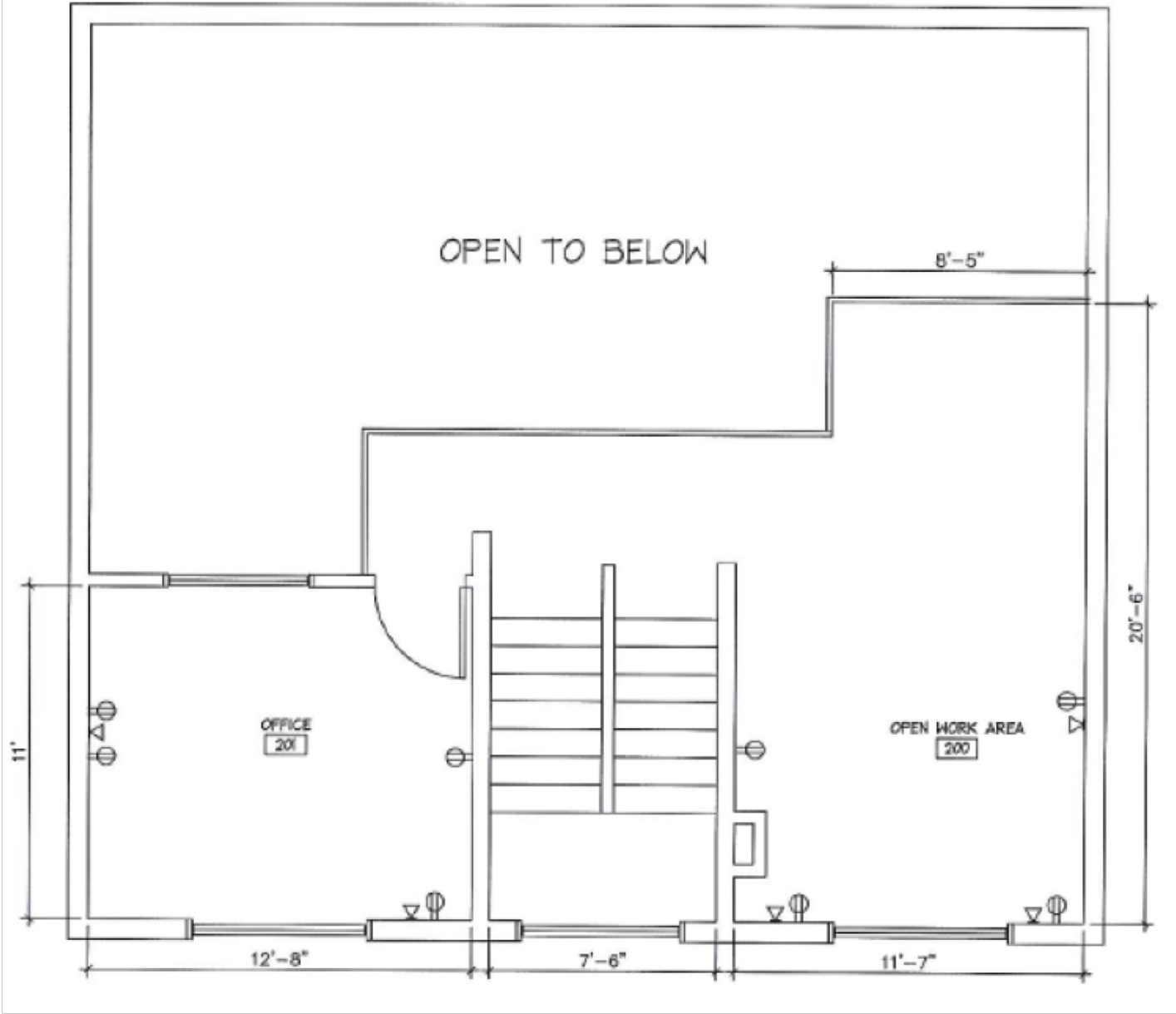


PM – Parylene Machine
iWeld – Laser Station

