



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

**AVAILABLE IMMEDIATELY**

**+/- 7,800 SQUARE FEET, DIVISIBLE**

**BEAUTIFUL CLASS A OFFICE SPACE FOR SUBLEASE NEAR DOWNTOWN MONROVIA**

**CONFERENCE ROOMS, INDIVIDUAL OFFICES, OPEN WORKSPACE,  
LOUNGE AREA AND WAITING ROOM**

**ASKING RATE: Starting at \$1.45/SF Full Service**

**605 E. HUNTINGTON DRIVE, SUITE 207  
Monrovia, CA 91016**



**Bill Ukropina, CRE**

626 844 2200

bill.ukropina@cbcnrt.com

CalDRE# 00820557

**Kathi Constanzo, CCIM**

626 898 2308

kathi.constanzo@cbcnrt.com

CalDRE# 02067397

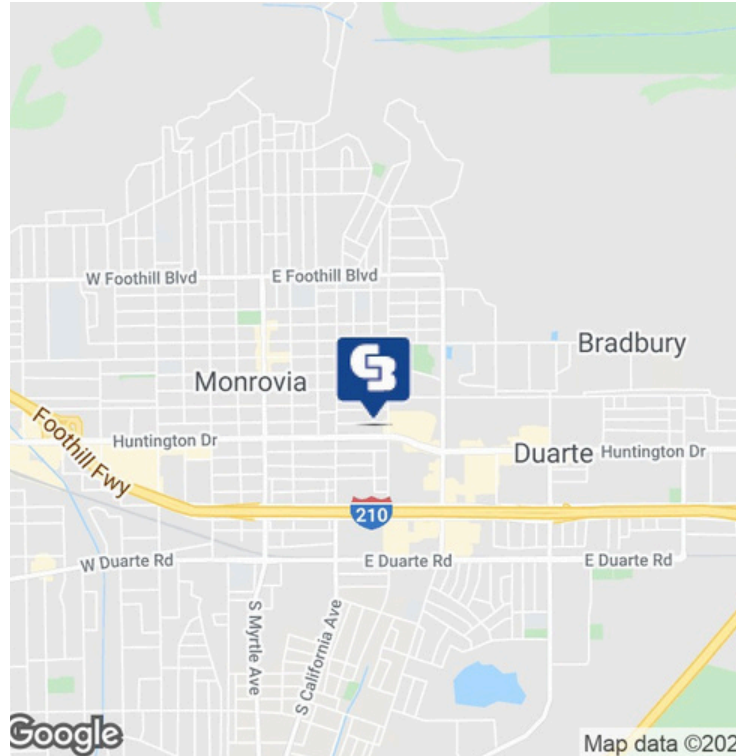
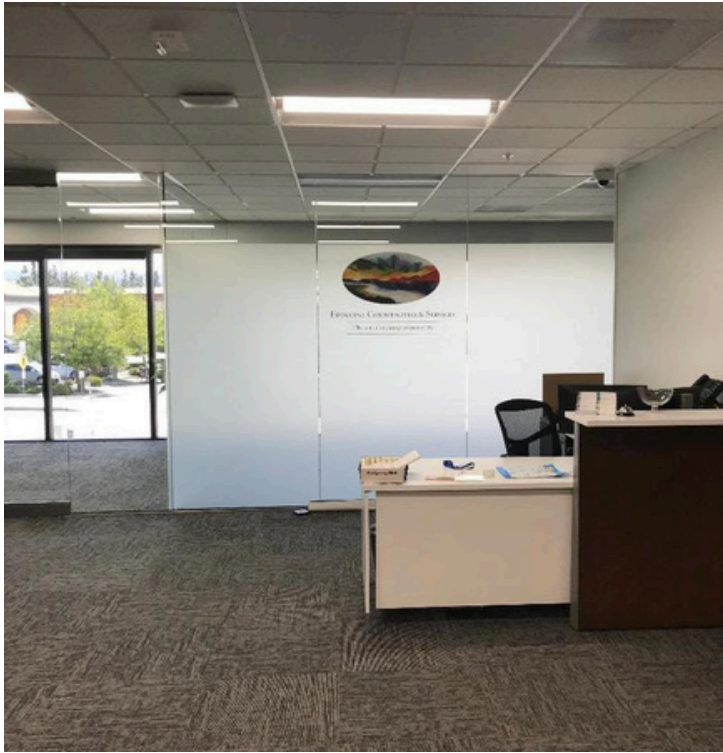


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## INFORMATION:

Sublease Rate: \$1.45/SF Full Service

Available SF: Approximately 7,800 Square Feet

Property Type: Office

Parking: Free Surface Spaces

## FEATURES:

- Individual offices with conference rooms.
- Beautiful open workspace with bullpen area.
- Furniture in excellent condition.
- Conveniently located near downtown Monrovia with easy access to CA-210 Freeway, at Mountain and Myrtle Ramps.
- Sublease through September 30, 2027, Longer term possible.

