



COLDWELL BANKER
COMMERCIAL
REALTY

RARE PRIME OFFICE SPACE IN DOWNTOWN MONROVIA

201 East Huntington Drive, Suite 201
Monrovia, CA 91016

AVAILABLE SPACE

+/- 2,459 SF

LEASE RATE

\$2.12/SF (Full Service)



OFFICE

Bill Ukropina

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388 S. Lake Ave, Pasadena, CA 91101

FOR LEASE

CBCWORLDWIDE.COM



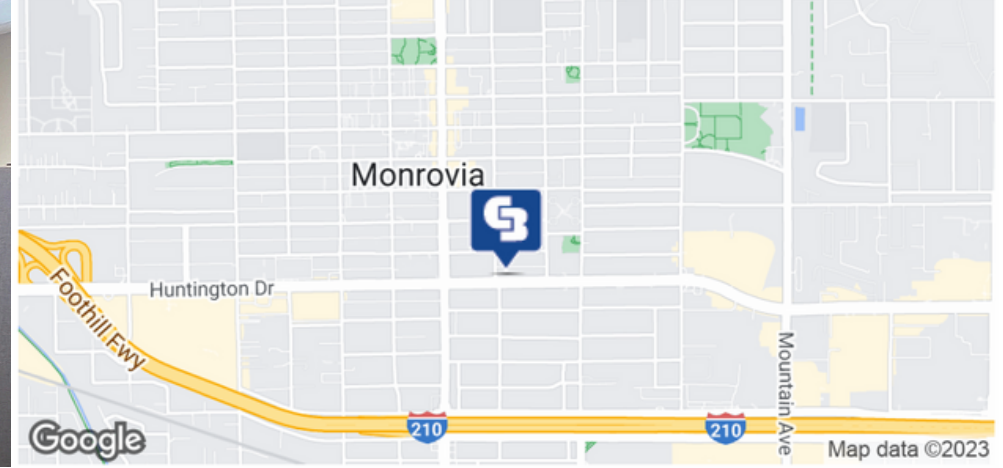
RARE PRIME SECOND FLOOR OFFICE SPACE IN DOWNTOWN MONROVIA

201 East Huntington Drive, Suite 201, Monrovia, CA 91016

NORTHERN EXPOSURE

- ✓ TWO ENTRANCES
- ✓ RECEPTION AREA
- ✓ LARGE CONFERENCE ROOM
- ✓ HUGE OPEN AREA
- ✓ TWO LARGE OFFICES
- ✓ KITCHEN

LEASE



OFFERING SUMMARY

Available SF: +/- 2,459 SF

Lease Rate: \$2.12 SF/Month (Full Service)

Suite: 201

Building Size: 16,000 SF

Property Type: Office/R&D

PROPERTY HIGHLIGHTS

- Suite 201 available / \$2.12 SF/Month (Full Service)
- +/- 2,459 square feet available, Two entrances
- Parking ratio 3.0/1,000 or more, Free of charge
- Walk to downtown Monrovia's retail amenities
- Monumental signage on Huntington Drive
- One-third of a mile north of I-210 Fwy
- One short block east of Myrtle
- Kitchen, Large conference room, Two offices with 8 cubicles and furniture, Huge open area and reception area

AVAILABLE 11/01/2024



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201 East Huntington Drive, Suite 201, Monrovia, CA 91016 +/- 2,459 SQUARE FEET

LEASE



LARGE CONFERENCE ROOM WITH NORTHERN EXPOSURE

12 X 16 CONFERENCE ROOMS



BEAUTIFUL OFFICE WITH NORTHERN EXPOSURE

12 X 14 OFFICE

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LARGE OPEN AREA WITH 8 CUBICLES AND BEAUTIFUL FURNITURE



FULL KITCHEN



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Map
 data
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 Google