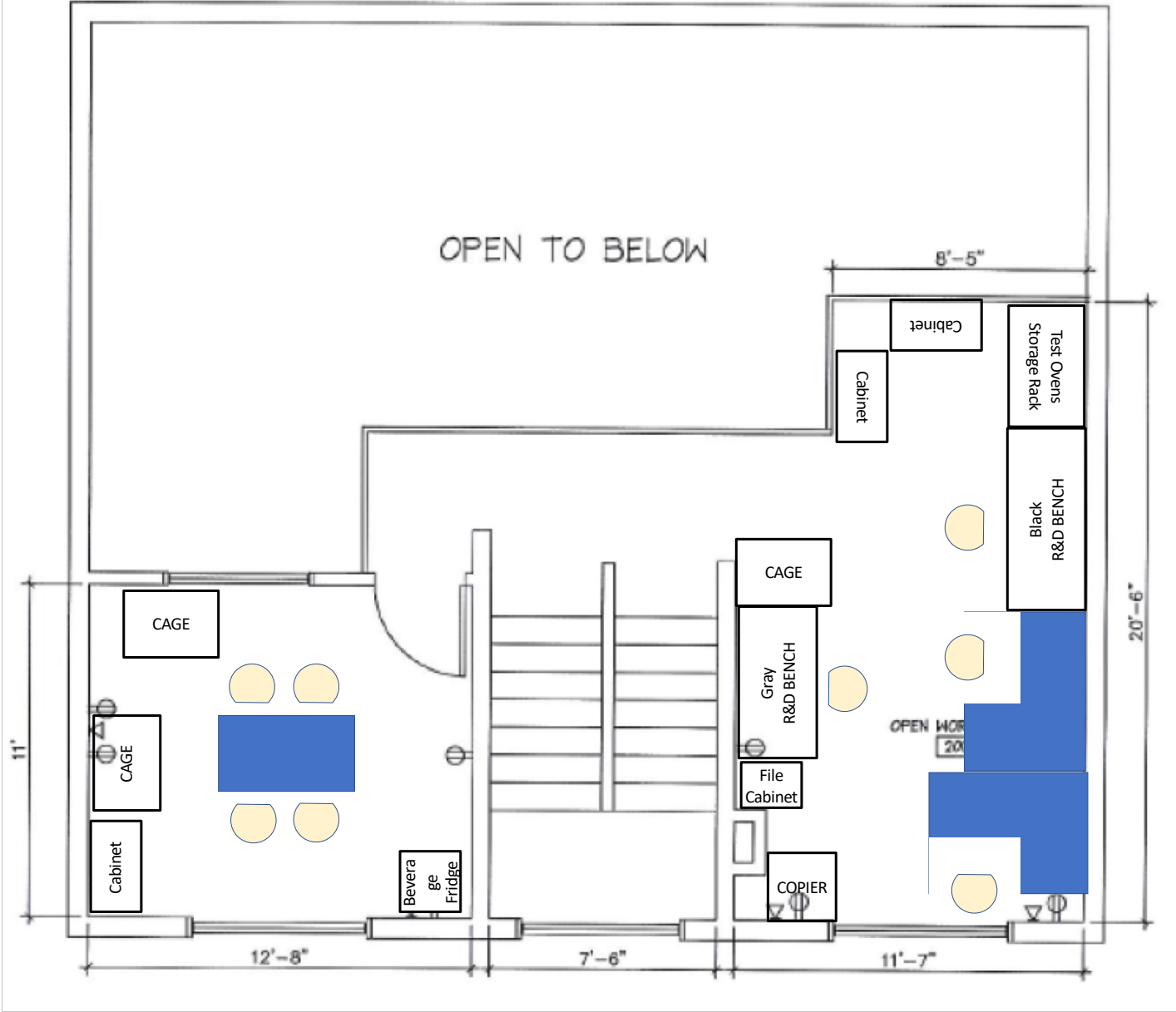
DOWNSTAIRS
(Cleanroom showing
Fan Filter Units (FFU) and
Electrical Outlets)



