



FOR LEASE

231-237 W. Chestnut Ave., Monrovia, CA 91016



DIAGNOSTIC OR R&D WET LAB SPACES IN THE HEART OF MONROVIA

SHOWN BY APPOINTMENT ONLY

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Property Information

- ASKING PRICE IS \$1.65/SF MODIFIED GROSS
- BUILDING IS APPROX. 9,720 SF
- 4 UNITS TOTAL (231, 233, 235, & 237), CAN LEASE WHOLE BUILDING OR LEASE UNITS SEPARATELY
- 17 ON-SITE PARKING SPACES
- BUILT IN 1985
- ZONING: M1
- HIGH QUALITY BUILDOUT THROUGHOUT THE BUILDING
- AMENITIES INCLUDE: KITCHEN/BREAK AREA, GYM ROOM, FULLY AIR-CONDITIONED
- CERTAIN LAB EQUIPMENT MAY BE AVAILABLE FROM CURRENT TENANT
- JOIN THE MADIA HIGH TECH BUSINESS CLUSTER
- WITHIN WALKING DISTANCE OF OLD TOWN MONROVIA
- LESS THAN ONE MILE FROM THE MONROVIA METRO GOLD LINE STATION
- POWER: 100 AMP OF 3PHASE AND 100 AMP SINGLE PHASE FOR EACH UNIT
- T1 LINE FOR DATA GIGGLE FIBER FOR INTERNET CONNECTION
- VIRTUAL TOUR LINKS BELOW:

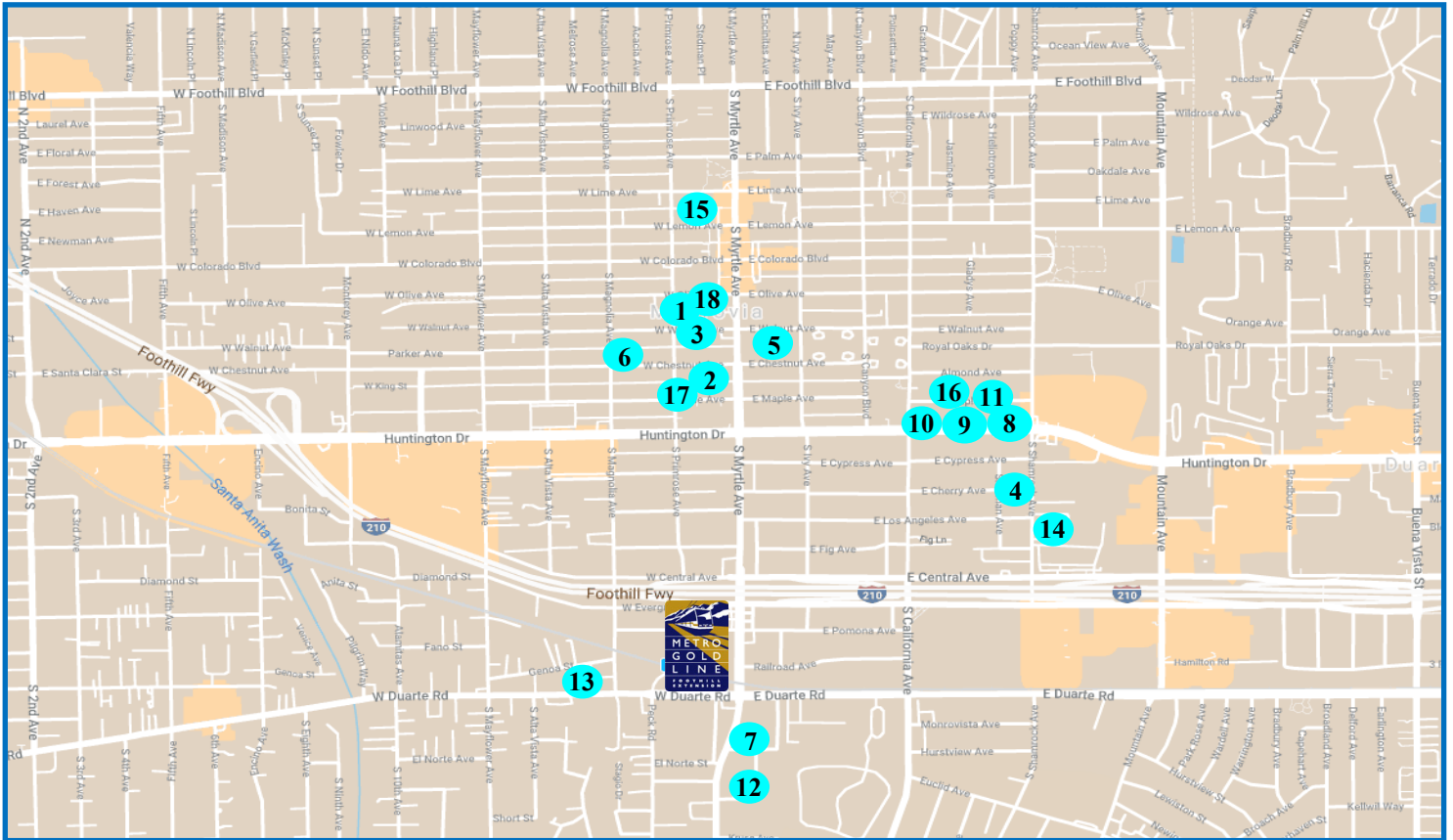
UNIT 231: <https://my.matterport.com/show/?m=HSxR1ZMDt7o>

