



2355 HONOLULU AVENUE #2357

MONTROSE, CA 91020

OFFICE SUITE FOR SUBLEASE



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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALSTATE.COM



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OFFERING SUMMARY

Lease Rate: \$4,850.00 Per Month (NNN)*
\$2.89 SF/MO+
*NNN @ \$0.42 SF/MO

Available SF: 1,680 SF

Building Size: 8,682 SF

Lot Size: 7,737 SF

PROPERTY OVERVIEW

Rare opportunity to lease approximately 1,680 SF of ground-floor retail/office space in the heart of Montrose along the highly desirable Honolulu Avenue corridor. The suite offers excellent street visibility, prominent signage exposure, abundant natural light, a private restroom, and one dedicated parking space.

The flexible floor plan is well suited for a variety of retail, professional office, service, showroom, wellness, or creative uses. Surrounded by popular restaurants, boutiques, coffee shops, and neighborhood amenities, the location benefits from strong pedestrian activity and a vibrant local business community.

Available via sublease through October 31, 2026, this is an excellent opportunity for businesses seeking a prime Montrose location with immediate occupancy potential.

SUBLEASE TERM:

- Available for occupancy October 31, 2026

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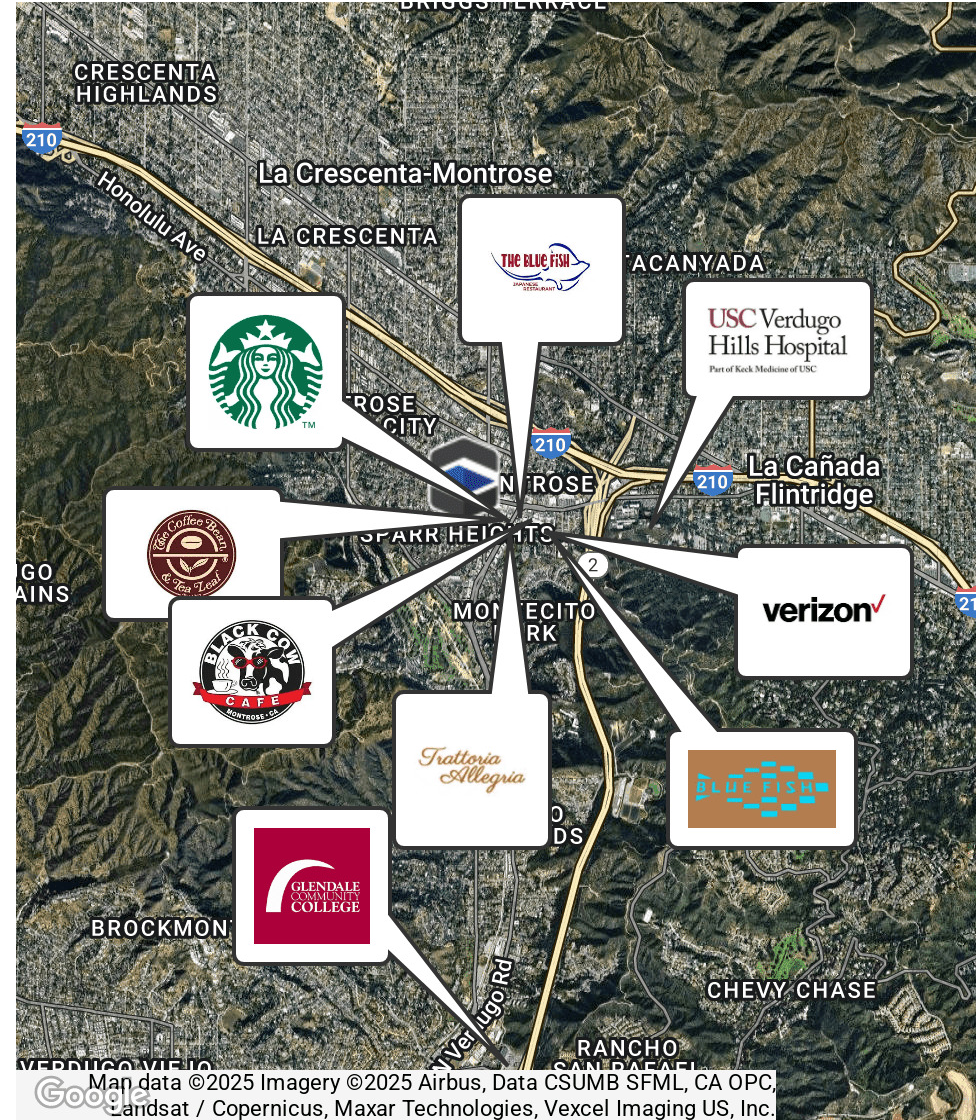
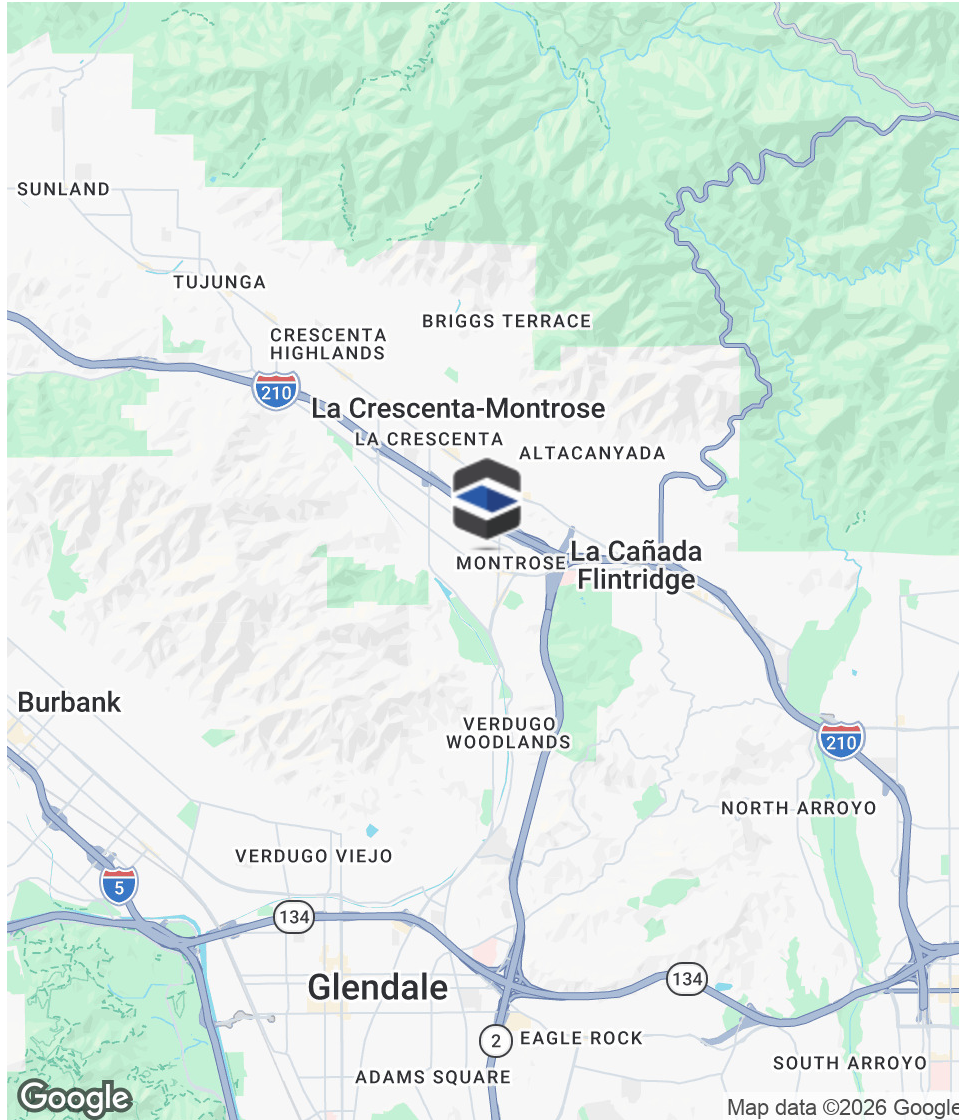
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