

Properties for Lease

1 415 S. Myrtle Ave Suites B and C, Monrovia, CA 91016



Property Details

Total Space Available	1,600 SF
Rental Rate Mo	\$1.58 - 2.30 /SF/Mo
Min. Divisible	600 SF
Max. Contiguous	1,600 SF
Property Type	Retail
Property Sub-type	Street Retail
Additional Sub-types	Creative/Loft Office Building Office-R&D
Building Size	3,200 SF
Year Built	1948
Lot Size	3,225 SF
Cross Streets	Lemon
Zoning Description	HCD
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
B	1,000 SF	\$2.30 /SF/Mo	1,000 SF	1,600 SF	Modified Gross	Now	Open floor plan with high ceilings, exposed brick, great light and plumbed throughout.	
C	600 SF	\$1.58 /SF/Mo	600 SF	1,600 SF	Modified Gross	Now	Open floor plan with good light, storage closet and restroom.	

Property Description

Suite B is approximately 1,000 SF on the first floor with high ceilings, brick exposed walls, concrete floors, open floor plan, plumbing throughout. Suite C is approximately 600 SF on the second floor with an open floor plan, wood floors, windows, storage closet and restroom. Newly remodeled spaces great for salon, creative uses, architects, marketing, tech companies, etc. with open layout for collaborative environment.

Location Description

Prime location in the heart of Old Town across from the Krikorian Movie Theater. Eight hour parking in the large public parking lot directly behind the building. Street parking also available. Walk to nearby restaurants, shopping, post office and other amenities.