



2347-2351 HONOLULU AVE.

MONTROSE, CA 91020

OFFICE BUILDING FOR LEASE



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SYSTEMS REAL ESTATE
MANAGEMENT, INC.
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OFFERING SUMMARY

Lease Rate:	\$1.93 SF/month \$26,500 Modified Gross 2-5 year term
Available SF:	13,736 SF
Building SF:	13,736 SF
Private Offices:	7
Kitchen Breakroom:	2
Community Room:	1
Mail Room:	1
Parking:	Attached Lot

PROPERTY OVERVIEW

Free Standing Corporate Offices in the Low Density Neighborhood Business District of Montrose. Enjoy modern facilities the quiet Montrose Village with good onsite parking and access to City Parking lots immediately to the rear. Very Walkable with restaurants, retail, in a park like setting, and close to quality housing for staff and executives.

PROPERTY HIGHLIGHTS

- Immediate access to the 2/210/134 and 5 Freeways, 2347-2351 Honolulu Ave. is only minutes to downtown Glendale Pasadena and Los Angeles.
- The available SF can be split into two separate units, 1st floor (6,790 SF) and 2nd floor (6,946 SF) separately.
- Close proximity to the regional hospital of Verdugo Hills/USC Keck Center, Glendale Adventists, Huntington Memorial Hospitals.
- 2347-2351 Honolulu has other great neighbors including JPL, Parsons, Disney, Service Titan, Dine Brands, Allen Lund and many more

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

DRE# 01875861



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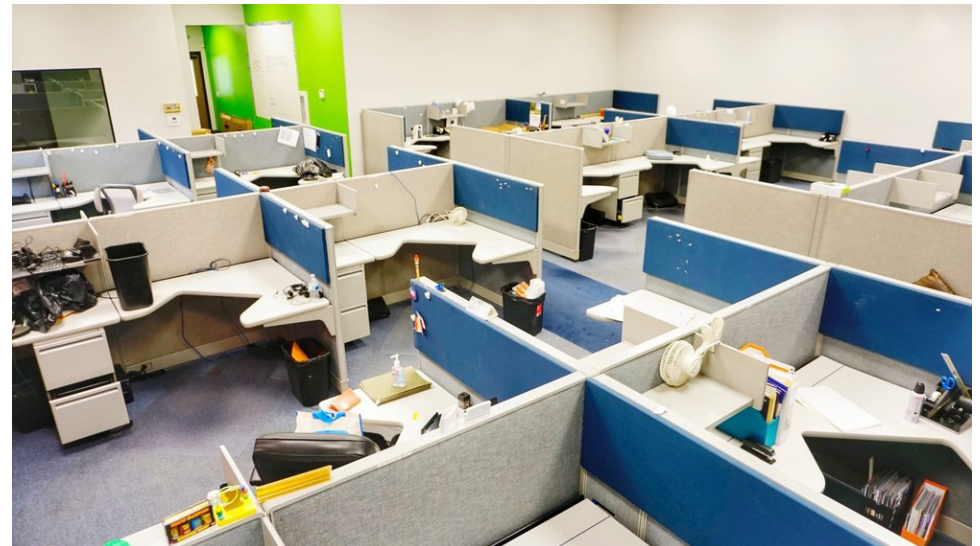
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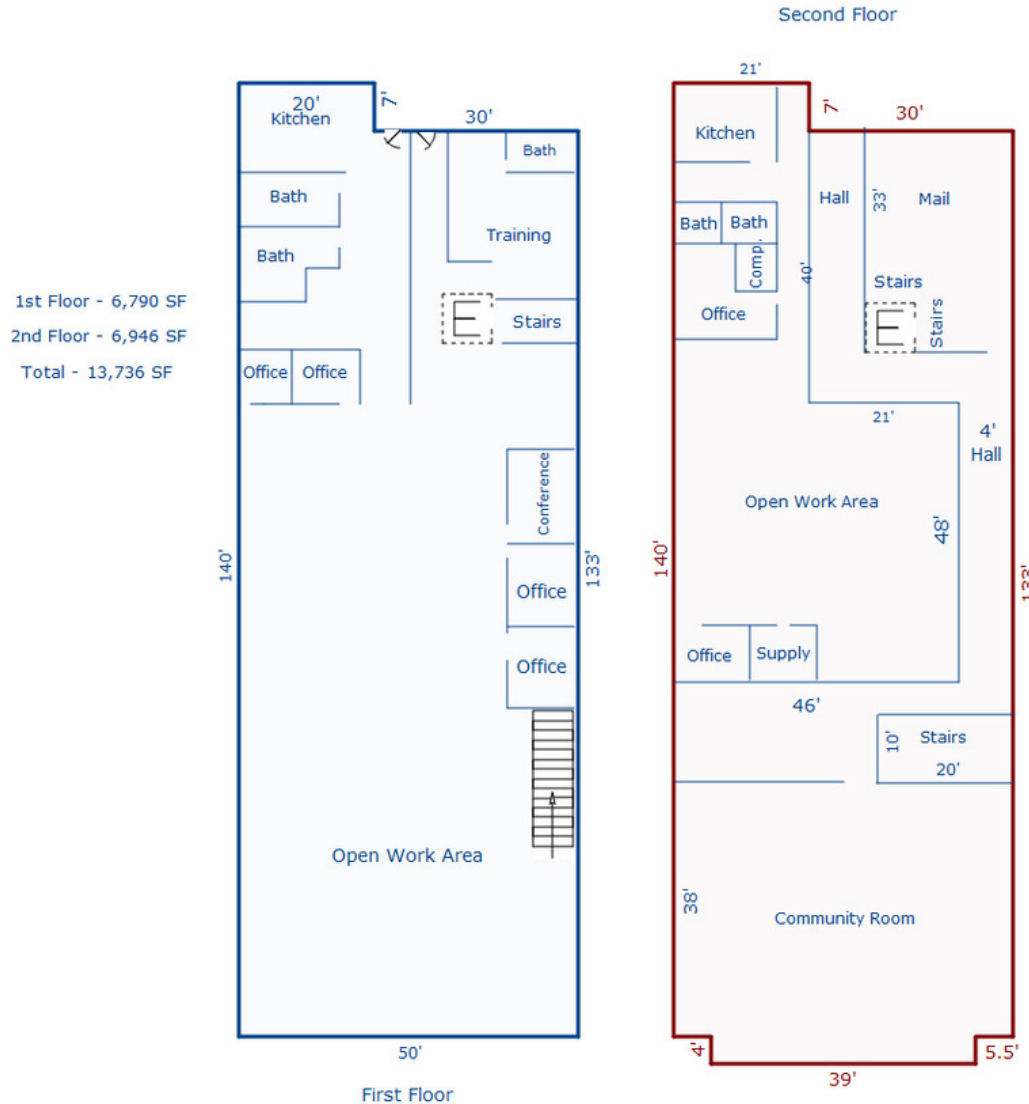
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