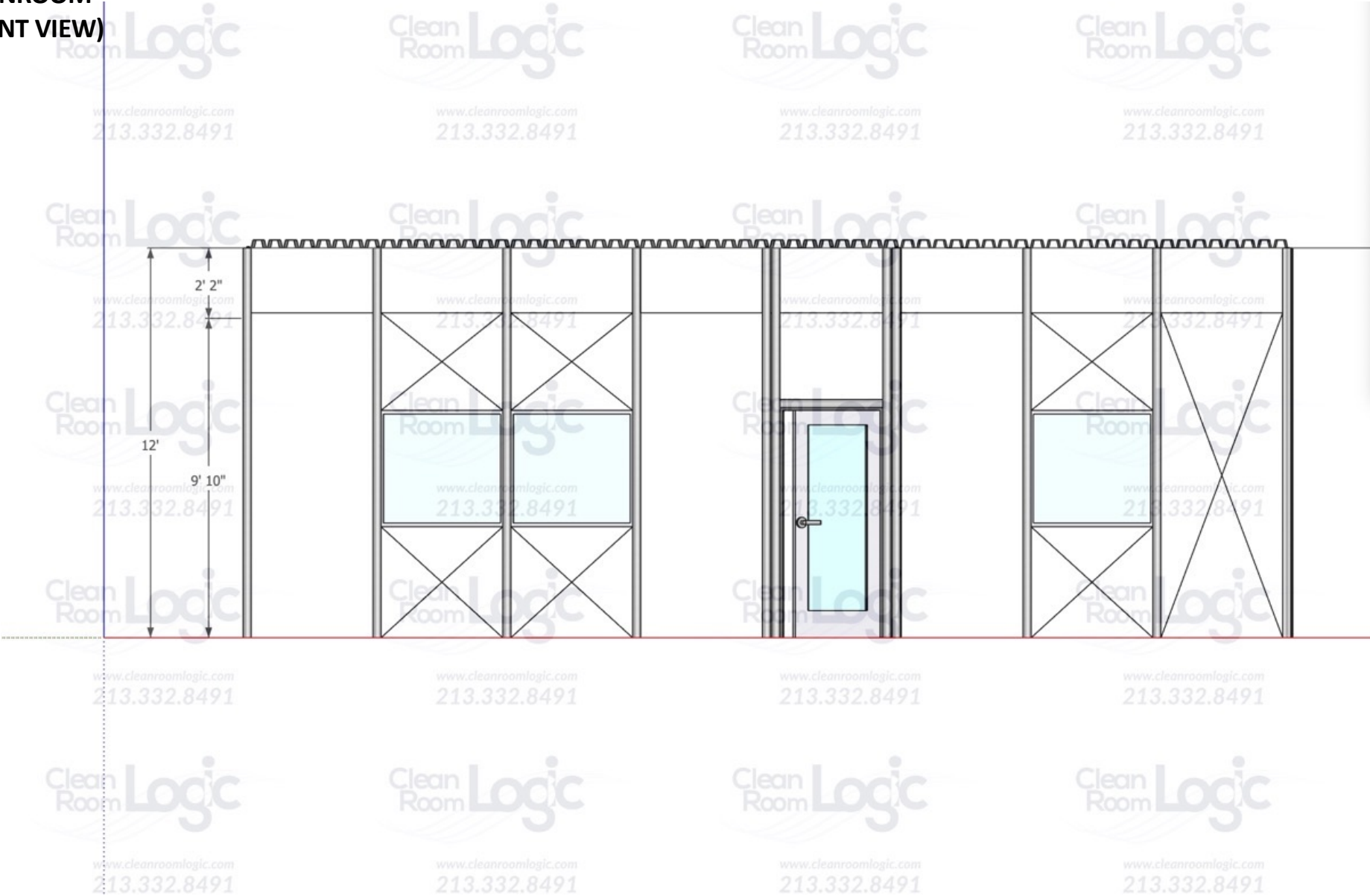
UPSTAIRS



UPSTAIRS
Example Layout
(No furniture or
equipment included)



