



FOR LEASE

128 W. Walnut Ave., Monrovia, CA 91016



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Property Highlights

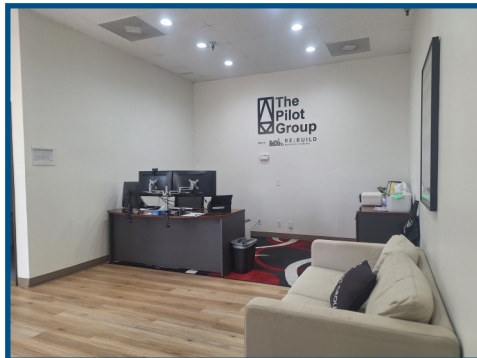
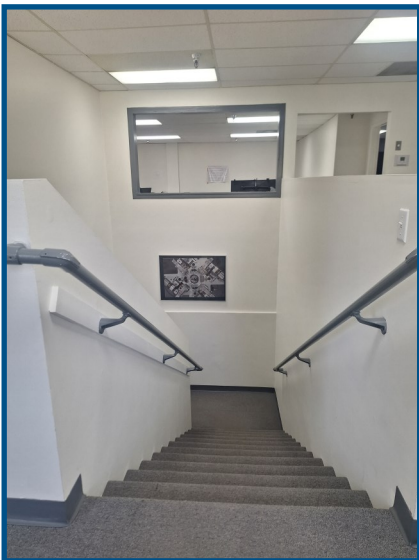
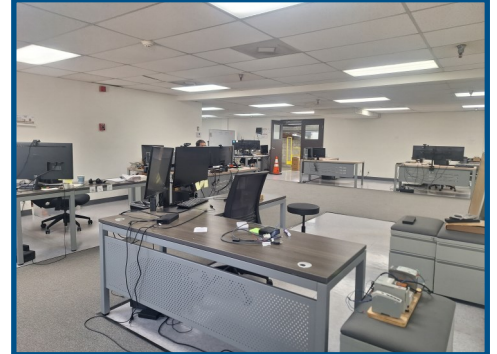
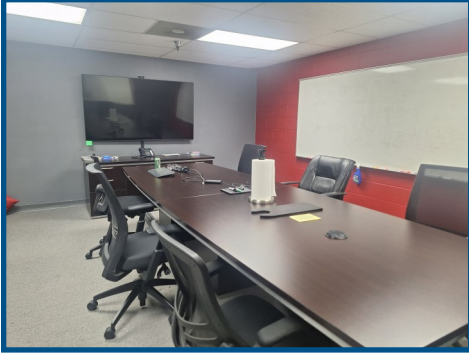
- Ideal Office Available For Lease
- Approximately 4,600 SF (4,000 SF Upstairs & 600 SF Downstairs)
- Asking Lease Rate is \$1.60/SF Modified Gross
- Features Include: Private Offices, Large Conference Room, Kitchen/Break Room, Restrooms on Both Floors, Open North Facing Windows, and Open Bullpen Area
- Beautiful Open Lobby Space with Laminate Flooring, Recessed Lighting, and Large Windows Providing North Facing Natural Light
- 100% HVAC Throughout Building
- Building is Fully Sprinklered
- 19 Parking Spaces in Private Parking Lot Plus 1 Handicap Space
- Located Within Walking Distance of Old Town Monrovia's Many Amenities
- Beautiful Mountain Views
- Close to 210 & 605 Freeways, Plus the Monrovia Gold Line Station
- Link for 360 Virtual Tour:

<https://my.matterport.com/show/?m=FJgWwoHMzSS>

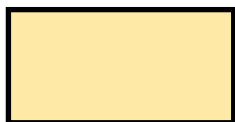
Shown by appointment only. Please
call listing office to
schedule an appointment.



Upstairs & Downstairs Offices



First Floor Office Floor Plan



LEASED

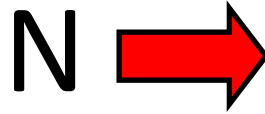
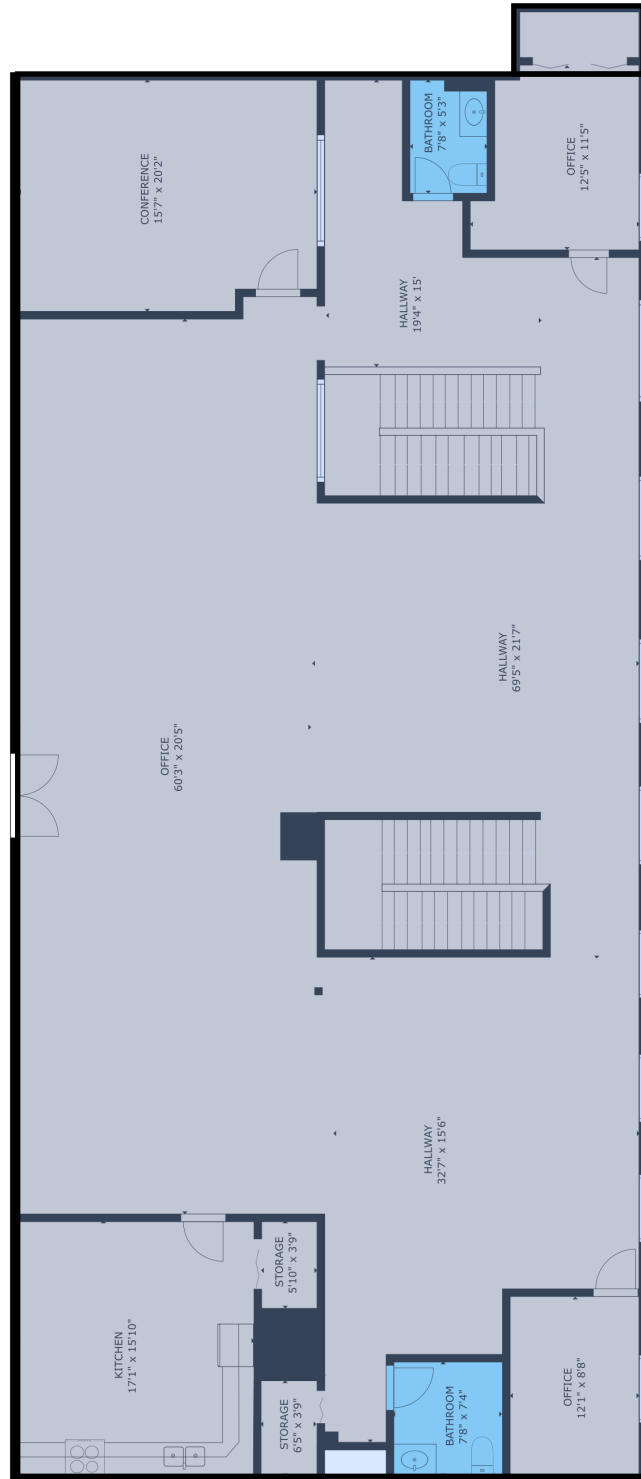


AVAILABLE

N



Second Floor Office Floor Plan



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