



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@cbcrt.com

CalDRE# 00820557

Kathi Constanzo, CCIM

626 898 2308

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CalDRE# 02067397

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Coldwell Banker Commercial Realty
388 S. Lake Avenue
Pasadena, CA 91101

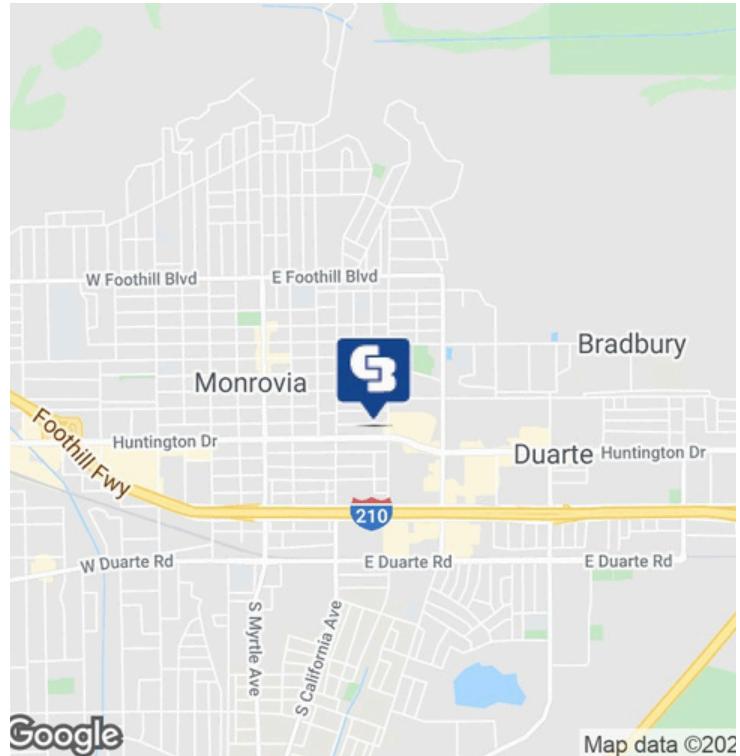


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INFORMATION:

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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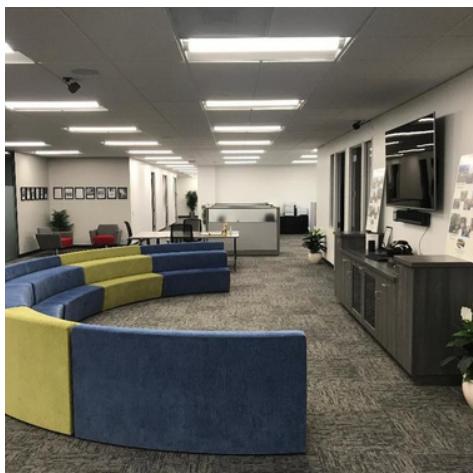
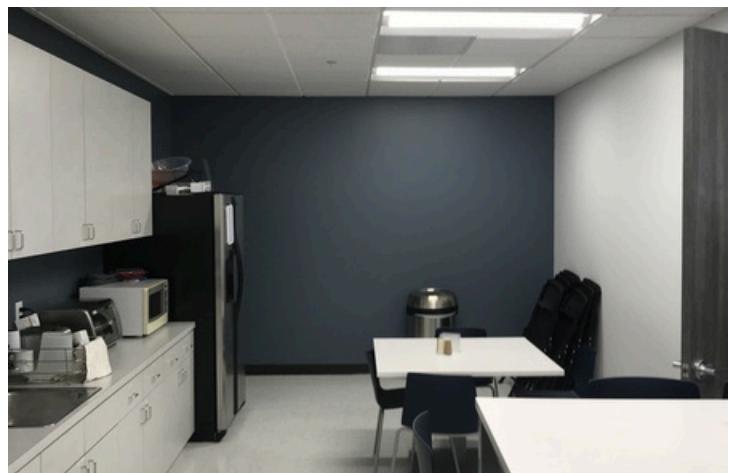