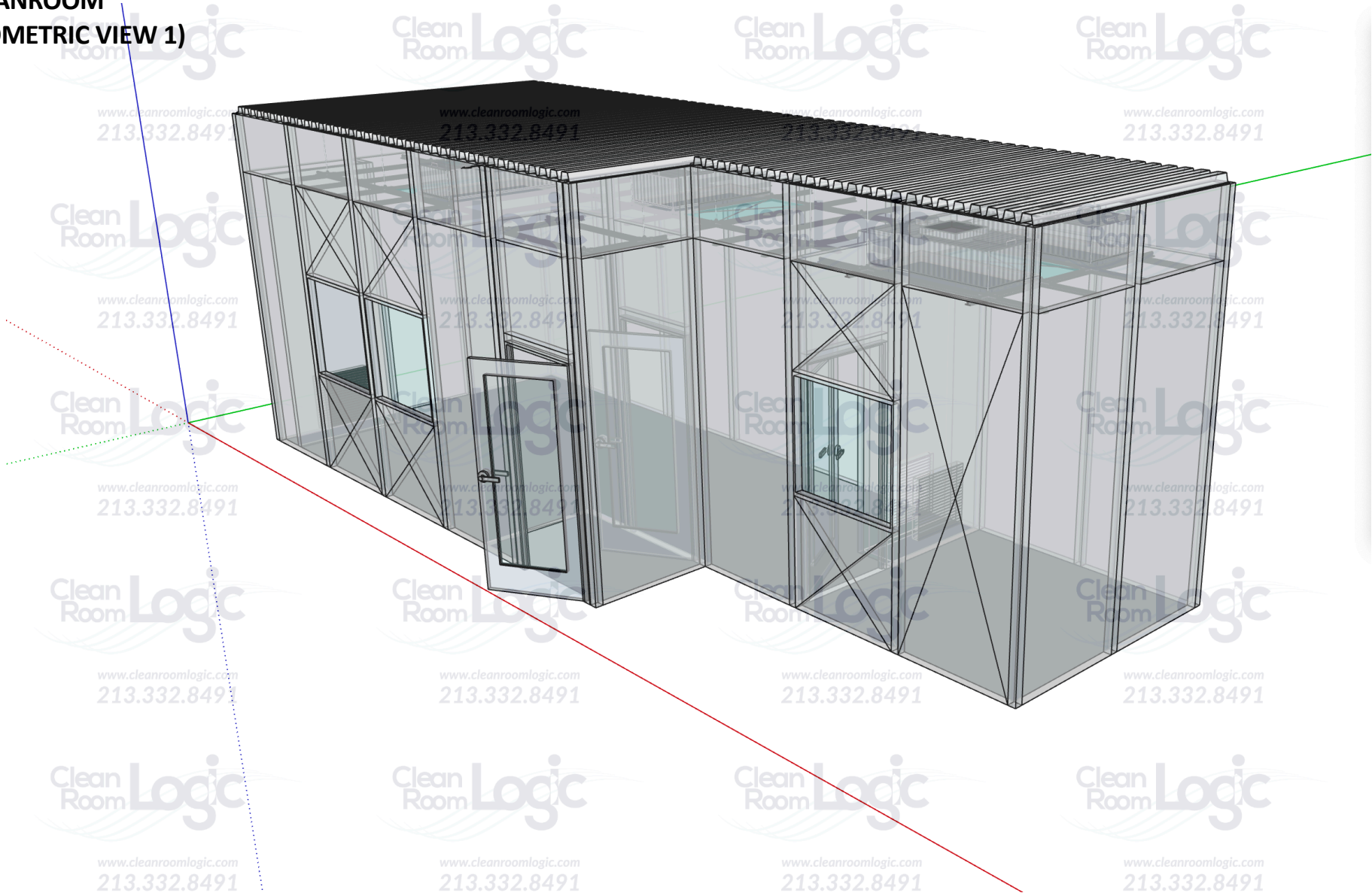
CLEANROOM
(FRONT VIEW)



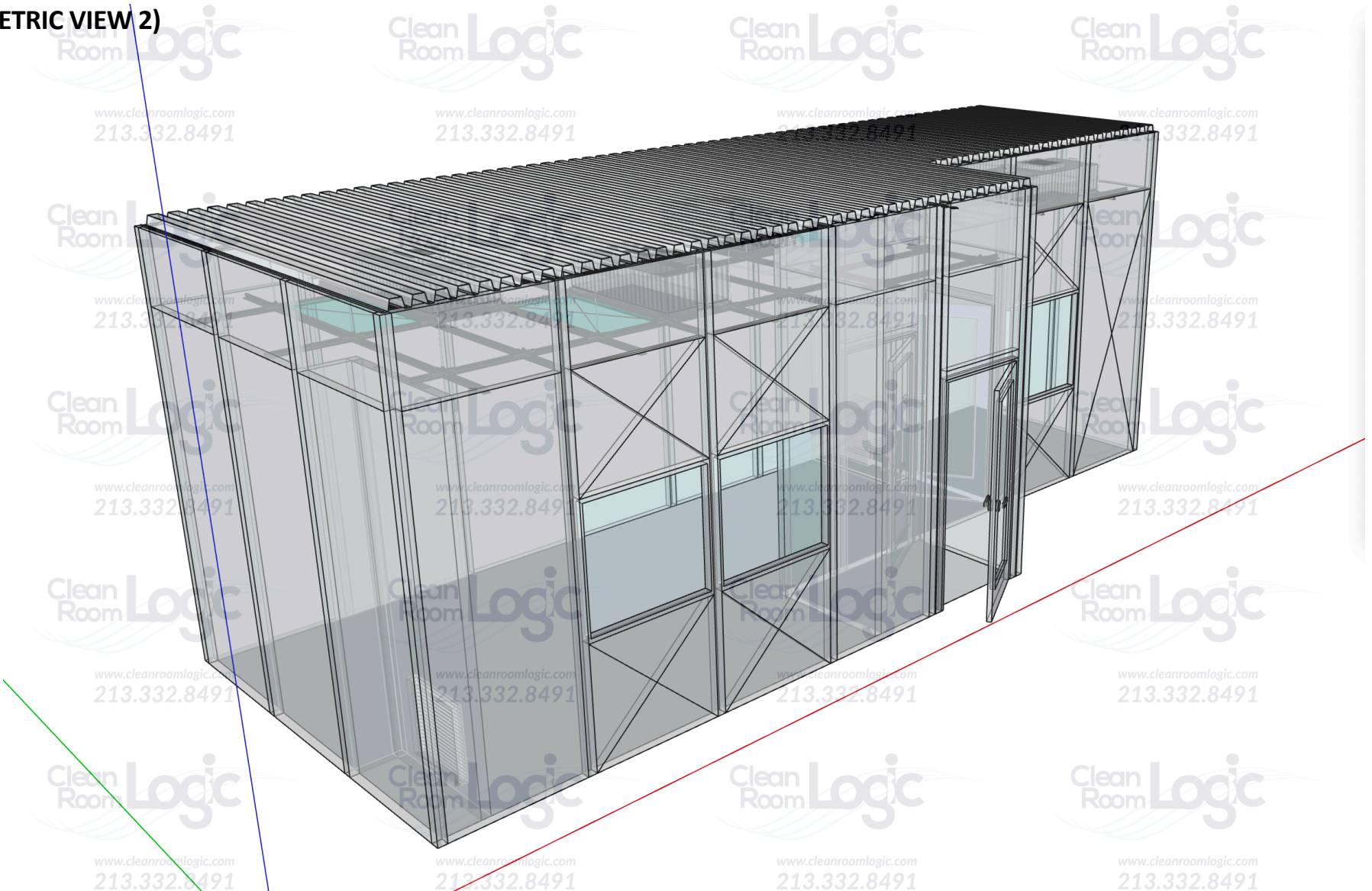
