

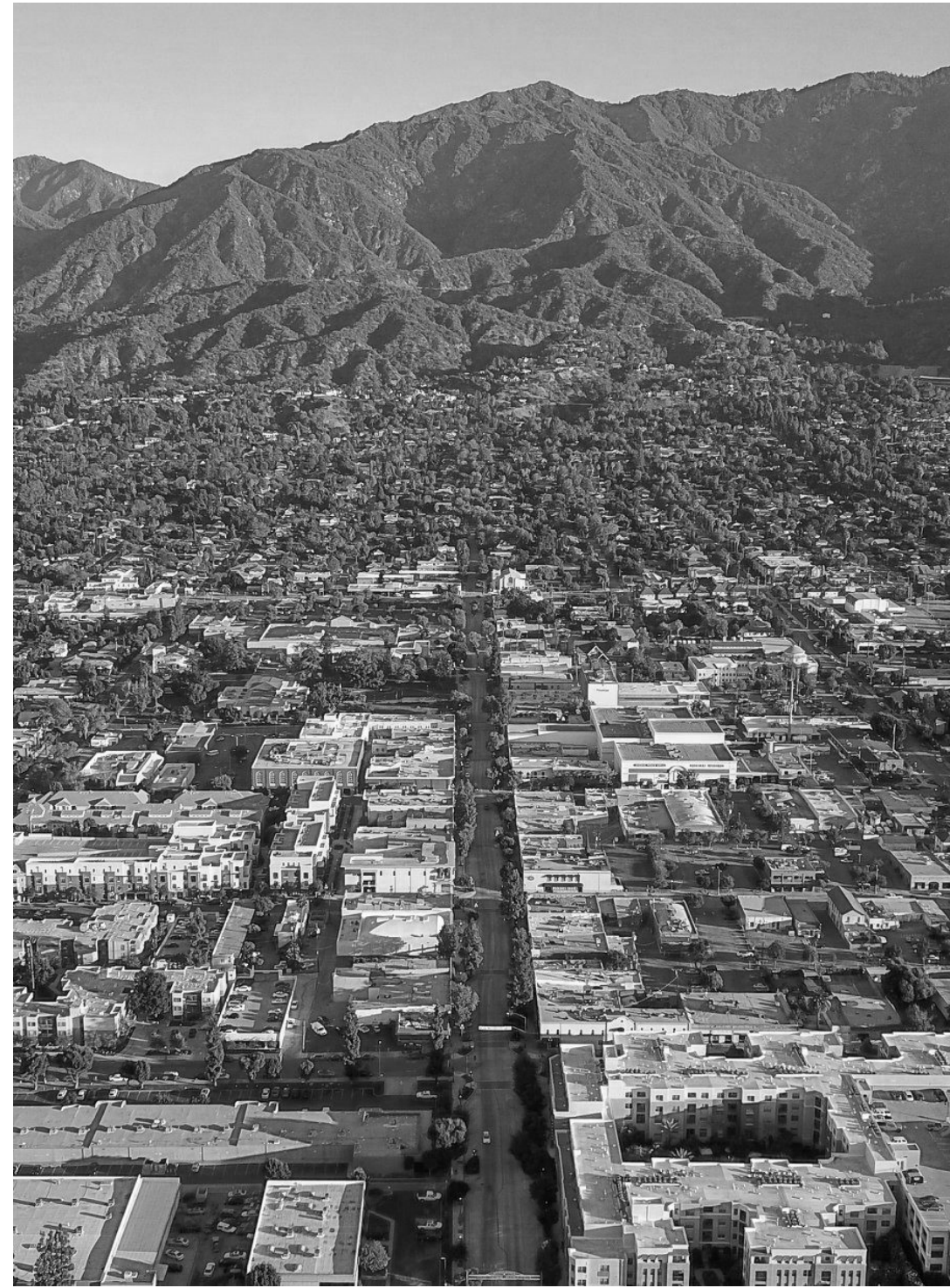
OFFICE

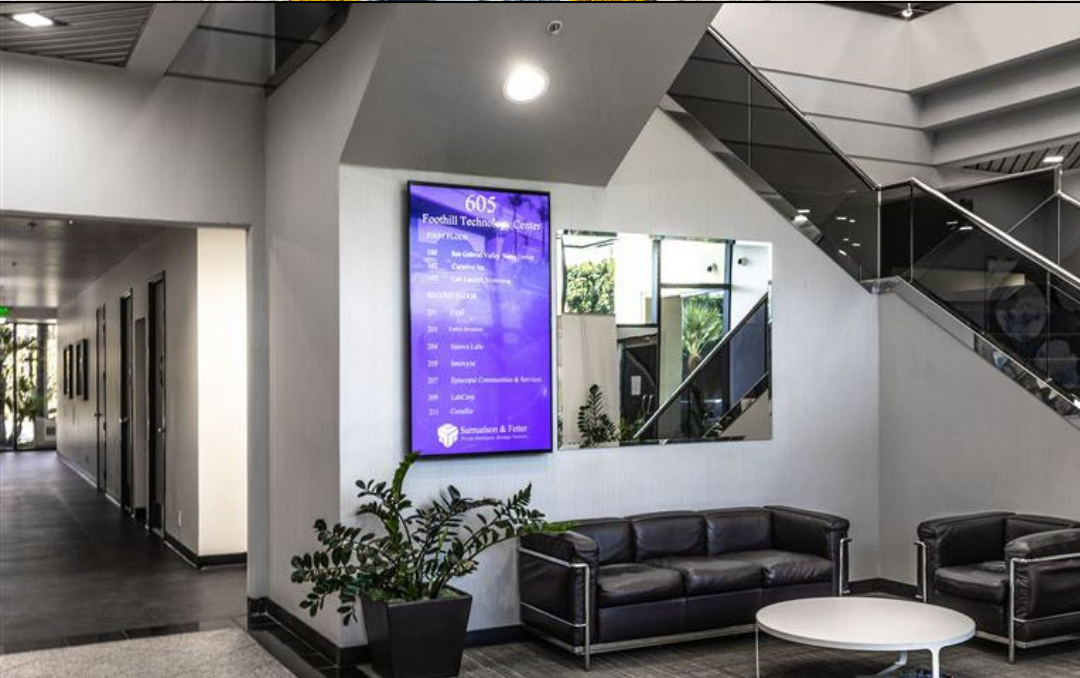
FOR SUBLEASE —
605 E. HUNTINGTON DRIVE SUITE 213,
MONROVIA, CA 91016



CONFIDENTIALITY & DISCLAIMER

Confidentiality & Disclaimer All materials and information received or derived from Deodate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Deodate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Deodate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** All materials and information received or derived from Deodate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Deodate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Deodate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Deodate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Deodate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Deodate in compliance with all applicable fair housing and equal opportunity laws.





Space Overview

Addresses:	605 E. Huntington Drive Suit 213, Monrovia, CA 91016
RSF:	10,827 SF
Total Building RBA:	135,500 SF building, 2 stories
Parking Spaces:	325 surface + 200 covered
Building Type/Class:	Class B Office, 2-story, Reinforced Concrete
Delivery Condition:	Full Build-Out, Excellent Condition, Private Offices
Asking Rent:	\$2.50/SF MG

