



## 800 S Barranca Ave

800 S Barranca Ave, Covina, CA 91723



### Gabriela Moreno

CervMore Real Estate

1028 N Lake Ave, Suite 208, Pasadena, CA 91104

[gabymoreno@cervmore.com](mailto:gabymoreno@cervmore.com)

(626) 616-3444



## 800 S Barranca Ave

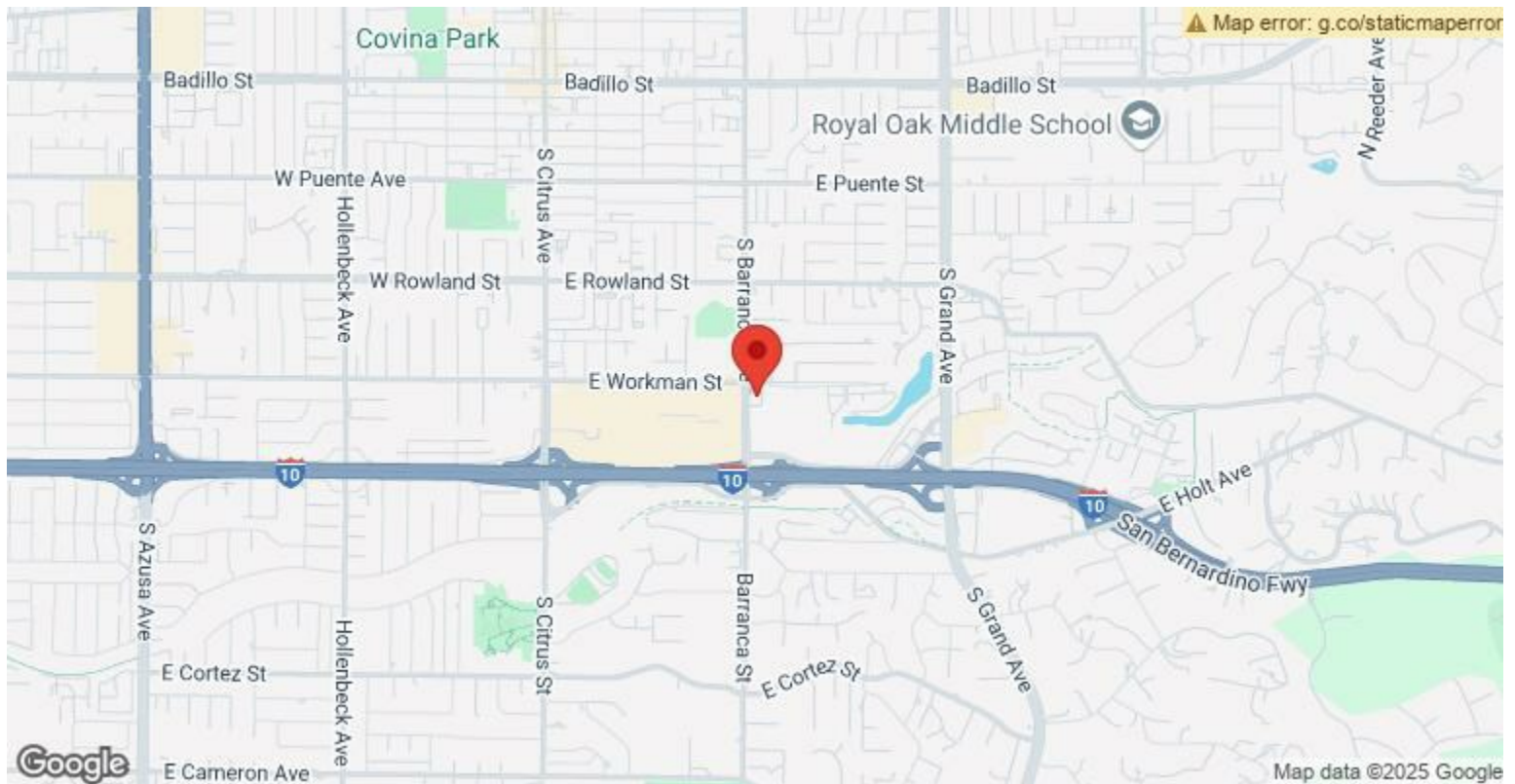
\$30.00 /SF/YR

Unlock the potential of your business with this beautifully maintained professional office suite available for sublease in the heart of Covina. Located on the second floor of a prominent office building, Suite 200 offers a versatile layout ideal for a variety of professional services.