UNIT 233: <https://my.matterport.com/show/?m=pDkf2qX9ugq>

UNIT 235: <https://my.matterport.com/show/?m=UxqbLaMBavX>

UNIT 237: <https://my.matterport.com/show/?m=zrt29mBGNgg>

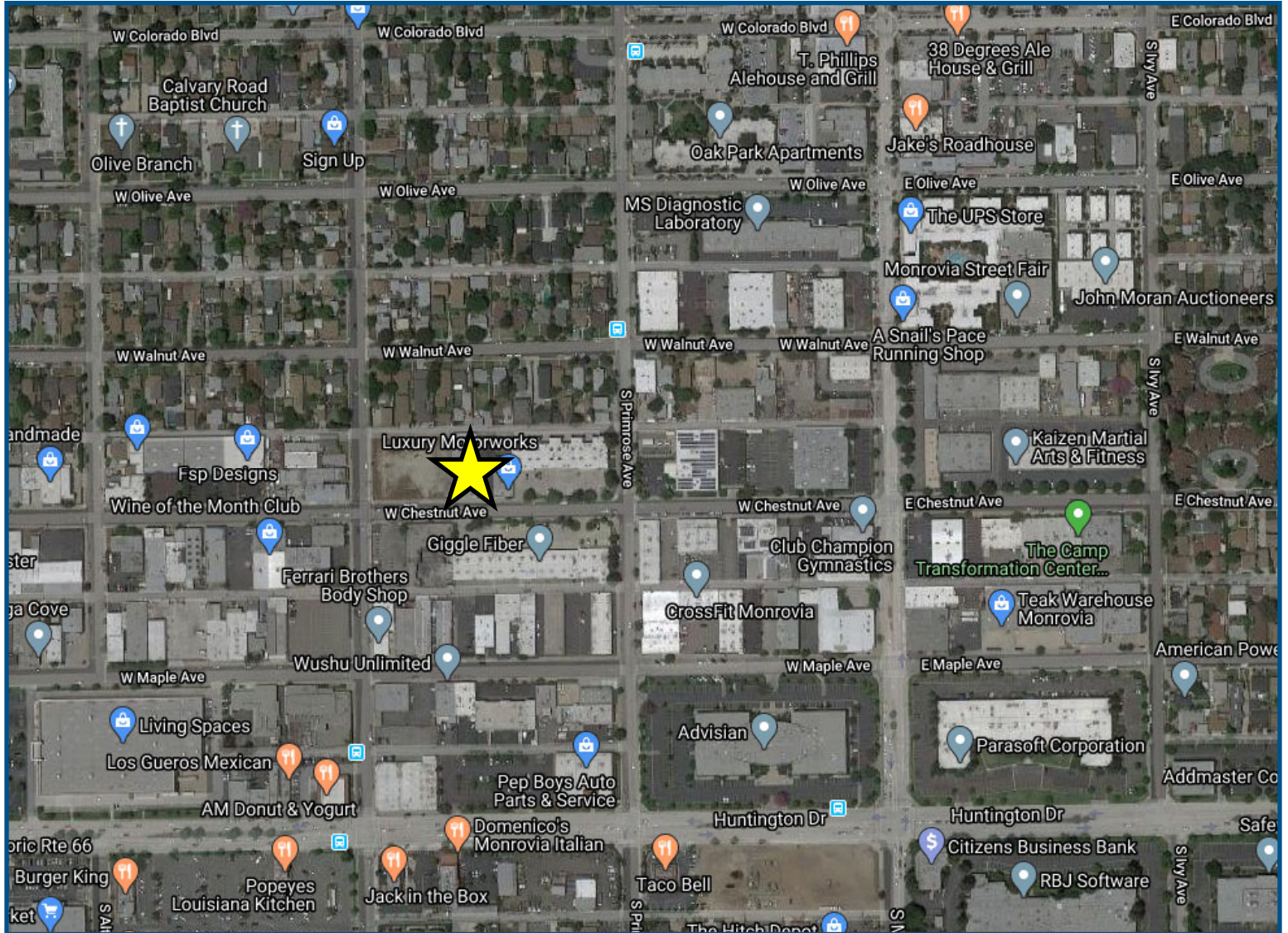
High Tech/Science-Based Companies in the Area