CBCWORLDWIDE.COM

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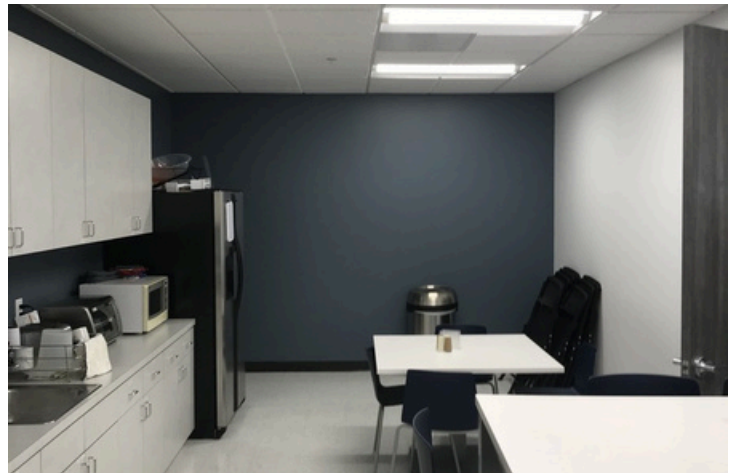


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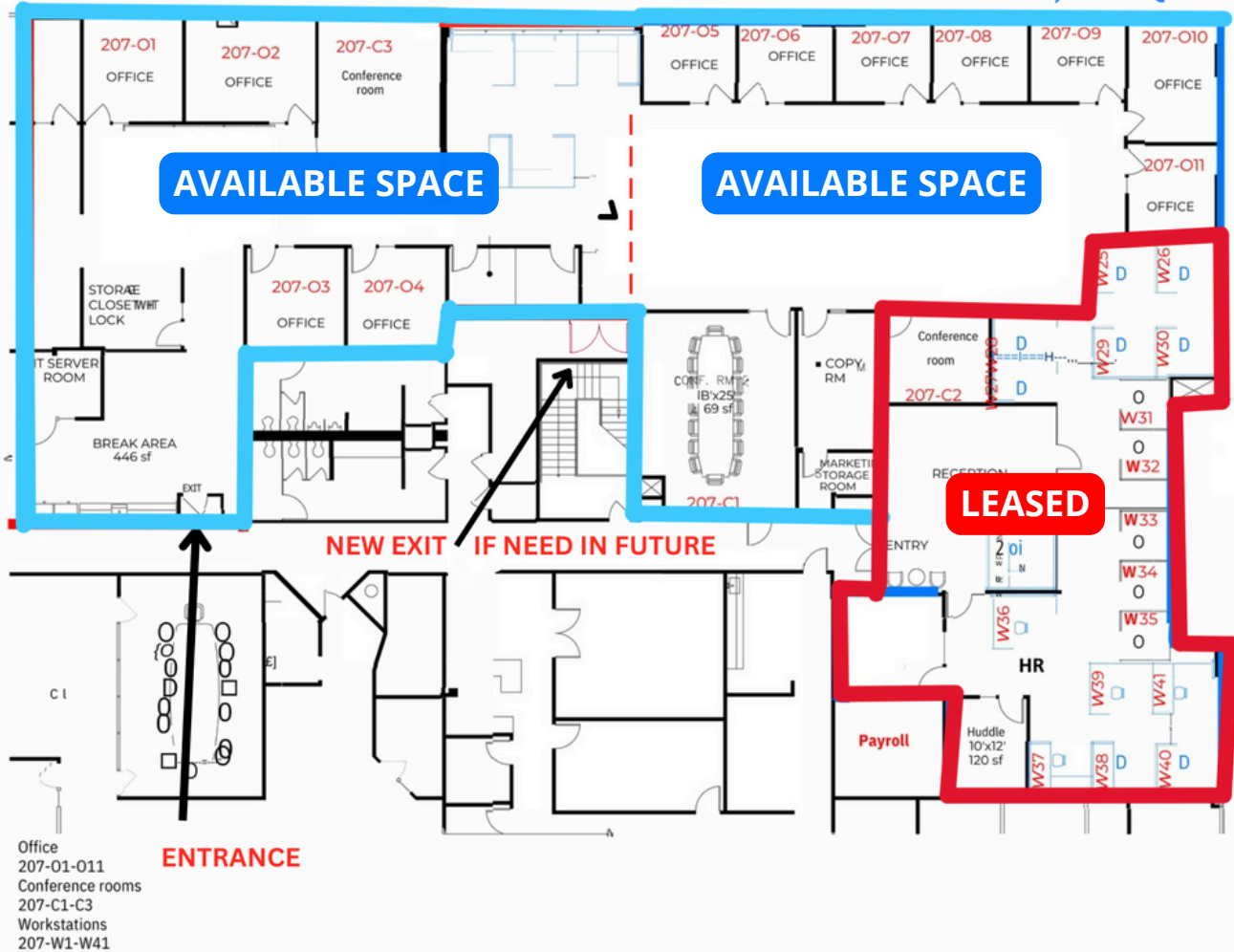
**Monrovia, CA 91016**

