

FOR SUBLEASE

2676 NINA STREET PASADENA, CA

- › Flex space - 7,156 SF of office/ lab space
- › 2,747 SF office and 3,740 SF + 673 SF lab space
- › Polished floors
- › 600 amps of power
- › 14' clear height in lab area
- › Double door loading area in rear of lab
- › Includes use of conference room, lobby reception, table tennis, etc.
- › Centrally located near many shops, restaurants, and retail
- › Conveniently located minutes from Colorado Blvd 210 Freeway



SUITE 100 - 7,156 SF



Available SF	7,156 SF
Term	Until Sept. 2023
Rate	\$2.00 PSF Modified Gross
Property Type	Flex - Office/ Lab
Building Size	12,748 SF
Land Size	20,473 SF
Parking Spaces	13 spaces (5 covered, 8 surface)
Year Built	1968
Zoning	M

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