

Properties for Lease

1 107-109 W Lemon Avenue, Monrovia, CA 91016



Property Details

Total Space Available	3,682 SF
Rental Rate Mo	\$1.65 - 1.85 /SF/Mo
Min. Divisible	1,752 SF
Max. Contiguous	1,930 SF
Property Type	Office
Property Sub-type	Creative/Loft
Additional Sub-types	Office Building Institutional/Governmental Office-R&D
Building Size	24,720 SF
Building Class	B
Year Built	1911
Lot Size	13,408 SF
Zoning Description	HCD
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
107	1,930 SF	\$1.85 /SF/Mo	1,930 SF	1,930 SF	NNN	4/1/2016	Five private offices, bull-pen area, work room, storage room, two restrooms and kitchenette.	
109/2ND	1,752 SF	\$1.65 /SF/Mo	1,752 SF	1,752 SF	NNN	4/1/2016	Large bull-pen area, two private offices, two restrooms and kitchenette.	

Property Description

Approximately 1,930 SF on the first floor with five private offices, bull-pen area, work room, 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.

Location Description

Prime location in the heart of Old Town at Lemon and Myrtle. Convenient eight hour parking is available in the large public parking lot directly behind the building. Street parking also available. Easy access to the 210 and 605 freeways.