- 1 **Thirty Meter Telescope**
- 2 **Oak Crest Institute of Science**
- 3 **The Pilot Group**
- 4 **Chromologic**
- 5 **Camena Bioscience**
- 6 **InSource Diagnostics**
- 7 **Amada Miyachi**
- 8 **City of Hope**
- 9 **Alionyx Energy Systems**

- 10 **SiLC Technologies**
- 11 **Lab Launch**
- 12 **STAAR Surgical Company**
- 13 **Roncelli Plastics**
- 14 **Peraton**
- 15 **Xencor**
- 16 **Xponent Photonics**
- 17 **Seatrec**
- 18 **Photon Spot**

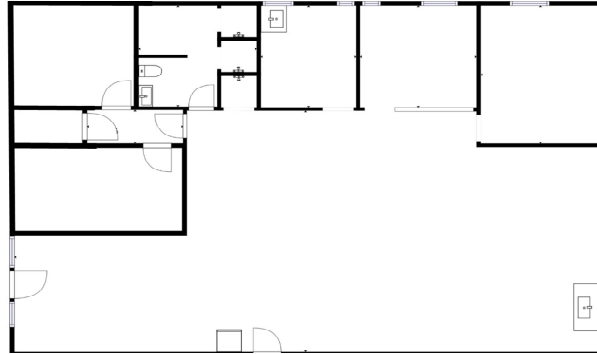
Subject Property



Building Layout



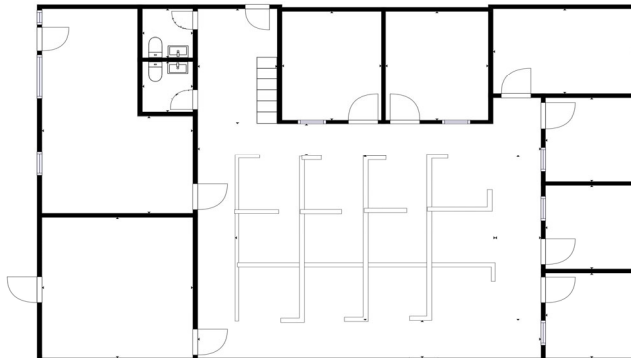
UNIT 231



UNIT 233



UNIT 235



UNIT 237

