

For Rent

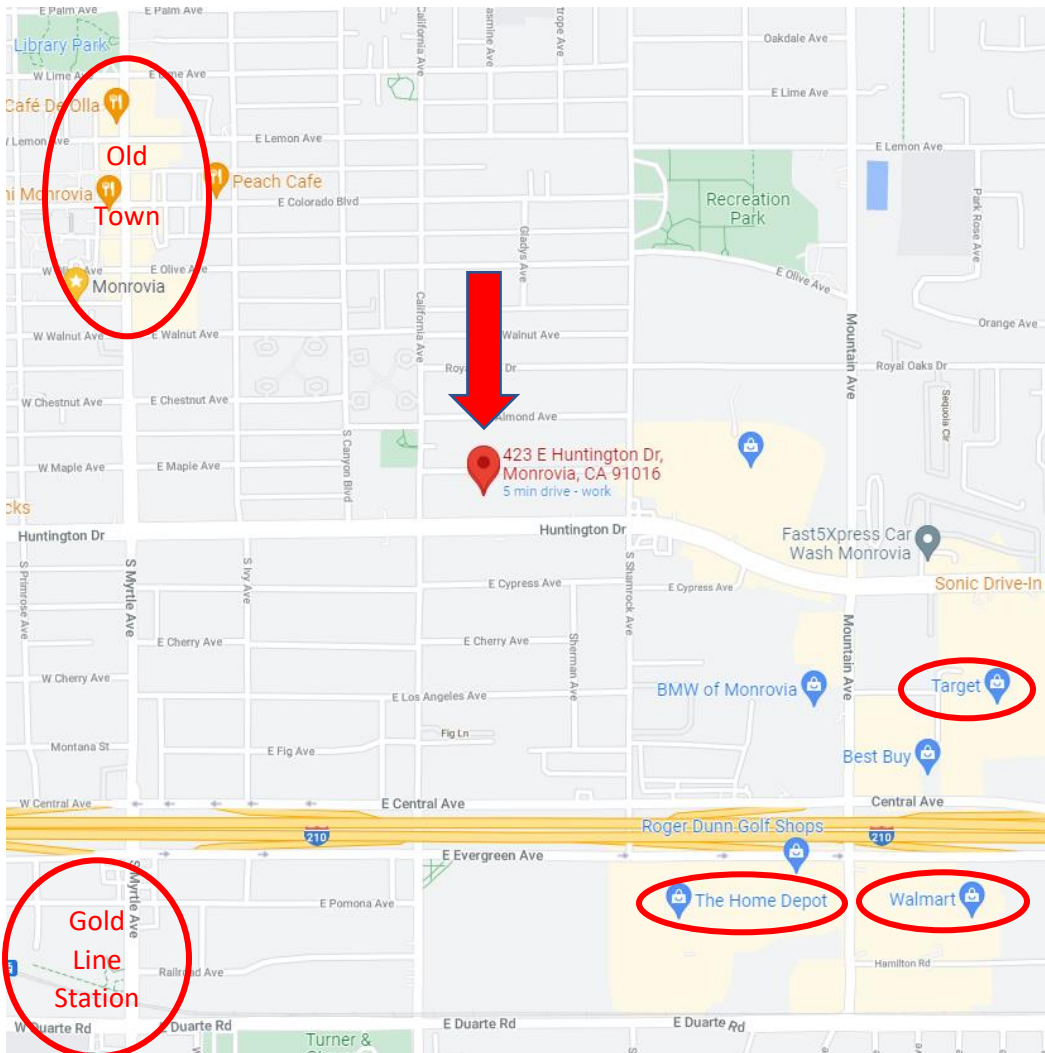
425 E. Huntington Drive
Monrovia, CA 91016

