

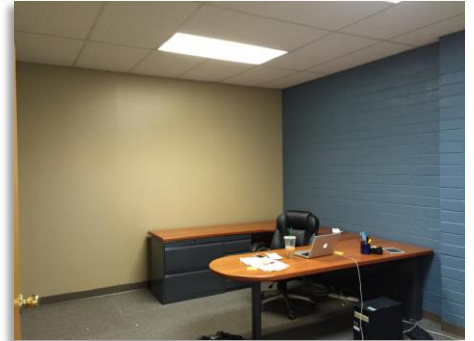
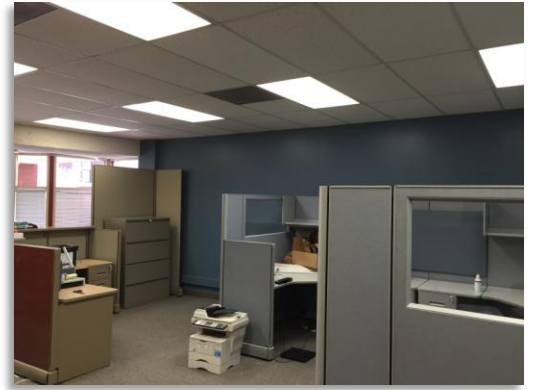
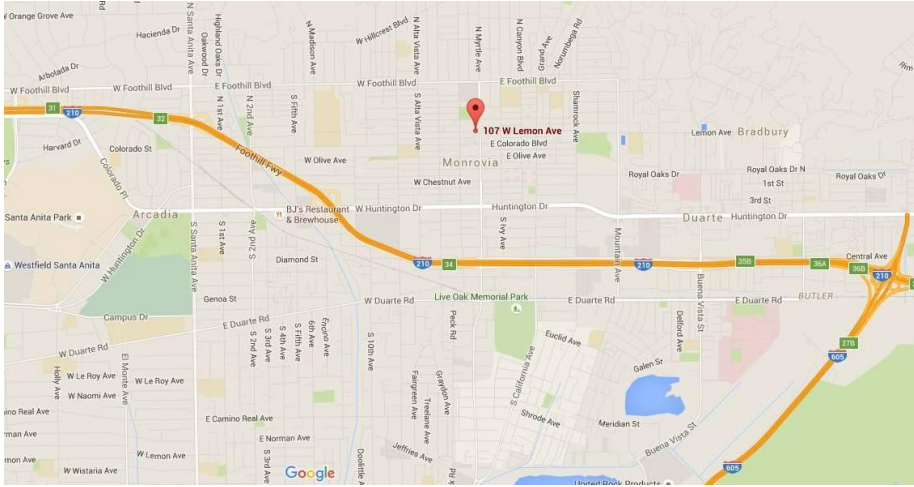


## **First and Second Floor Office Space in Old Town Monrovia**

107 West Lemon Avenue: 1,930 SF

109 West Lemon Avenue 2nd Floor: 1,752 SF

- Approximately 1,930 SF on the first floor with five private offices, bull-pen area, two restrooms, kitchen and break room and storage area.
- Approximately 1,752 SF on the second floor with two private offices, large bull-pen area, two restrooms and kitchenette.
- Newly remodeled office spaces great for creative uses, architects, marketing, tech companies, etc. with open layout for collaborative environment.
- Walk to nearby restaurants, shopping, post office and other amenities.
- Prime location in the heart of Old Town with eight hour parking in the large public parking lot directly behind the building. Street parking also available.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2015)	27,284	104,145	288,621
Average HH Income	\$90,387	\$98,094	\$90,119
Daytime Population	30,177	121,323	277,988

All information deemed reliable but not guaranteed. Buyer to verify square footage, zoning, use and other listing information.



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