

# OFFICE SUITES FOR LEASE



2600 FOOTHILL BOULEVARD  
LA CRESCENTA-MONTROSE, CA 91214

REAL ESTATE SERVICES  
TRUSTED SINCE 1962

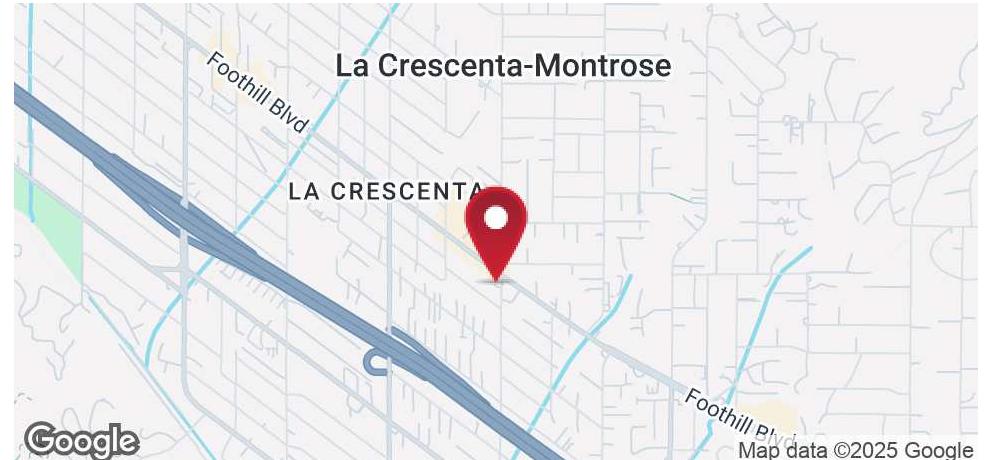
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## OFFERING SUMMARY

**Suite 202:** 1,641 SF

Lease Rate: \$2.75/SF/MO, MG

Term: 2 - 5 Years

Parking Spaces: 4

**Suite 303:** 706 SF

Lease Rate: 2.80/SF/MO, MG

Term: 2 - 5 Years

Parking Spaces: 1

Building Size: 37,757 SF

Lot Size: 17,255 SF

## PROPERTY OVERVIEW

**Suite 202:** Professional office suite with several perimeter offices and a central bullpen area; four (4) parking spaces

**Suite 303:** Professional office suite with excellent views and plenty of natural light; one (1) parking space

Elevator served, newer built building; covered parking included in the rent; Modified Gross; no CAM or NNN charges

**DISCLAIMER:** All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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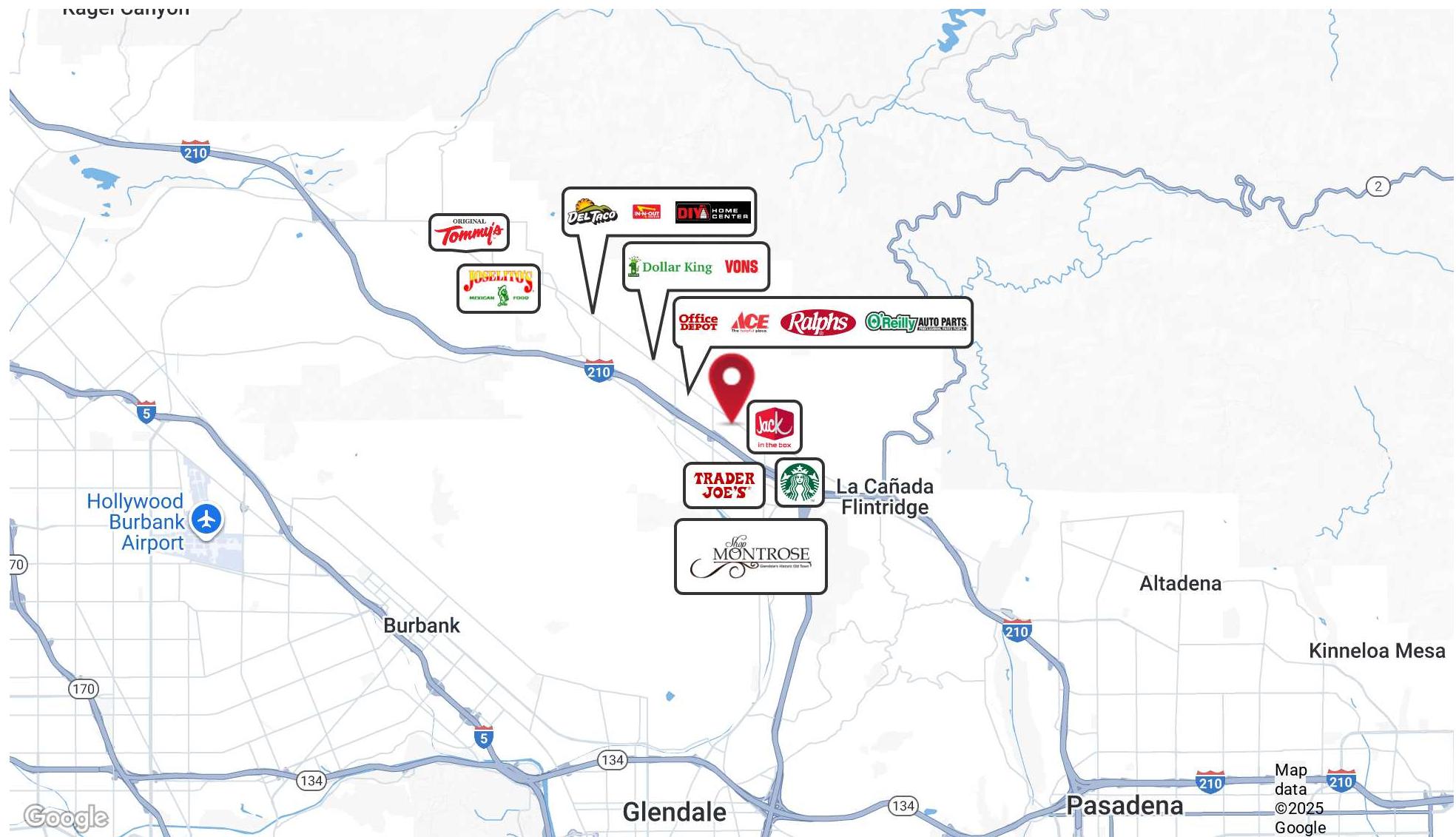


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