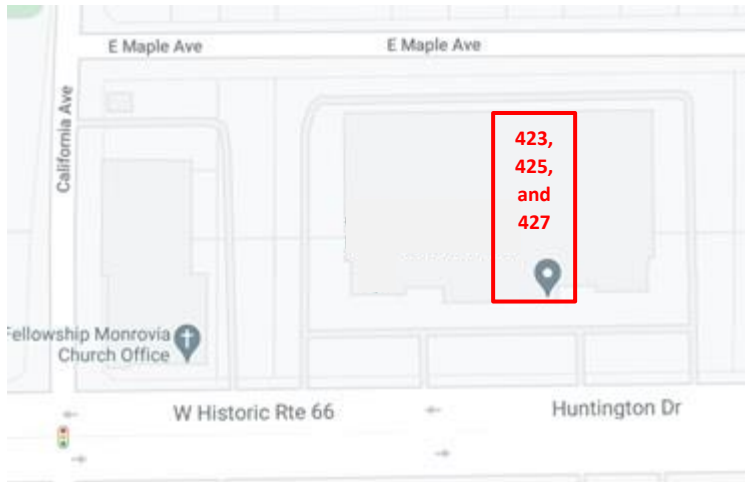
5,000 sq. ft. of lab and office space, first floor

Close to 210 freeway (Myrtle Exit), Gold Line Station Park on Myrtle Ave, Old Town Monrovia, Target, Walmart and Home Depot (see map below).

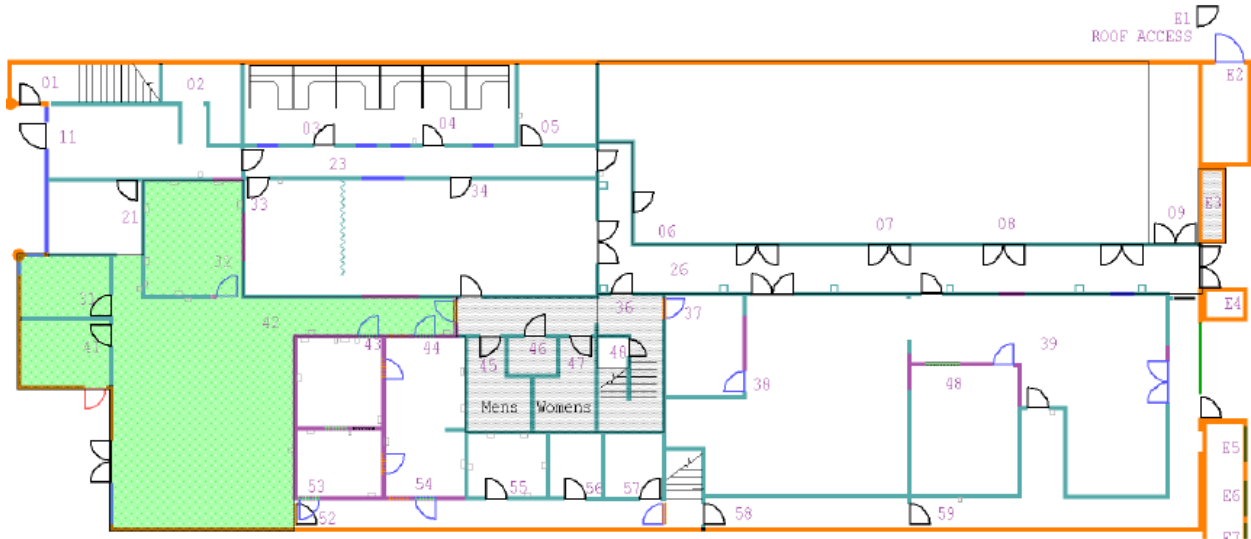
Kitchen, conference room, and restrooms shared with startup technology company and owner technology company at the 427 address and financial services company at the 423 address. Owner nearby to ensure space is clean, safe, and functional.

Let's discuss your needs. Please call the owner John Tanner to set up a tour (626) 471-9720.

