



2355 HONOLULU AVENUE #203

MONTROSE, CA 91020

OFFICE SUITE FOR LEASE



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SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



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OFFERING SUMMARY

Lease Rate:	\$3,220.00 Per Month (NNN)* \$2.75 SF/MO+ *NNN @ \$0.40 SF/MO
Available SF:	1,170 SF
Building Size:	8,682 SF
Lot Size:	7,737 SF

PROPERTY OVERVIEW

Recently renovated multi-tenant office building located in the heart of desirable Honolulu Ave. in Montrose. Located between Glendale, La Canada, and La Crescenta with immediate access to 210 & 2 Freeways with connections to 134 and 5 Freeways. The property is only minutes to Downtown Glendale, Pasadena and Burbank, and just minutes to Media areas and the Burbank Airport. The second Floor Suite offers quick and easy access and excellent building signage. Abundant neighborhood amenities for restaurants, shops & services.

PROPERTY HIGHLIGHTS

- Available for occupancy 6/1/2025

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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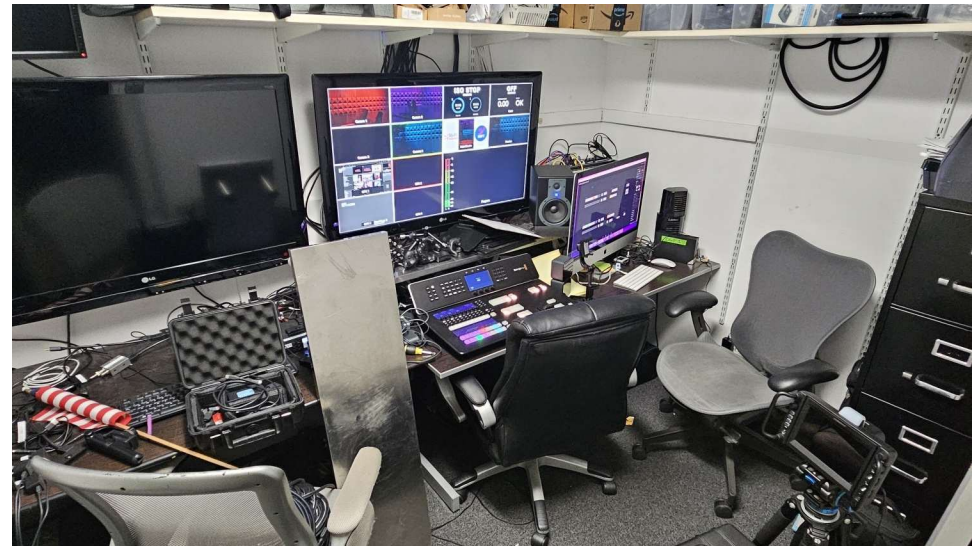
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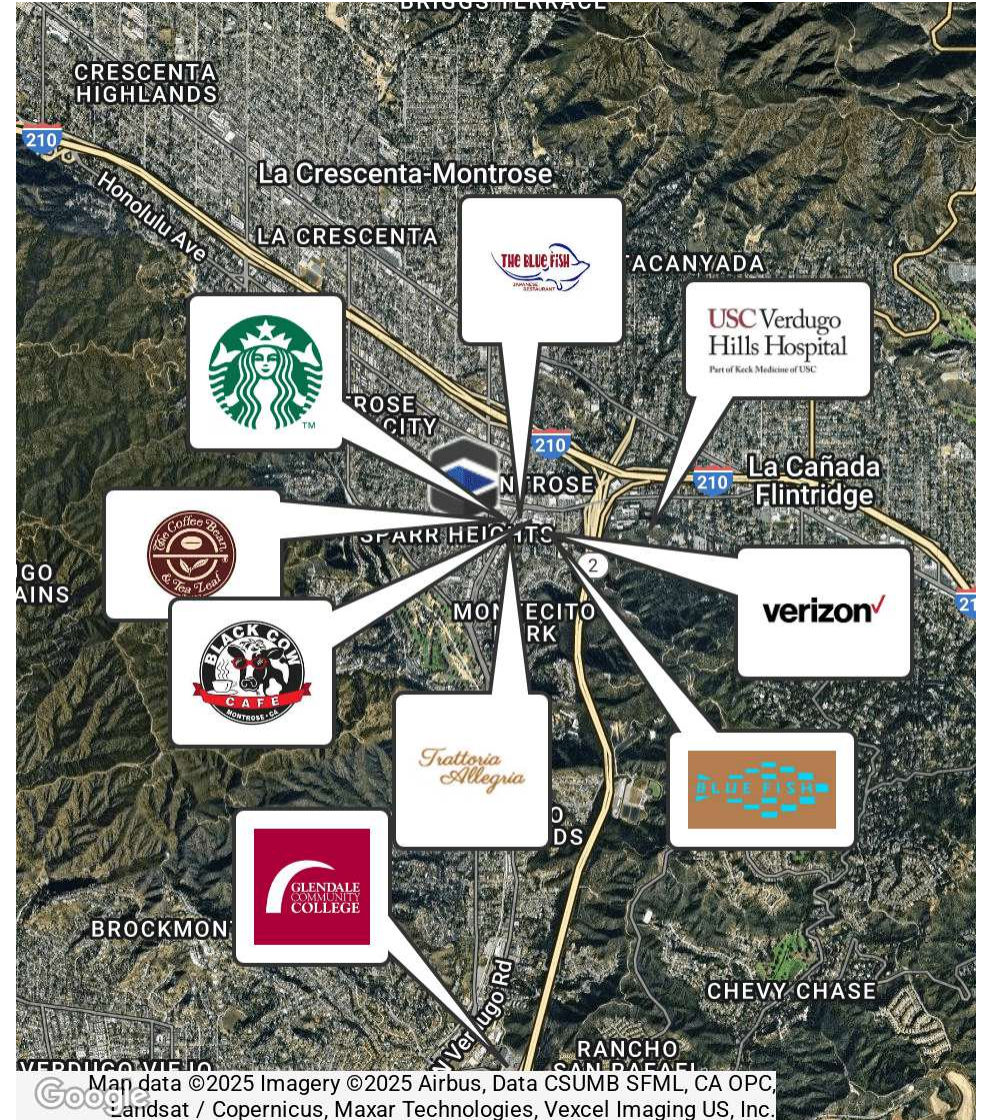
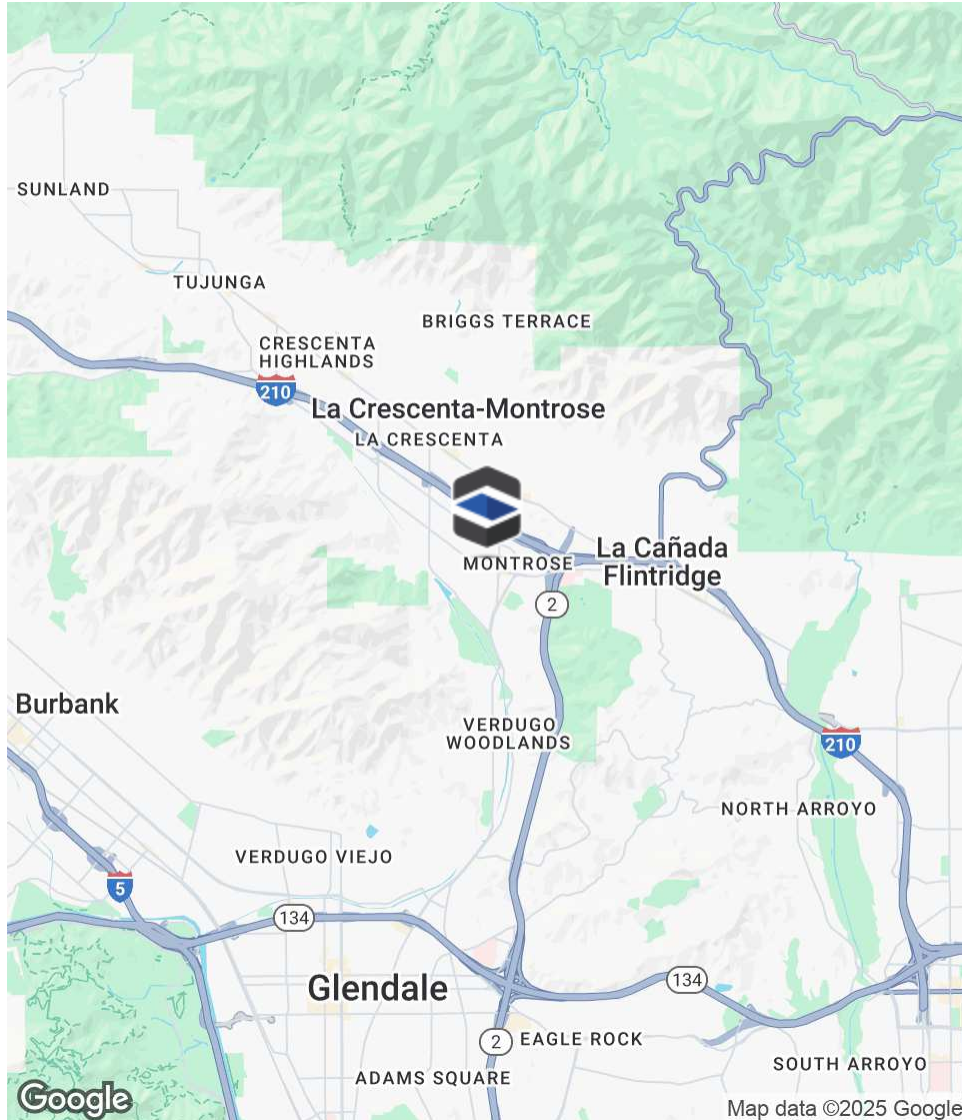
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