CLEANROOM
(FRONT VIEW)



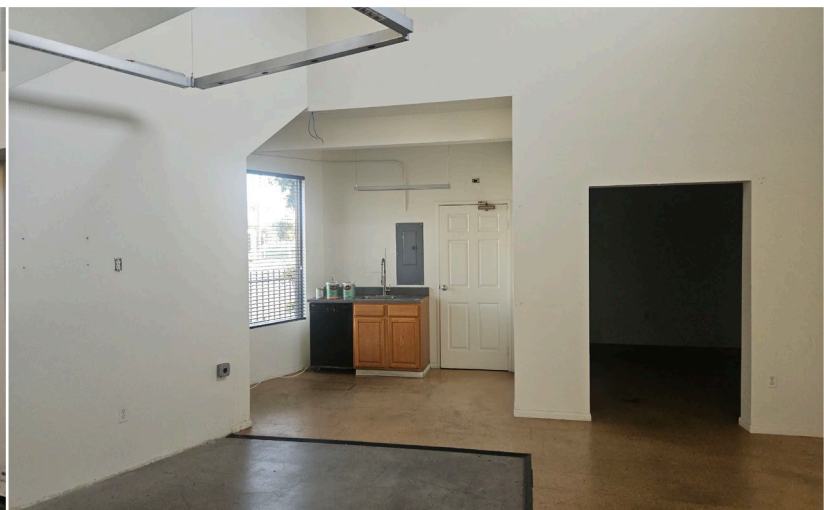
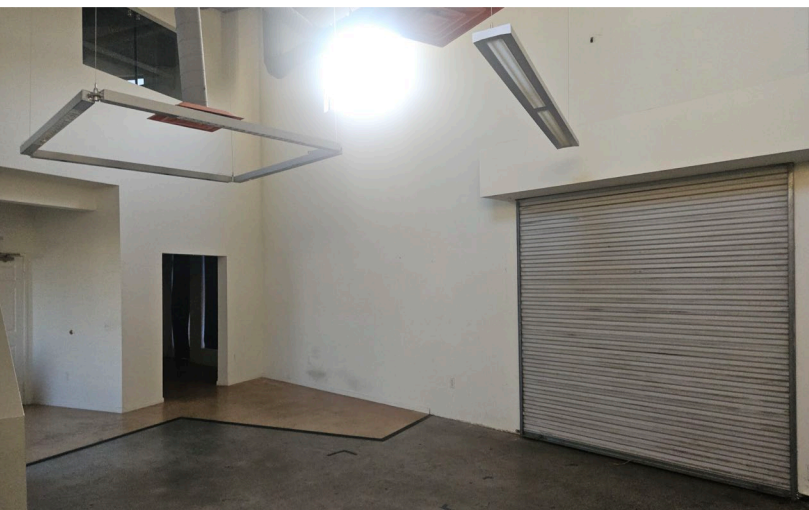
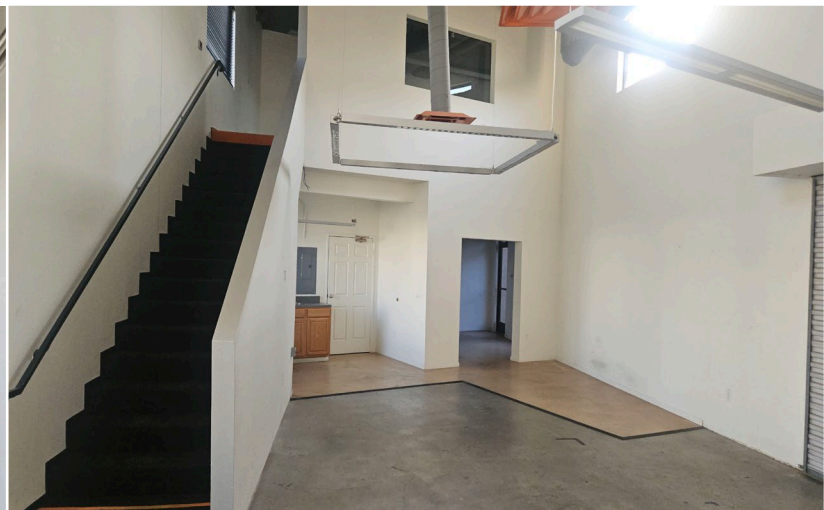
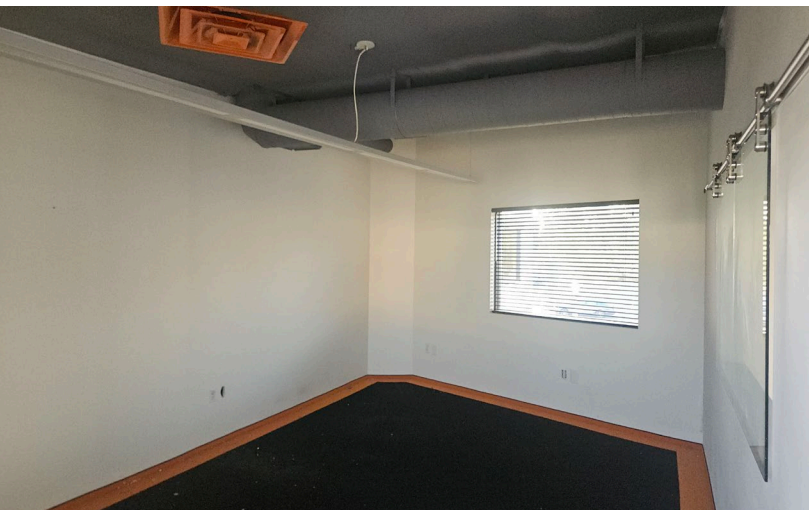
CLEANROOM
(ISOMETRIC VIEW 1)