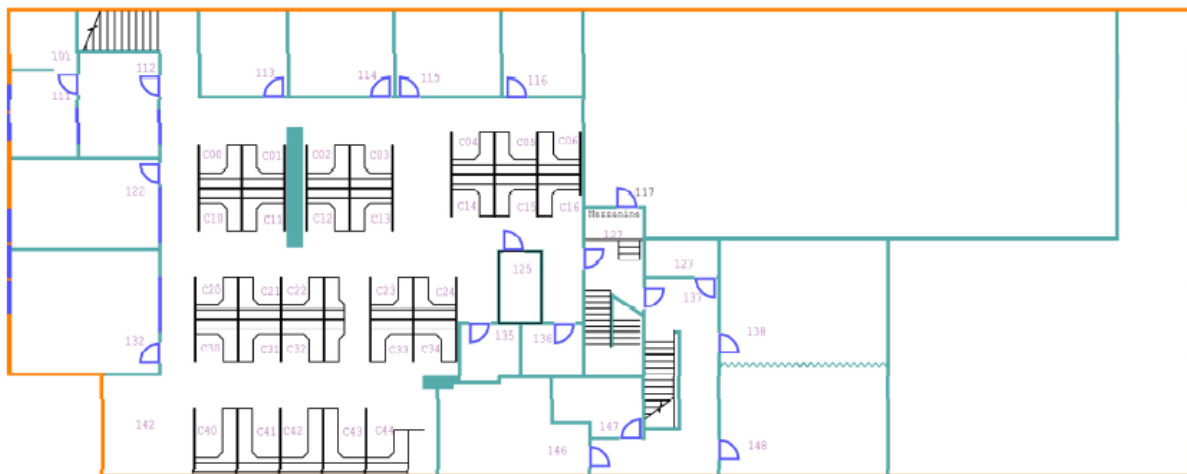




Entrance to 5,000 sq. ft.
Lab/Office Space



First floor layout (north is to the left, Huntington Drive is to the right).



Second floor layout.

The space we have available at 425 E. Huntington Drive, Monrovia is on the first floor. In the attached layout it consists of Rooms 02, 03, 04, 05, 06, 07, 08, 09, 11, 21, 23, 26, 33, 34, and E2 adding up to about 5,000 SF. The lobby, Room 11 and office Room 21 have exterior glass windows facing south toward Huntington drive (left on the floorplan). There are no other rooms with exterior windows. Rooms 06, 07, and 08 are shown as one large room, but it is actually subdivided into many smaller rooms by lab walls that could be reconfigured with some effort. Attached photo shows a portion of that lab area so you can see the walls. Other attached photos show the lobby, Room 33, and Room 34.

Restrooms in Room 45 and 47 are shared by all tenants in the building, although the upstairs tenant has their own restrooms, so these two uni-sex restrooms seem to be almost always available.

I have also attached the floorplan of the second floor which includes the following shared space: Room 138 kitchen, Room 148 conference room, and Room 147 bathroom with shower. The conference room

is reserved using a system chosen by the tenants. Access to the rooms on the second floor is by internal stairs. There is no elevator.

There are two other tenants in the downstairs, Primordium Labs who does DNA sequencing and my own company Tanner Research which does research in the development of MicroElectroMechanical Systems, otherwise known as micromachines. Upstairs is another tenant, Hierarchy Builders, that sells financial retirement plans.

We own the space described above that consists of one quarter of the larger industrial condominium building. Another party owns the section of the building just east of us (down on the floorplan) and two other parties own the other two quarters of the building to the west of us (up on the floorplan). The entire building shares 96 unrestricted parking spots the east, south, and west sides of the building. There is no extra charge for parking. There is an alley behind that can be useful for deliveries, but there are no truck-height docks for our space. No internal rooms of ours are shared with people from the other three sections of the industrial condo building.

There is no extra charge for ventilation and drainage except for electricity charges associated with air handling equipment. And of course, the tenant must adhere to all regulations regarding ventilation and drainage including city sewer regulations and Southern California Air Quality Management District rules for air emissions.

We are asking for \$9,600 per month which corresponds to about \$1.71 per rentable SF. This price includes:

1. Fire monitoring security
2. Entry security
3. Dedicated phone line for security system
4. 50x50 Mbps shared fiber internet service both wired and wi-fi
5. Trash collection service
6. Janitorial service (if our existing service can work in your space)
7. Water
8. Natural gas for water heater
9. Landscape and gardening services
10. Pest control

This price does NOT include electricity to the tenant's dedicated space. The electricity for the shared space of restrooms, kitchen, and upstairs meeting room is included, but the tenant's dedicated space is on its own submeter. Each month we read the master meter and tenant's submeter and allocate that month's electricity bill from Southern California Edison proportionally to the tenant's usage in kWhr relative to the total. From mid-February to mid-March, the current tenant paid about \$1,800 in electricity. A new tenant could use more or less electricity than that.

This rental price assumes that all tenant improvements are at the tenant's expense. Owner is open to provide tenant improvements depending on lease rate and length of lease.



A part of Rooms 06/07/08.



Lobby Room 11.



Rooms 33 and 34.



Upstairs shared kitchen



Upstairs shared conference room

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