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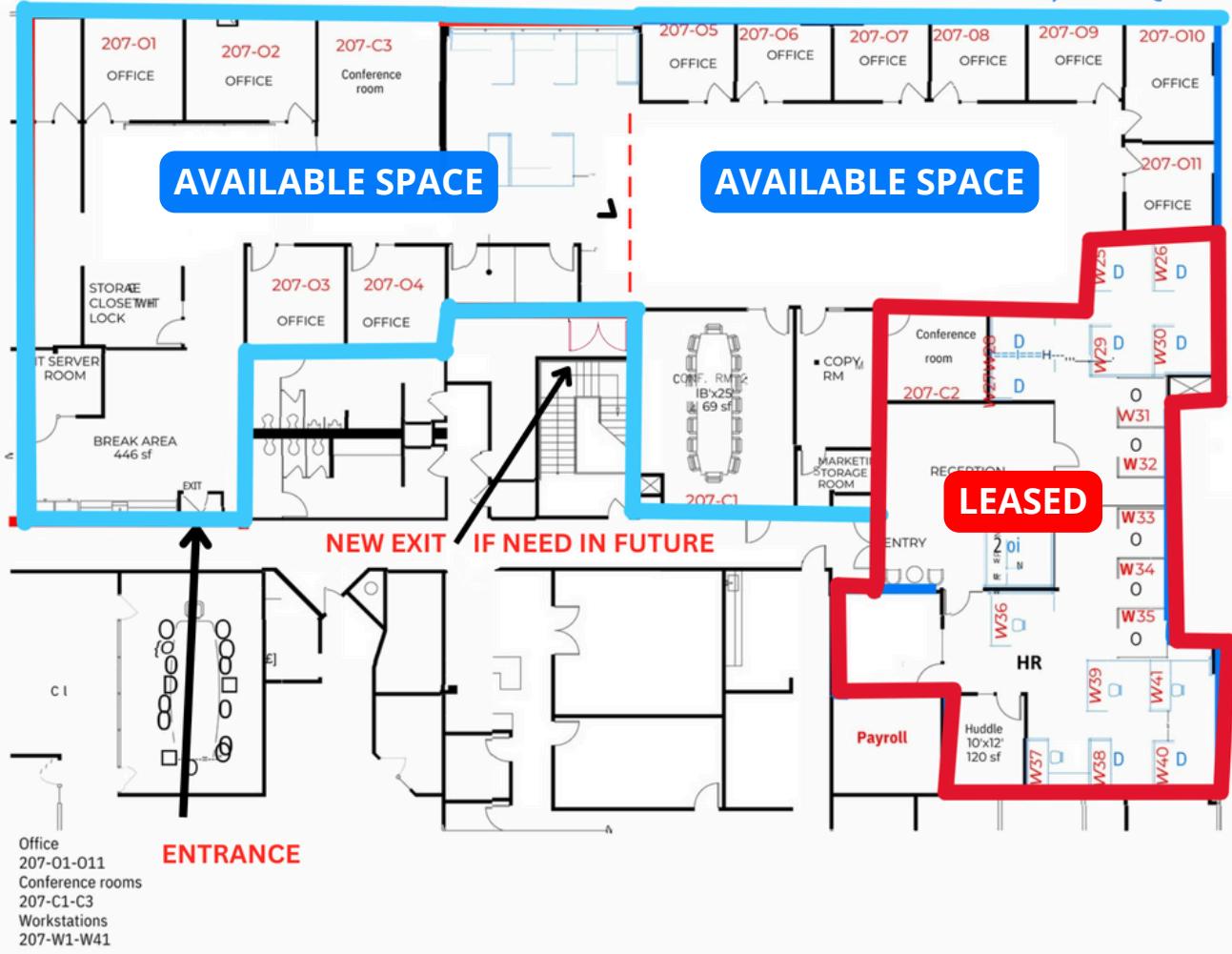
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FLOOR PLAN*