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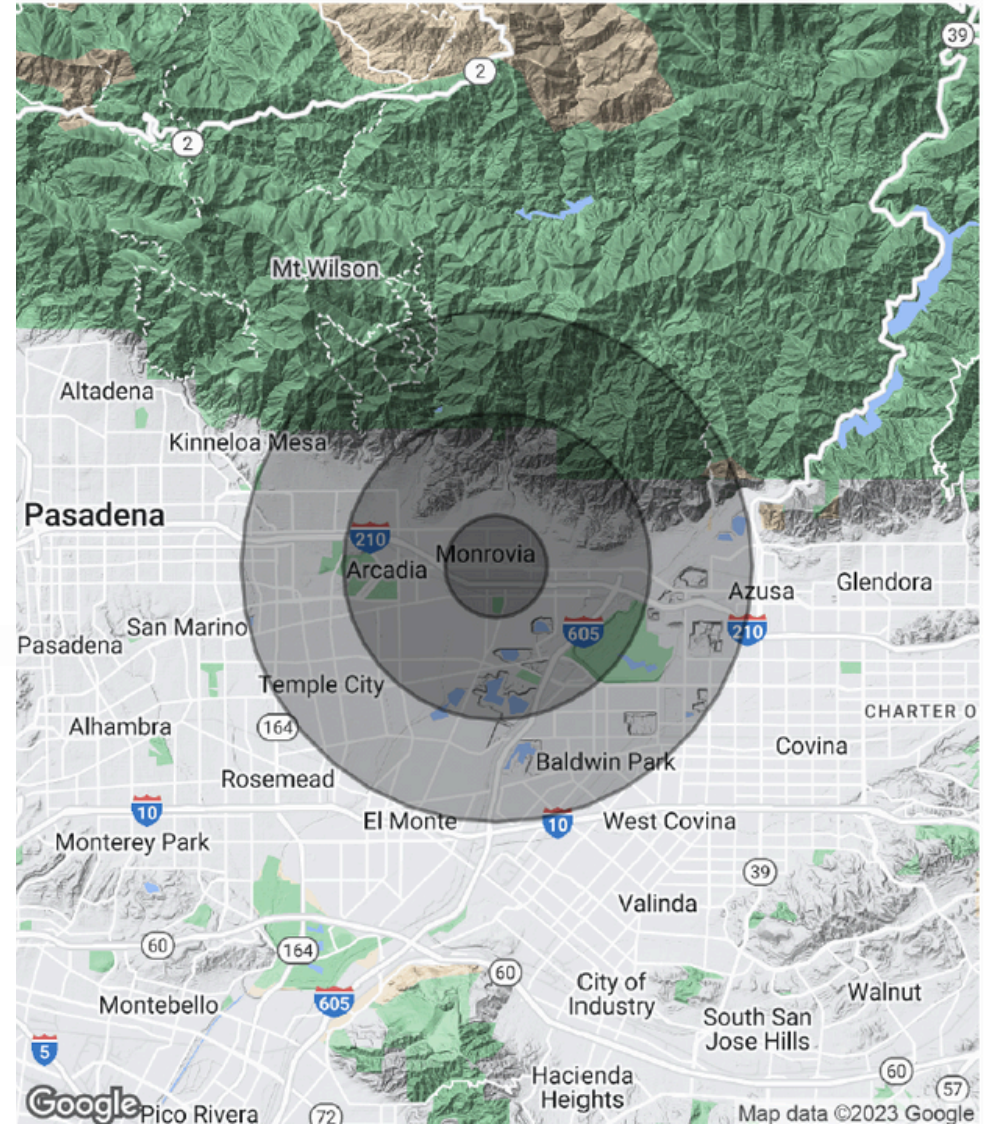
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LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,421	110,386	316,177
Average age	34.7	38.2	37.1
Average age (Male)	33.5	37.1	35.3
Average age (Female)	37.3	40.0	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,308	36,283	96,493
# of persons per HH	2.8	3.0	3.3
Average HH income	\$72,371	\$86,960	\$82,728
Average house value	\$518,529	\$598,601	\$564,678

* Demographic data derived from 2020 ACS - US Census



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