



**Your business deserves a great property.
With service to match.**

137 E. Colorado Blvd., Monrovia, CA 91016



Gina Fanara
626.818.3283
DRE No. 01805710
gina@cibare.com

Filippo Fanara
626.255.1124
DRE No. 01198019
filippo@cibare.com

830 S. Myrtle Ave.
Monrovia, CA 91016
Ph 626.303.1818
cibarealestate.com

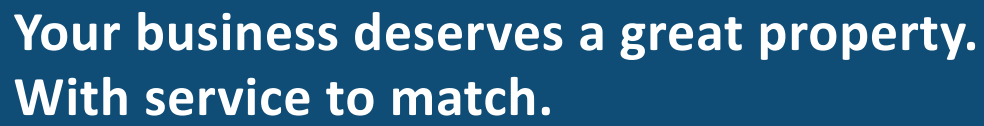
Property Highlights

- Beautiful Creative Office/Retail Suite Available For Lease
- Approx. 2,500 SF Suite
- Year Built: 1912
- Zoning: MOPD
- Asking Rate is \$1.90/SF Modified Gross
- Features of Suite Include: Brick Walls, 2 Private Offices, Storage/Networking Closet, High Ceilings, Exposed Wood Beams, Polished Concrete Floor, Full Kitchen, and 2 Private Bathrooms
- One-of-a-Kind Office Space in Monrovia
- Free 3 to 8 Hours Public Parking Available Adjacent to the Building
- Located in Old Town Monrovia
- Walking Distance to Many Amenities
- Tenants Include Dentist, Accountancy, and The Peach Café
- Ideal for Tenants with Creative Tendencies
- Great Mix of Vintage and Modern Aesthetics

Shown by appointment only. Please
call listing office to
schedule an appointment.

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Office
12 x 12

Office
12 x 12

Receiving
12 x 8

Space 1
(Approximate)
2,500 Sq. Ft.

Space 2
1,062 Sq. Ft.
(Approximate)

Outlets for trac lighting
(tenant to provide trac
lighting system)

Space 3
1,341 Sq. Ft.
(Approximate)