- Abundant natural light
- Large windows
- Walkable to shops, cafes & dining in downtown Covina
- Elevator



Rental Rate:	\$30.00 /SF/YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	89,937 SF
Year Built:	1981
Walk Score ®:	77 (Very Walkable)
Transit Score ®:	42 (Some Transit)
Rental Rate Mo:	\$2.50 /SF/MO



## 800 S Barranca Ave, Covina, CA 91723

Unlock the potential of your business with this beautifully maintained professional office suite available for sublease in the heart of Covina. Located on the second floor of a prominent office building, Suite 200 offers a versatile layout ideal for a variety of professional services. Suite 200 has one executive office, conference room, receptionist lobby, open area, break room, file/storage room, IT/phone room, and lots of natural light. This suite may be furnished partially upon request. Please contact broker for additional information.



## Property Photos



Building Photo



Building Photo



## Property Photos





## Property Photos

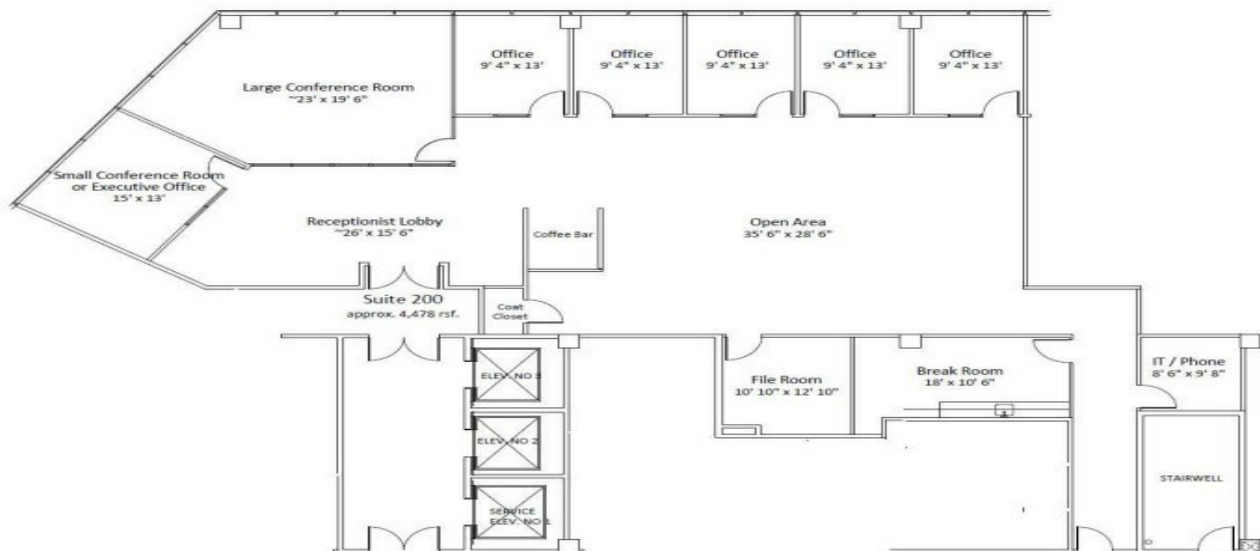


## Property Photos



### EXHIBIT B

#### FLOOR PLAN





## Property Photos





## Property Photos

2004



**MAPPING AND GIS  
SERVICES  
SCALE 1" = 200'**