**FLOOR PLAN\***

DESIGN / ARCHITECT NOTE  
This drawing set will verify the scope of  
work for Sublease, Inc.  
This drawing set will be specified for  
budget pricing as shown unless notified  
otherwise.  
Design Approval  
necessary for order placement  
Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Sublease, Inc.  
11111  
11111

**≈ 5,620 SQFT**



The square footage is an approximate number, Sublessor makes no representation regarding the size, square footage, or configuration of space.

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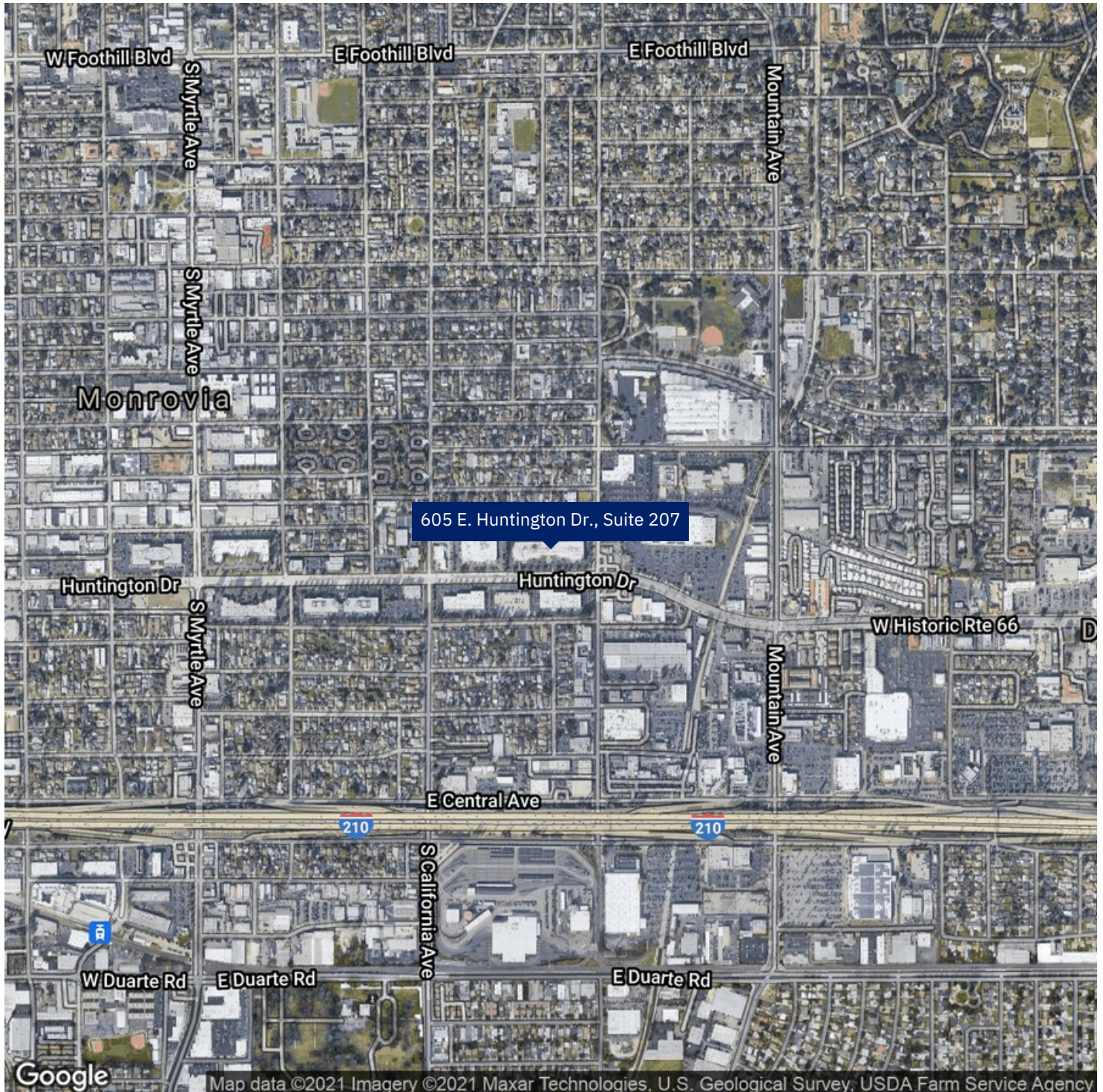
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## LOCAL MAP



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## RETAIL MAP



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