

OFFICE SPACE FOR LEASE



800 W
CHESTNUT
AVE.

MONROVIA, CA

12,229
SF

FEATURES

SUITE 2nd Floor

PRICE **\$18.00 SF/YR**

DESCRIPTION:

- Recently Renovated in 2015
- Open Floor Plan
- Furnished
- Conferencing Facilities
- Fully carpeted, kitchen facilities
- ADA compliant, elevator access
- Fire//light safety, sprinklers throughout
- