

# FOR LEASE - INCREDIBLE BUILDING SIGNAGE AVAILABLE

11 W DEL MAR BLVD  
Pasadena, CA 91105

**OFFICE SPACE / LAB SPACE**  
**with FREE PARKING**

**YOUR SIGN HERE**



**LEASE RATE - OFFICE:** \$2.20/SF Month Modified Gross  
**LEASE RATE - LAB:** \$3.50/SF Month + Electricity  
**AVAILABLE SPACE:** +/- 1,295 SF - +/- 7,264 SF DIVISIBLE

**Bill Ukropina**  
626 844 2200  
CalDRE #00820557

**Kathi Constanzo**  
626 898 2308  
CalDRE #02067397



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**



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## PROPERTY DESCRIPTION

Discover innovation in the heart of Pasadena at 11 W Del Mar Blvd, offering Prime office/lab space for lease. This office building, constructed in 1978, stands two stories tall, encompassing 10,971 SF of versatile workplace. This location presents an excellent opportunity for cutting-edge research and development. With 26 convenient surface parking spaces and a wide alley in the back of the building, accessibility is a breeze. The current available lab configuration spans approximately 8,559 rentable square feet with +/- 7,264 square feet upstairs and +/- 1,295 square feet downstairs. Elevate your working endeavors in this dynamic Pasadena office/lab location!



## OFFERING SUMMARY

Lease Rate - Office:	\$2.20/SF Modified Gross
Lease Rate - Lab:	\$3.50/SF Month + Electricity
Number of Units:	6
Parking*:	Up to 26 free spaces
Building Size:	+/- 11,299 SF
APN:	571-302-3019

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	14,914	211,265	763,484
Total Population	25,546	544,695	2,051,747

- There is a limited gated parking for employees
- Electric car charger

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## LEASE INFORMATION

Lease Type:	LAB: Base rent + Electricity (sub metered) OFFICE: Modified Gross
Total Space:	+/- 1,295 SF - +/- 7,264 SF (DIVISIBLE)
Lease Term:	Minimum 3 Year Term

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 130	Available	1,295 SF	+ Electricity	\$3.50 SF/month	Available September 1, 2024 Lab*
Suite 200	Available	2,731 SF	Modified Gross	\$2.20 SF/month	Available September 1, 2024 Office
Suite 230	Available	1,953 SF	Modified Gross	\$2.20 SF/month	Available September 1, 2024 Office
Suite 240	Available	1,580 SF	+ Electricity	\$3.50 SF/month	Available September 1, 2024 Lab
Suite 250	Available	1,733 SF	+ Electricity	\$3.50 SF/month	Available September 1, 2024 Lab

- Portable Back up generator hook up available in the 2<sup>nd</sup> Floor Labspace.

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# PROPERTY PHOTOS

11 W DEL MAR BLVD

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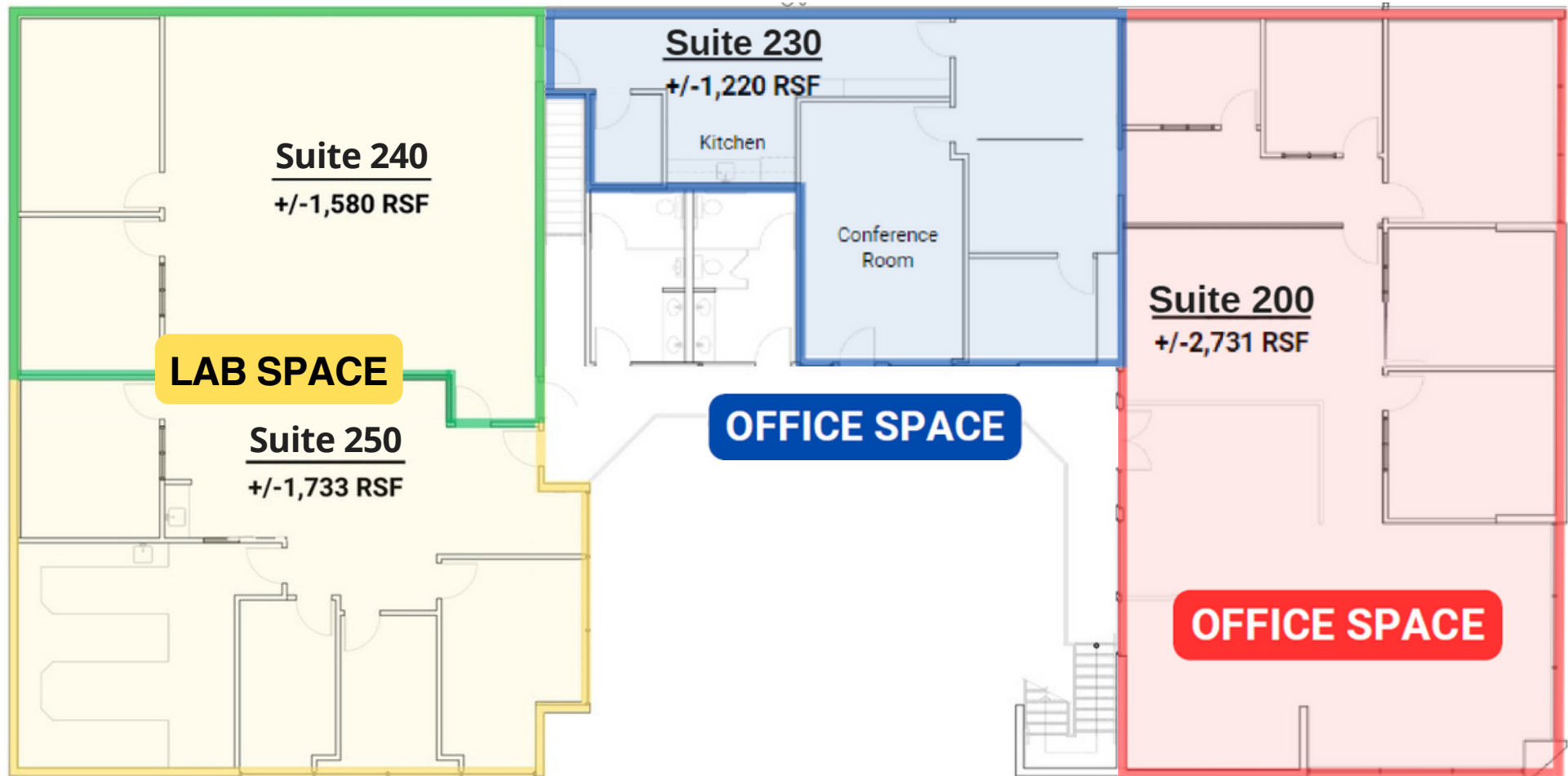
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# SECOND FLOOR

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Total : +/- 3,313 Rentable SF

## Second Floor

### NOTE : RENTABLE

UNDER CALIFORNIA BOMA STANDARD:

1. Outside Hallway counted
2. Common Area and Bathrooms
3. Second Floor Load Factor - 11.45%

11 West Del Mar Boulevard Pasadena, California 91105

\*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

\*New Elevator may alter the plan and square footage



# SUITE #240 & #250 - LAB

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# SUITE #200 - OFFICE

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# SUITE #230 - OFFICE

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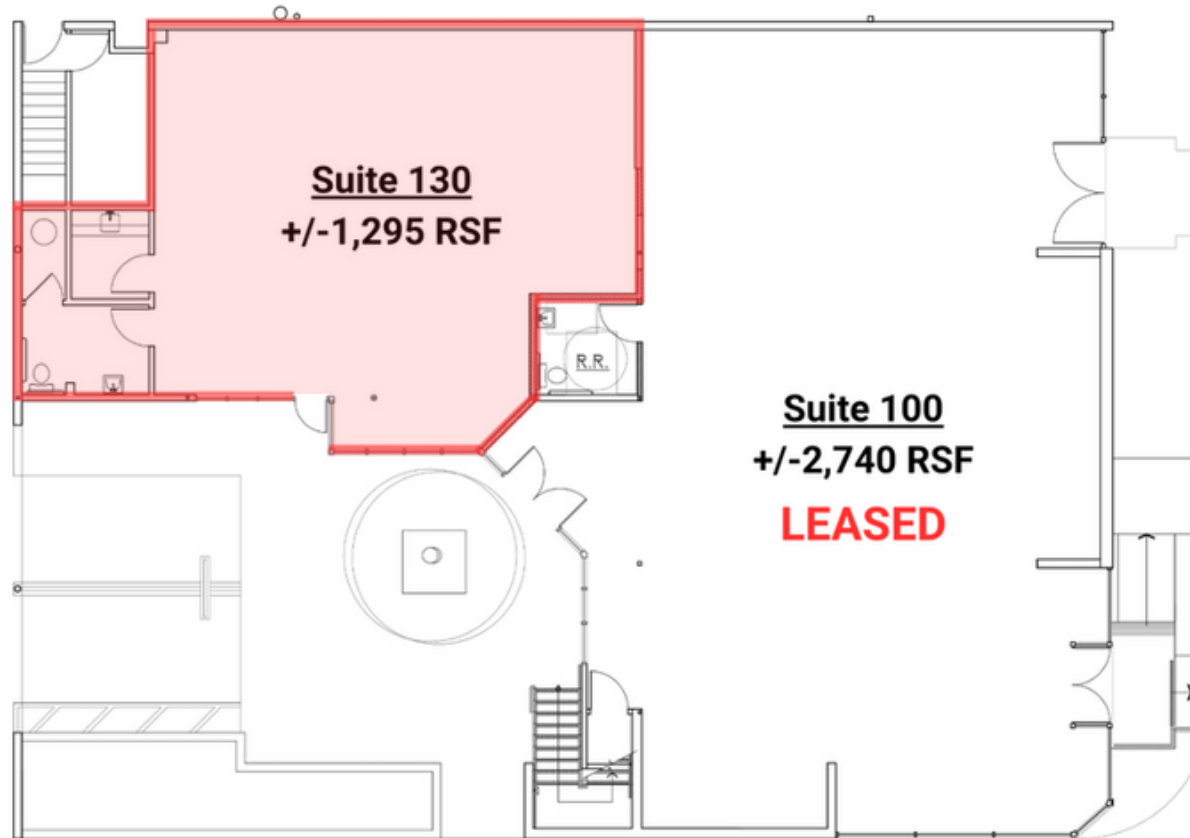


# SUITE #130 - LAB

11 W DEL MAR BLVD

Pasadena, CA 91105

## FIRST FLOOR LABSPACE



SUITE 130: Blade sign over sidewalk at the parking entrance on Del Mar

## First Floor

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# SUITE #130 - LAB

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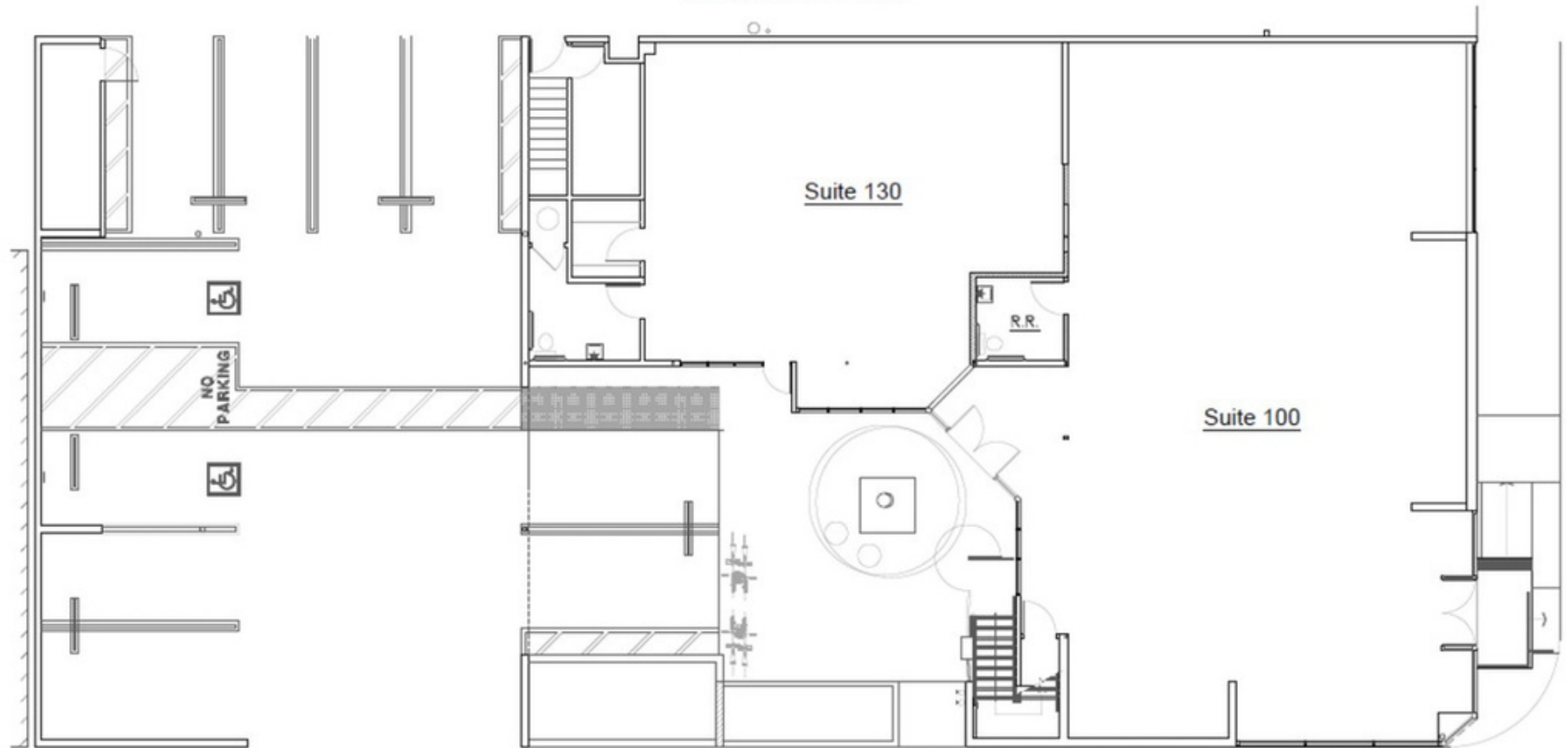
**Kathi Constanzo**  
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# SITE PLAN

Elevator in Patio



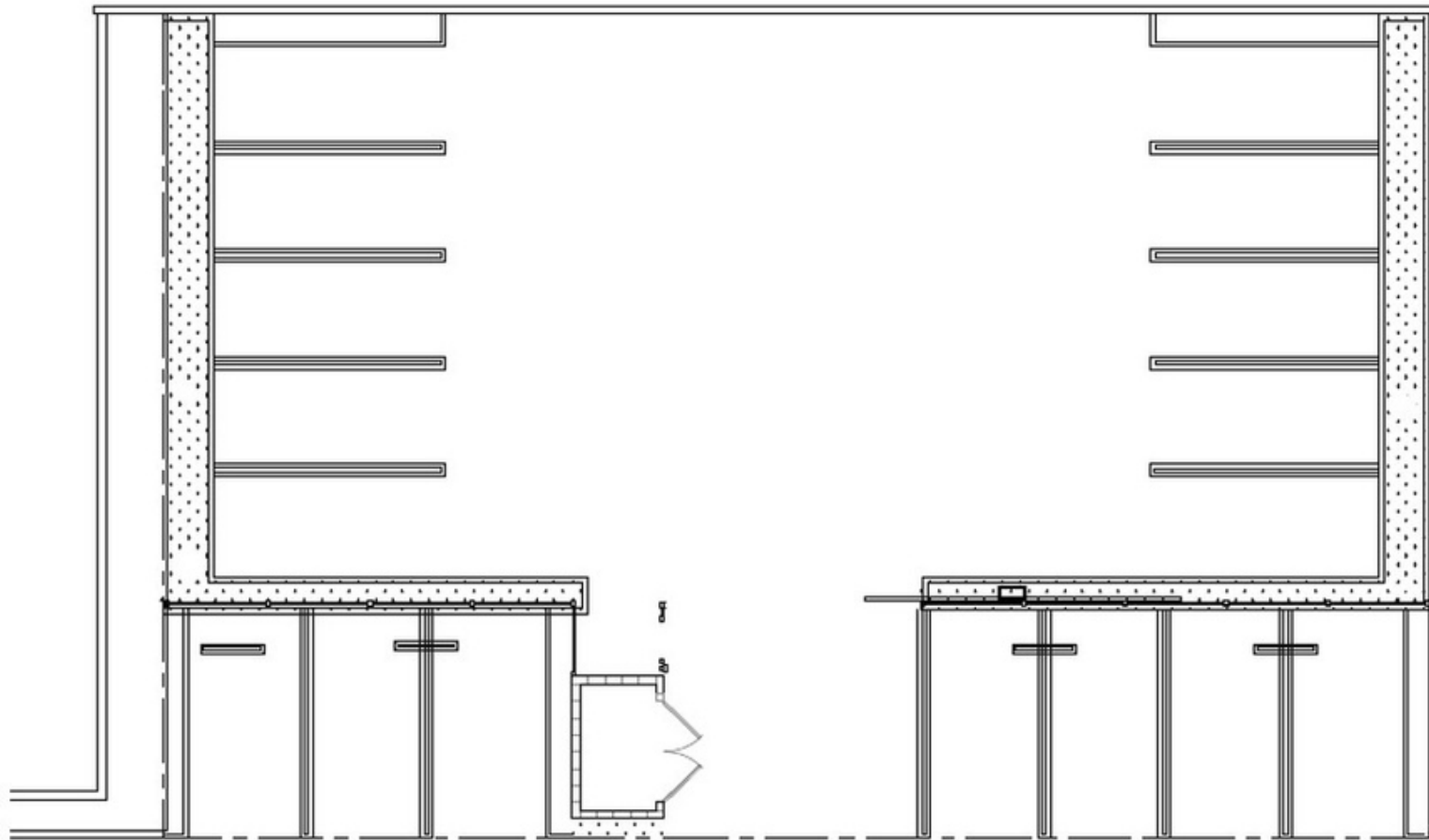
First Floor

11 West Del Mar Boulevard Pasadena, California 91105



12-10-2020

# Back Parking Lot Plan



11 West Del Mar



X-2

tenant	Remote Parking Lot	date	8-4-14
address	11 West Del Mar Blvd. Pasadena, California 91105	scale	1/16"=1'-0"
		drawn ueg	job 960.103



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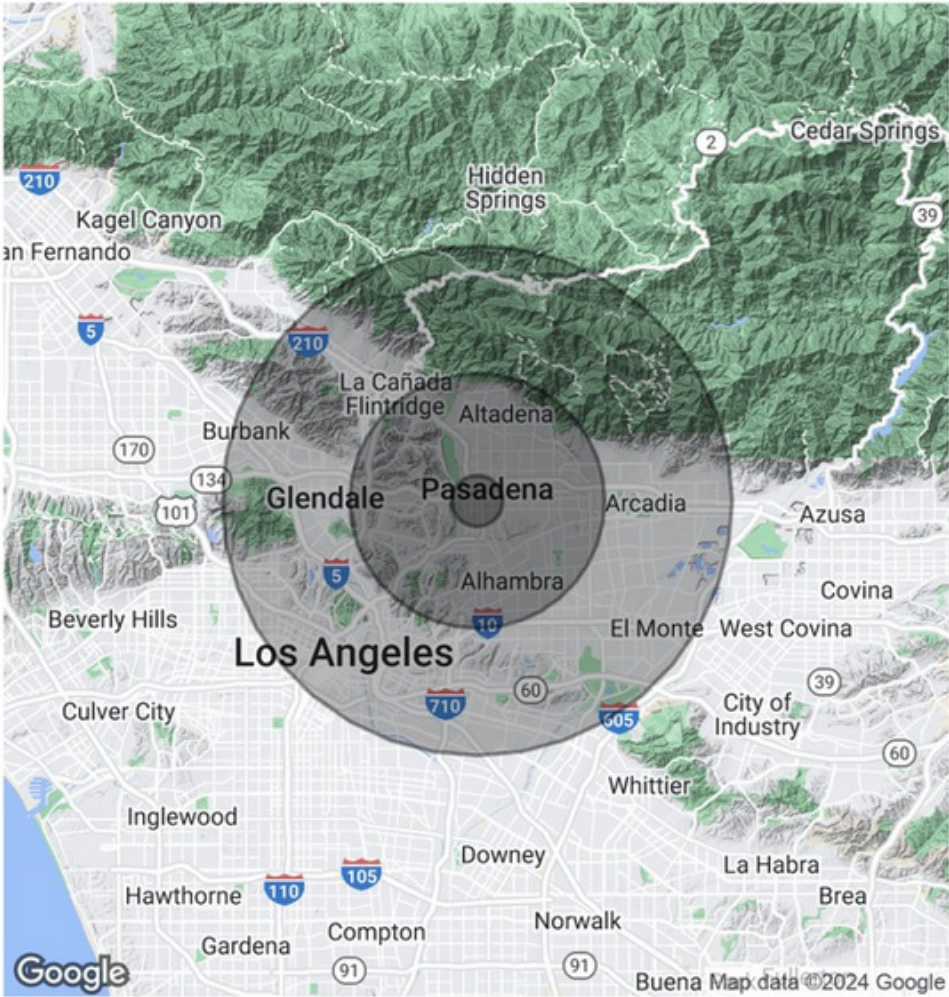
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	25,546	544,695	2,051,747
Average Age	39.2	40.7	38.8
Average Age (Male)	38.5	38.9	37.4
Average Age (Female)	41.1	42.4	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	14,914	211,265	763,484
# of Persons per HH	1.7	2.6	2.7
Average HH Income	\$102,758	\$110,967	\$88,843
Average House Value	\$749,355	\$798,852	\$625,680

\* Demographic data derived from 2020 ACS - US Census



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