

CRAFTSMAN OFFICE AVAILABLE FOR LEASE

517 S. Ivy Avenue
Monrovia, CA 91016



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
PASADENA

CONTACT

TREVOR GLEASON, Senior Associate

626.240.2774 • tgleason@lee-associates.com

License ID 02075121 • Lee & Associates - Pasadena

TONY NAPLES, Senior Vice President

818.395.4373 • tnaples@lee-associates.com

License ID 01811344 • Lee & Associates - DTLA

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FOR LEASE

OFFICE SPACE

517
S. IVY AVENUE
MONROVIA, CA

PROPERTY HIGHLIGHTS

- Rare office building just steps from Old Town Monrovia
- Classic Craftsman design with custom details throughout
- Spacious interior with a mix of open space and private offices
- 2nd floor office has a balcony with a beautiful view of the San Gabriel Mountains
- 6 parking spots on site and an abundance of FREE parking in the city parking lot adjacent to the property
- First floor is ADA accessible

ASKING RATE	\$1.90/PSF/MG
SUITE SIZE	±1,164 - ±2,728 SF
TOTAL BUILDING SIZE	±2,728 SF
LOT SIZE	±6,188 SF
YEAR BUILT	1917
ZONING	Planned Development (PD)
APN	8516-022-041



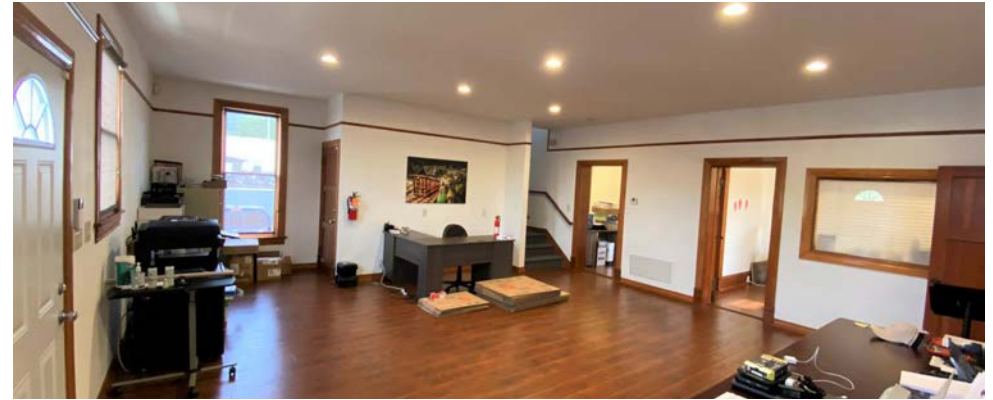
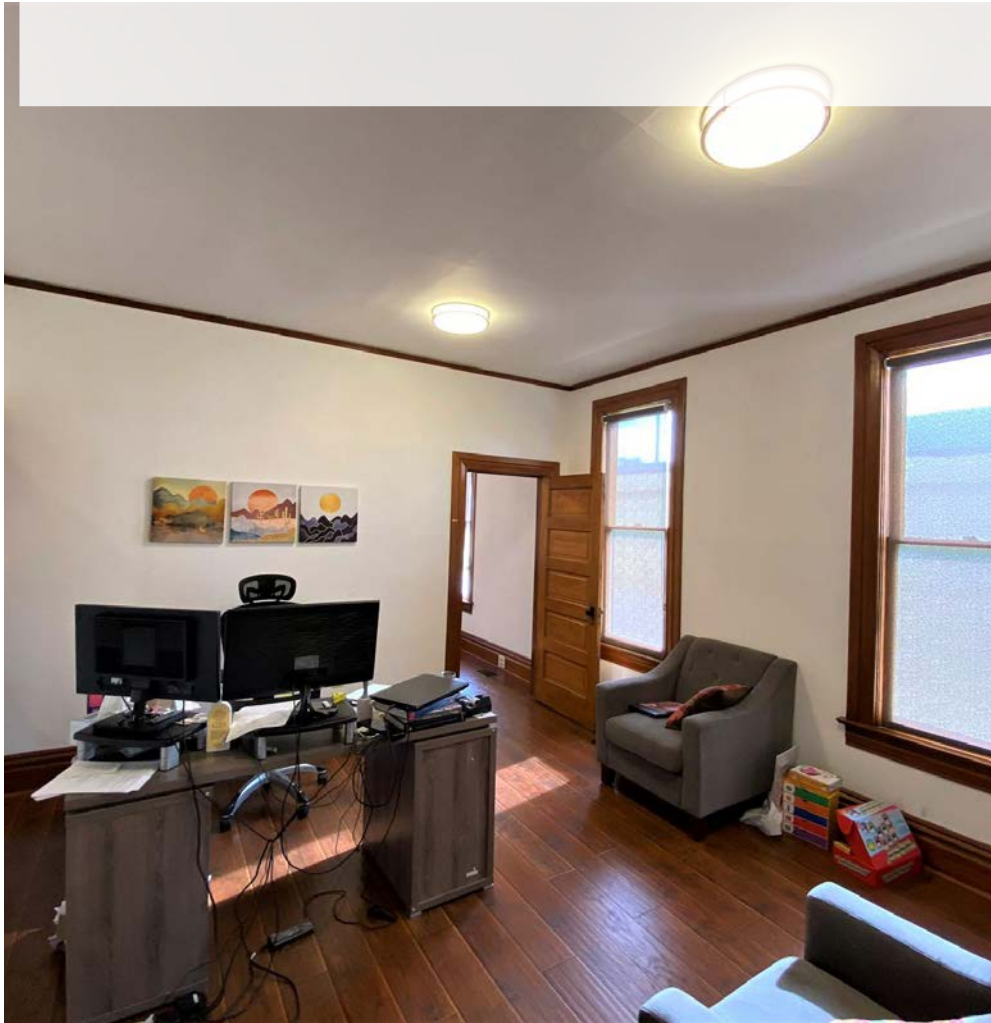
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LOCATION HIGHLIGHTS