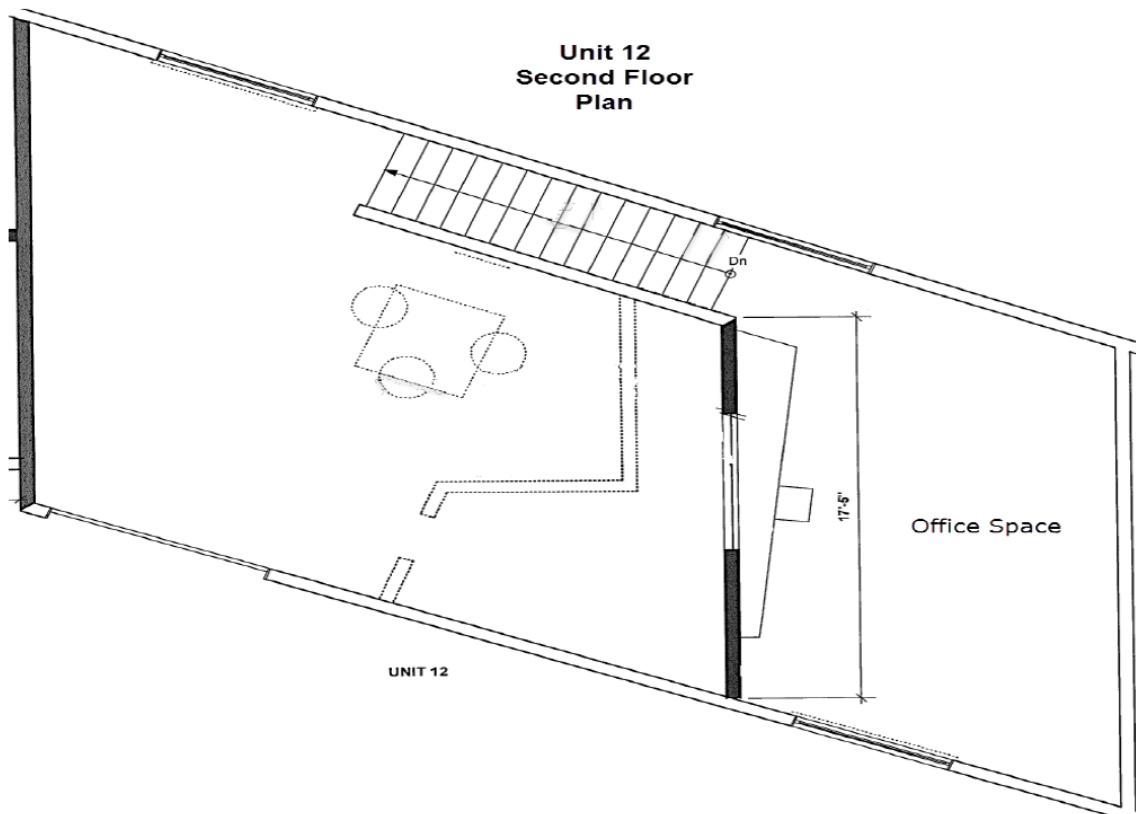
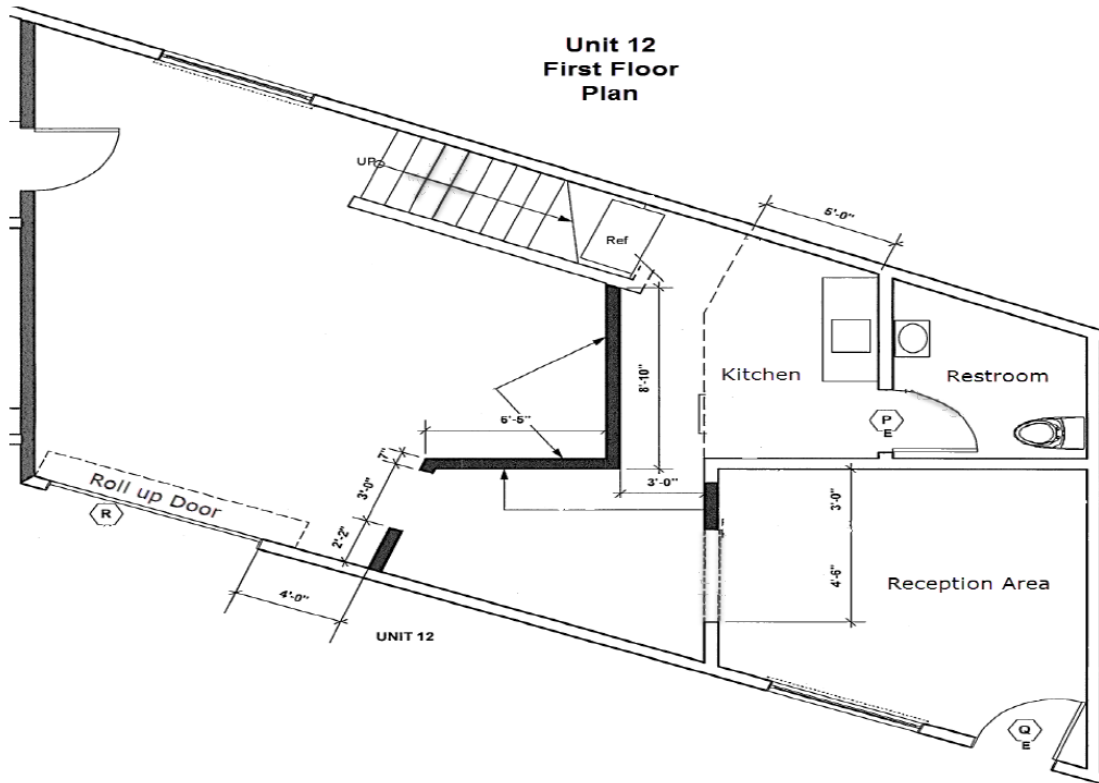
CLEANROOM