≈ 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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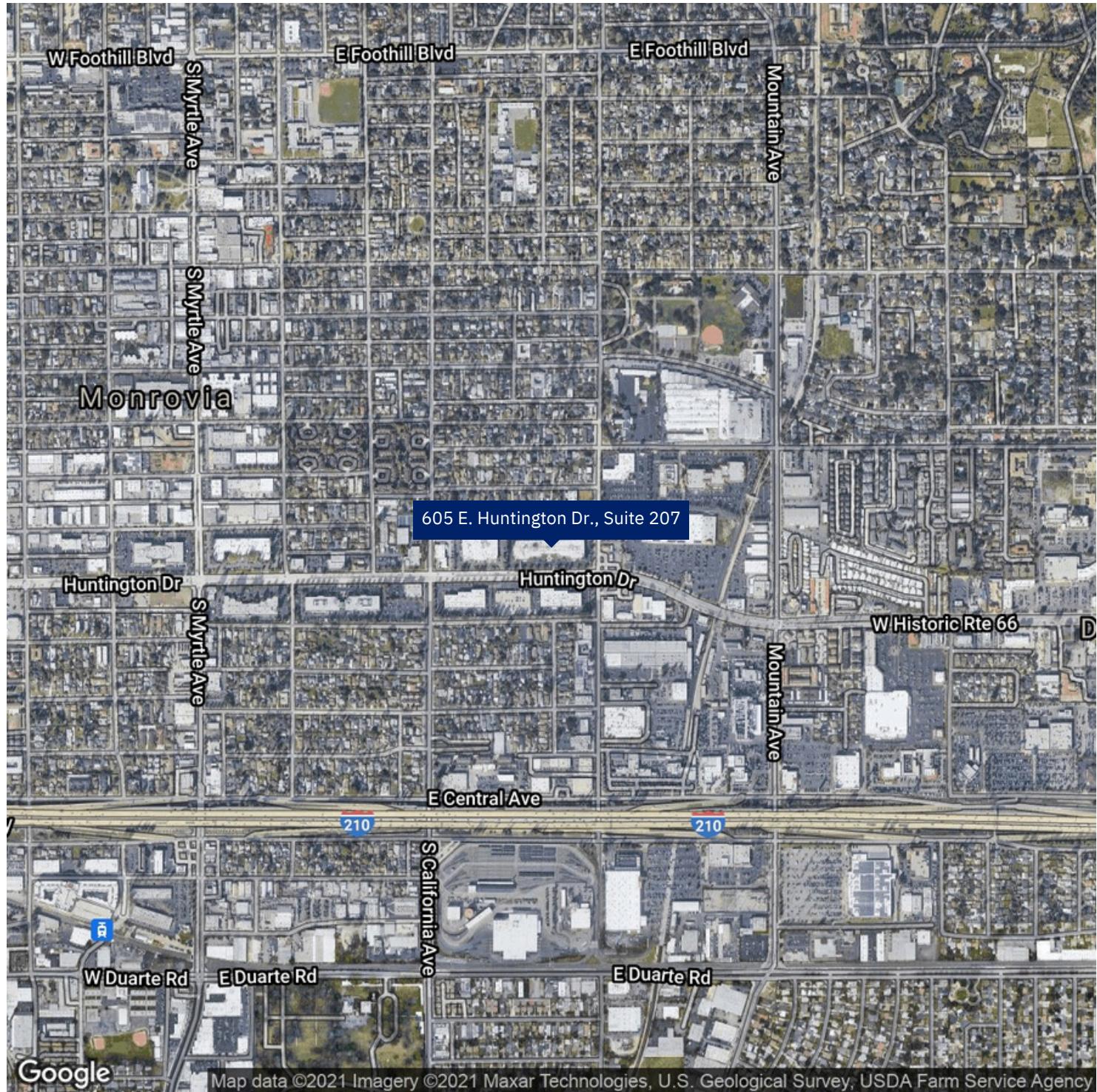
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LOCAL MAP



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RETAIL MAP



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