- Walking distance to Old Town Monrovia
- Minutes from the I-210 Freeway and Metro Gold Line

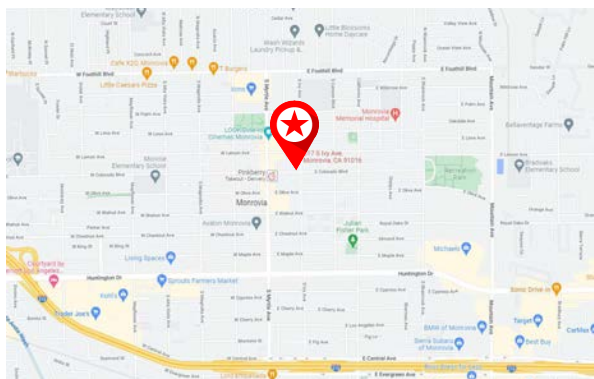


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AMENITIES MAP



DEMOGRAPHICS



Total Population

1 Mile	3 Miles	5 Miles
25,283	99,677	279,684



Median Age

1 Mile	3 Miles	5 Miles
40	41.9	40.5



Average Household Income

1 Mile	3 Miles	5 Miles
\$107,962	\$116,110	\$108,697



Total Households

1 Mile	3 Miles	5 Miles
9,420	34,193	88,593



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PHOTOS

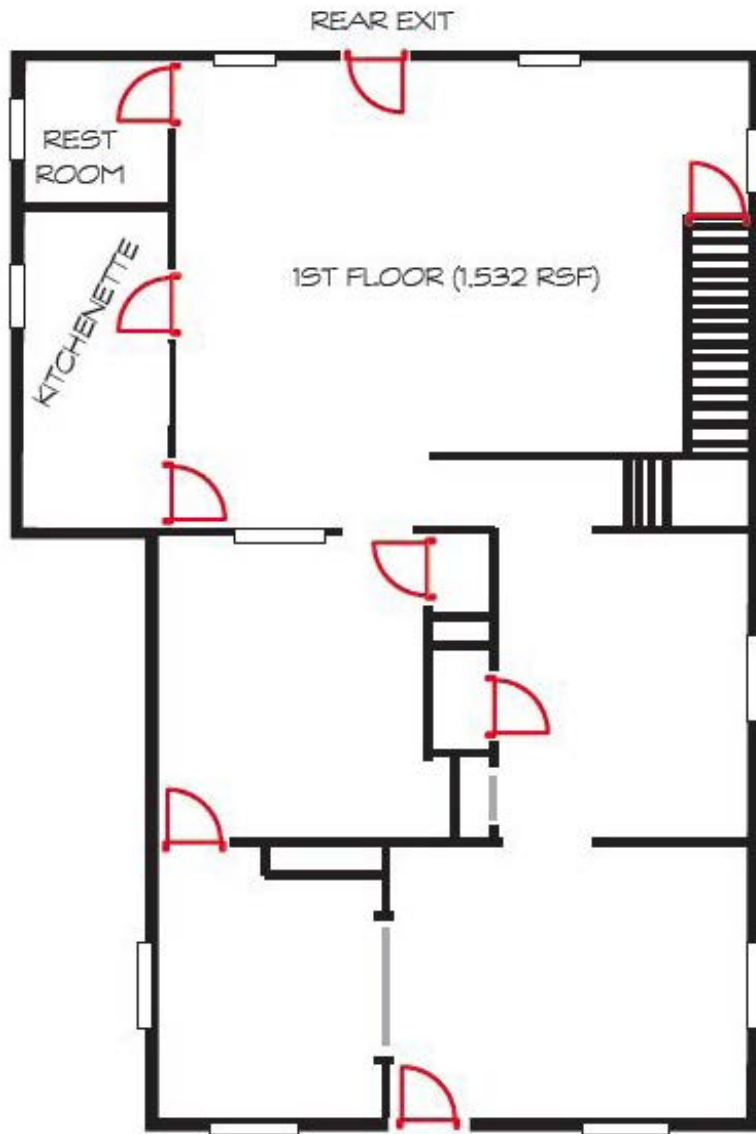


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517
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1ST FLOOR PLAN



2ND FLOOR PLAN

