



# FOR LEASE

**128 W. Walnut Ave., Suite B , Monrovia, CA 91016**



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## Property Highlights

- Ideal Flex Space Available For Lease
- Approximately 4,600 SF (Approx. 4,000 SF Upstairs & 600 SF Downstairs)
- Asking Lease Rate is \$1.40/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
- Not Elevator served
- 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
- Site contains 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

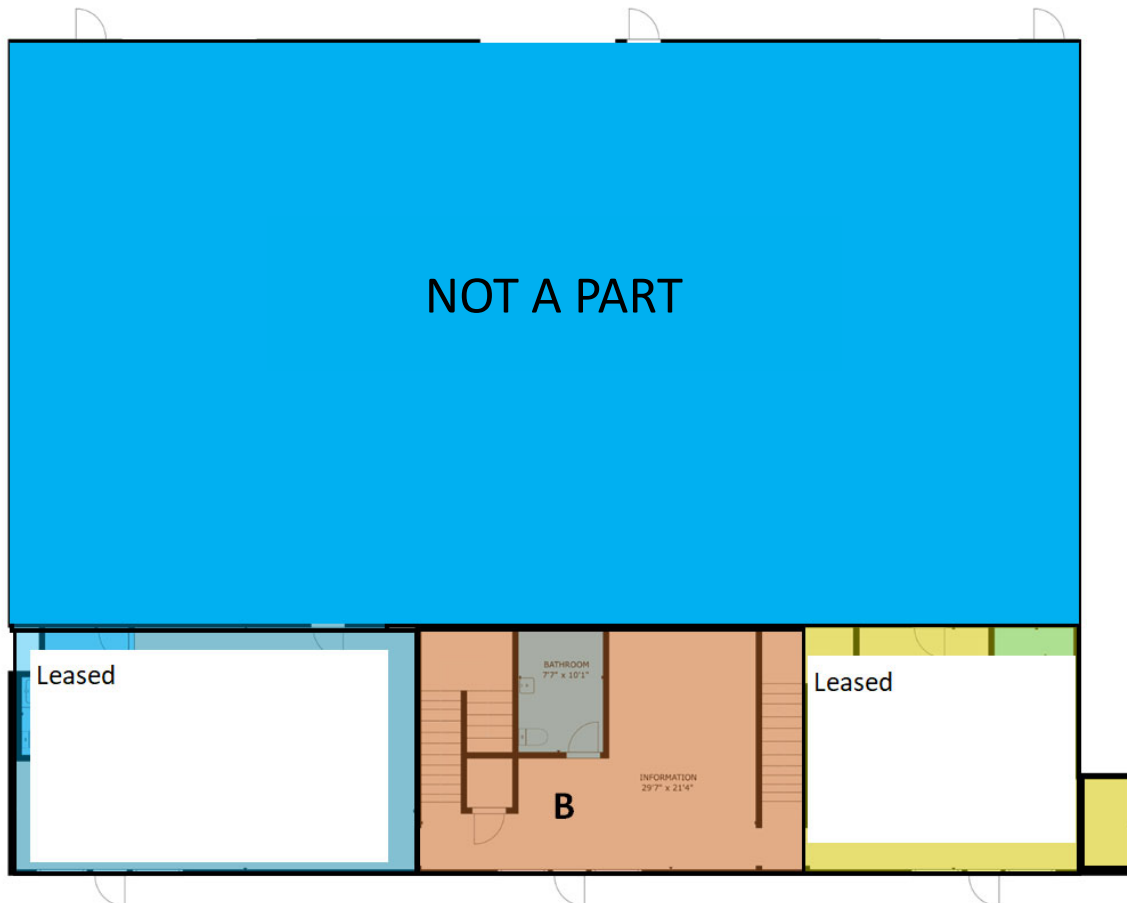
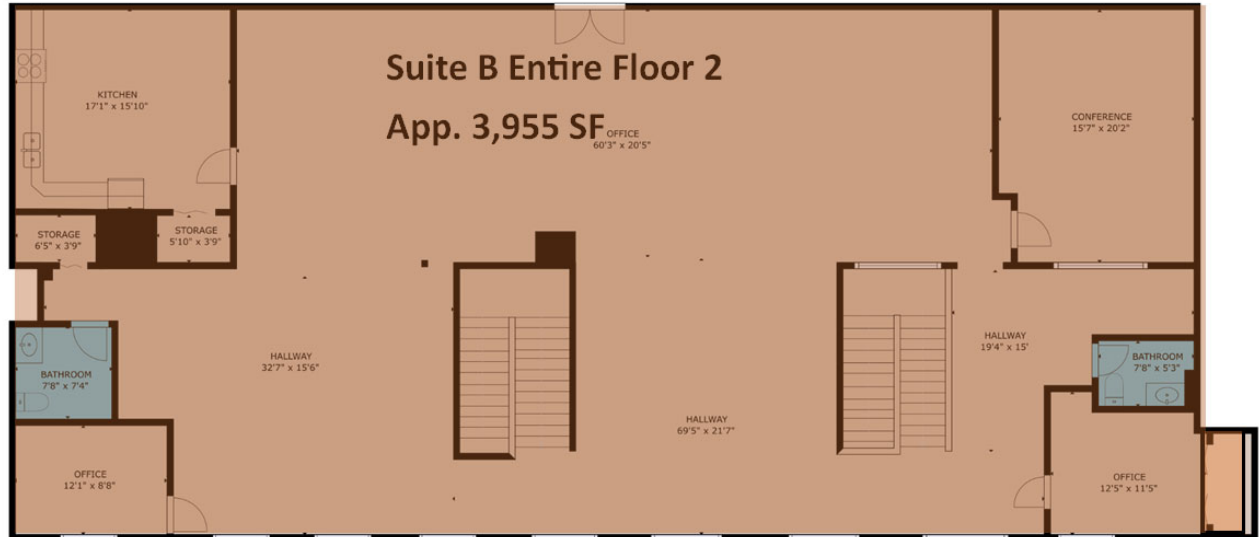
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Shown by appointment only. Please  
call listing office to  
schedule an appointment.



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