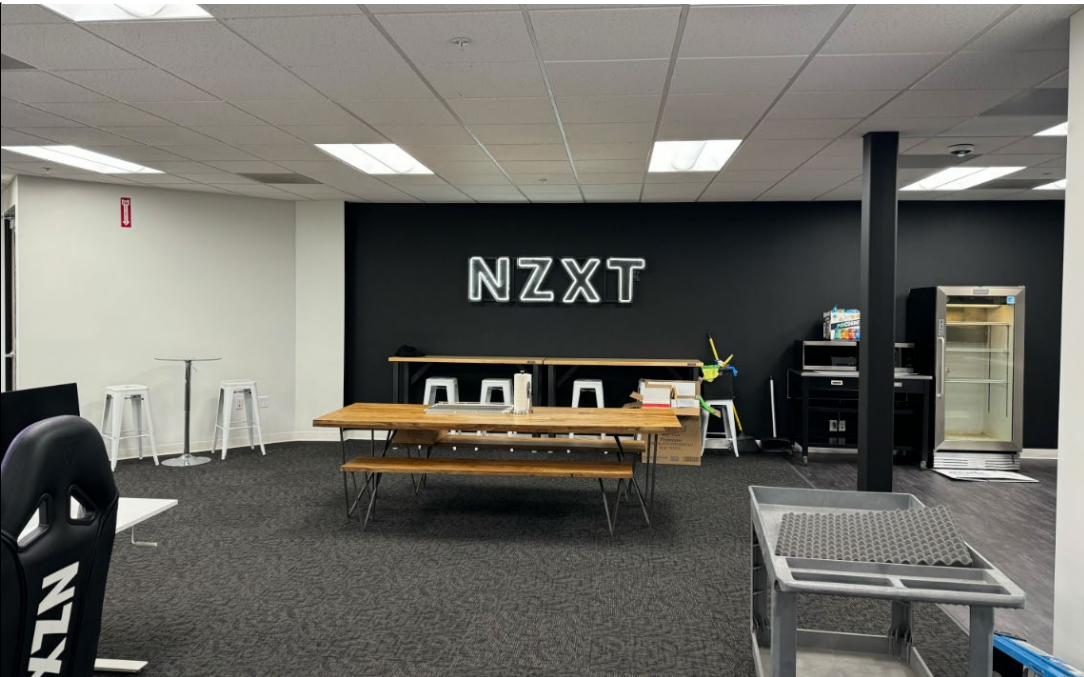
Property Overview

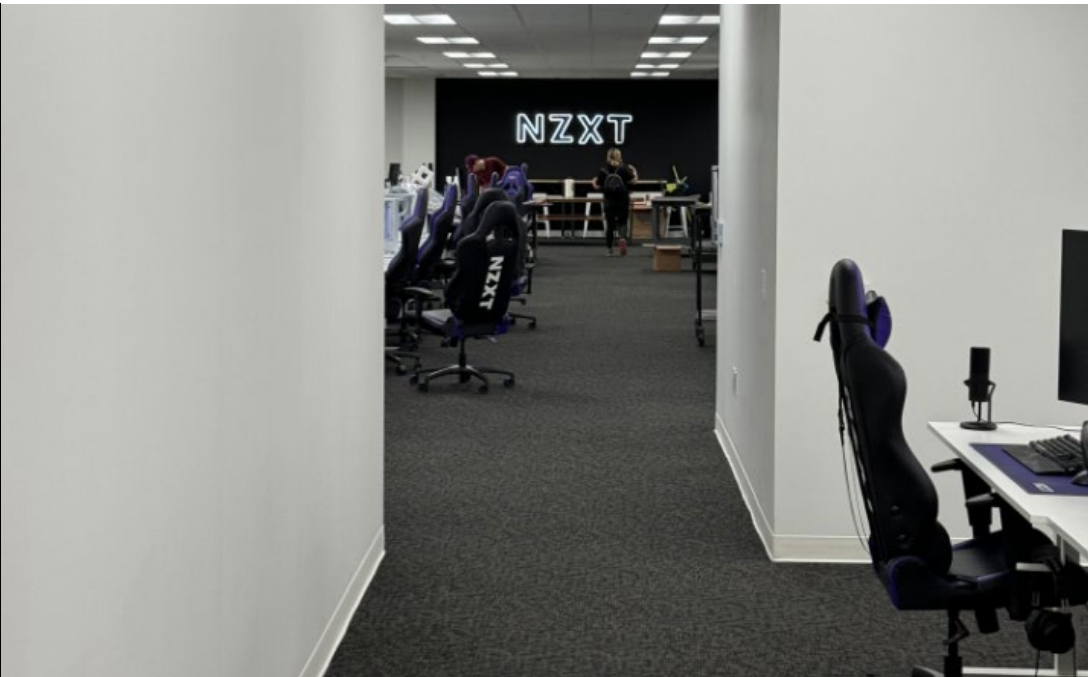
Suite 213 at 605 E. Huntington Drive offers 10,827 SF of built-out Class B office space available for sublease through September 30, 2029. The suite is located on the second floor of the Foothill Technology Center, a 135,500 SF multi-tenant suburban office campus in the Western San Gabriel Valley submarket. The space is delivered in excellent condition with a full private office build-out.

Transit & Accessibility

The Foothill Technology Center is located in Monrovia, CA, with direct access to the I-210 Foothill Freeway corridor. The property is car-friendly (score: 100) with 525 parking spaces on-site (ratio: 3.30/1,000 SF). Public transit and pedestrian access are moderately supported. The Monrovia Metro Gold Line station is approximately 1.5 miles from the property.









CONTACT US

Max Esquivel

Senior Associate, DEODATE Corporation