(ISOMETRIC VIEW 2)



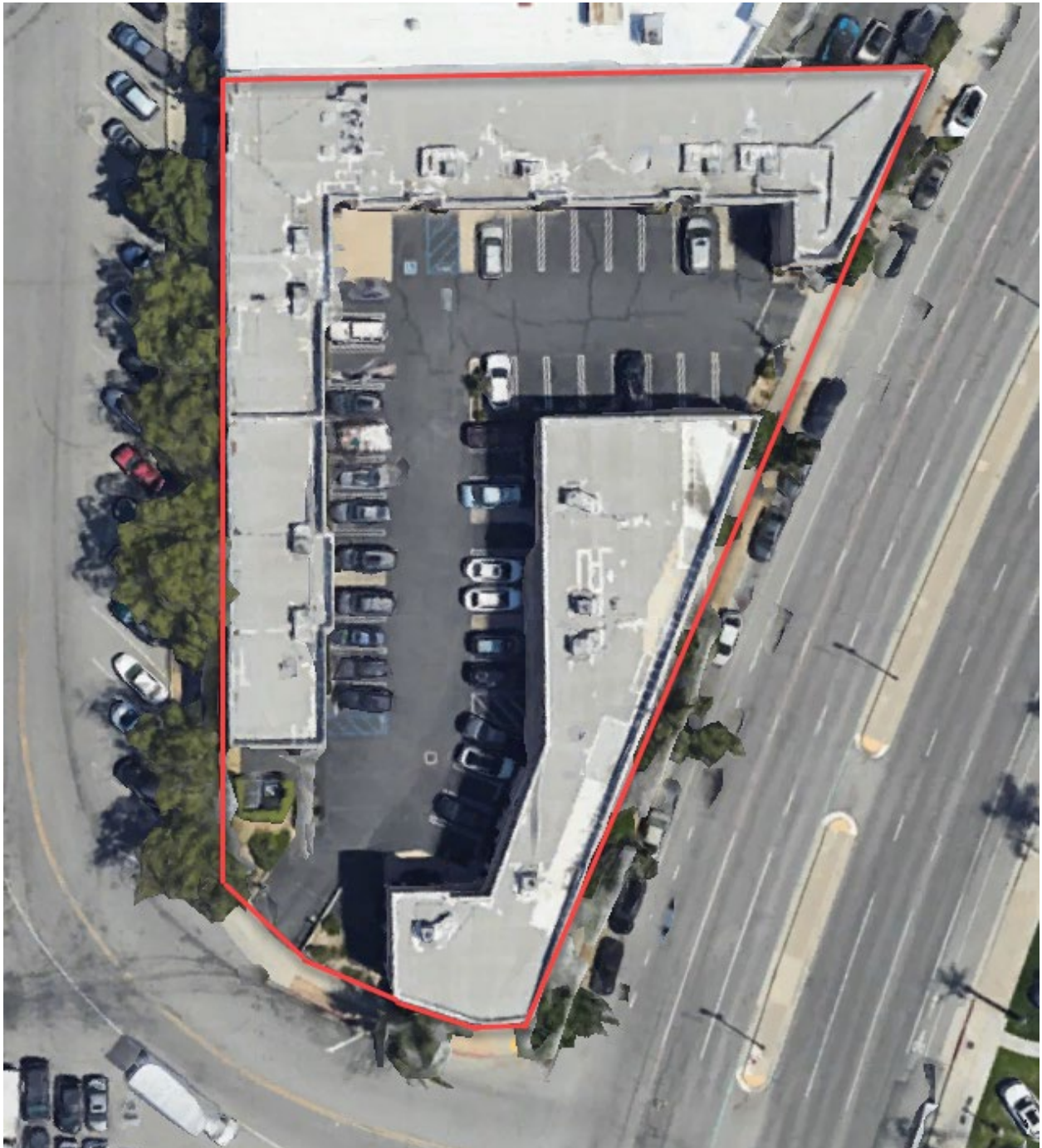
UNIT 12



UNIT 12



AERIAL MAP



AMENITIES MAP

