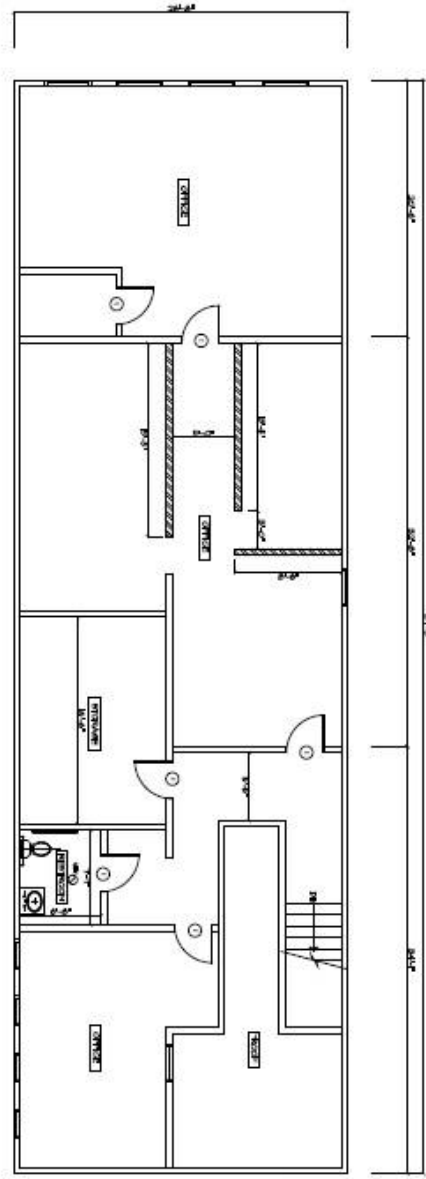




## Second Floor Creative Office in Old Town

419 South Myrtle Ave Monrovia, CA 91016  
For Lease: 2,050 SF Available

- Approximately 2,050 SF office space with two private offices, restroom, kitchen/ break room and two large open working areas.
- Located on Myrtle Avenue in the heart of Old Town above London Gastropub.
- Exposed brick walls, recessed lighting and windows along perimeter of the space that provide natural light throughout.
- Hardwood floors, close public parking, windows facing Myrtle Avenue and wired for phone and internet.
- Located at the heart of Old Town between Lemon and Colorado off Myrtle.
- Ideal for architects, marketing firms, design studios and creative office uses.



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	68,267	268,102	1,209,479
Average HH Income	\$114,062	\$112,961	\$106,167
Consumer Spending	\$907.8M	\$3.4B	\$14.2B

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



### Top Commercial Realty

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