

# OFFICE SUITES FOR LEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 2600 FOOTHILL BOULEVARD LA CRESCENTA-MONTROSE, CA 91214

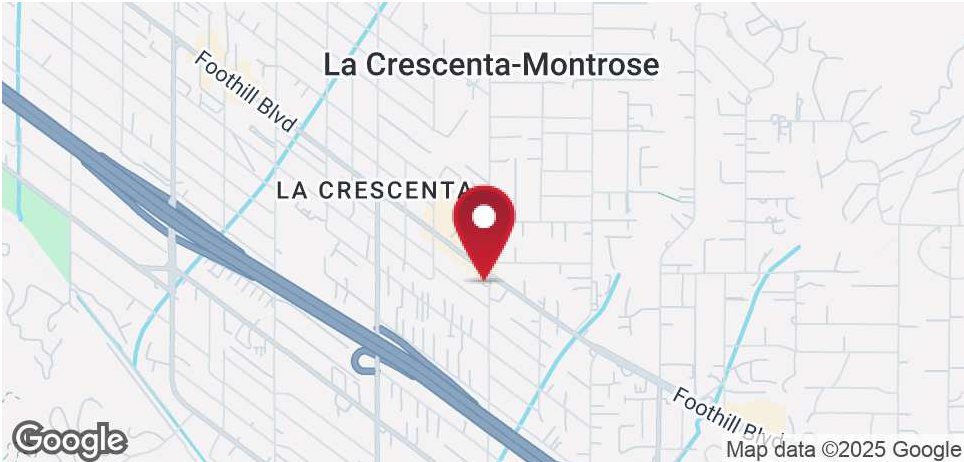
### OLE OLSON

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CALDRE #00983560

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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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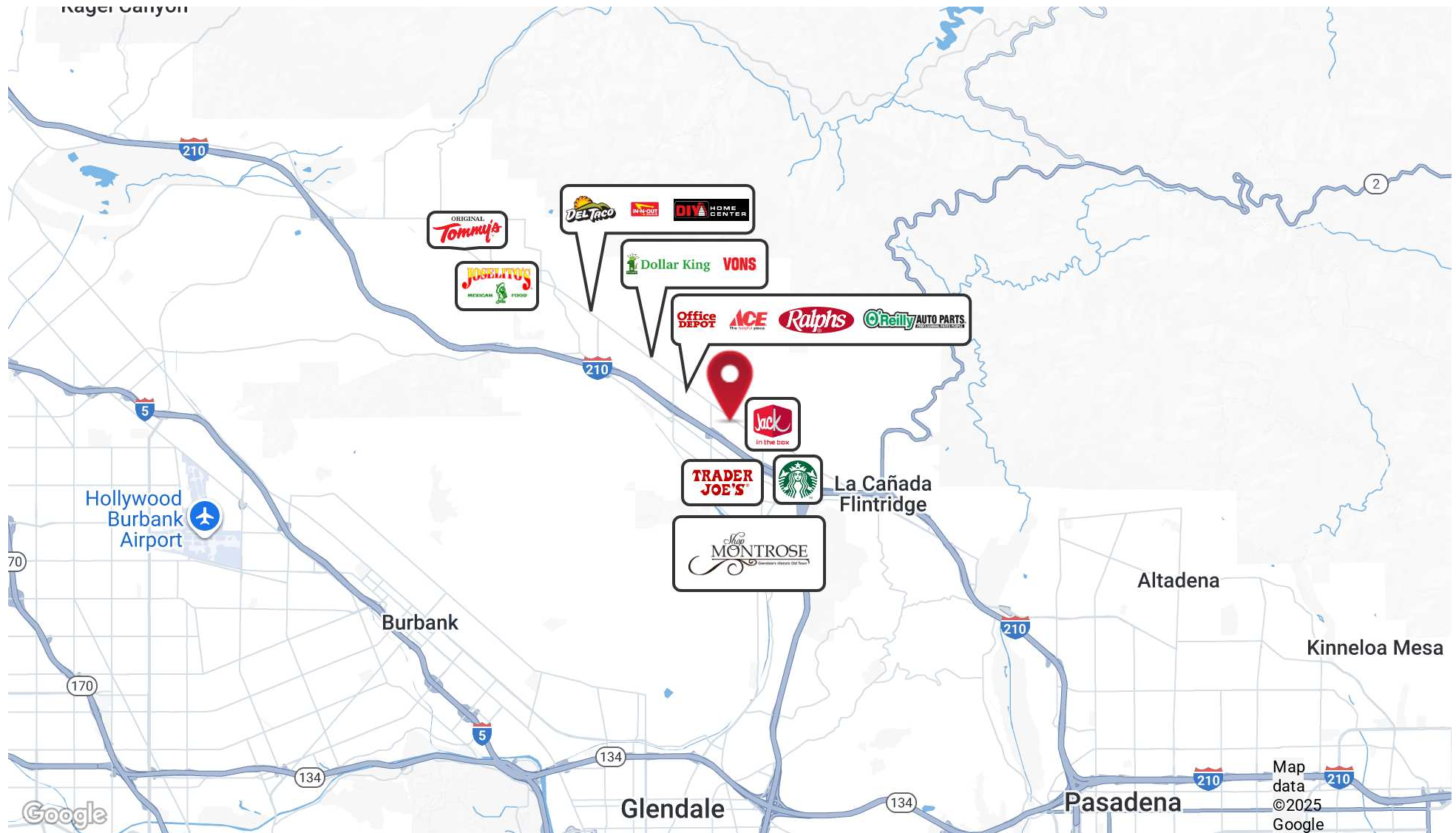
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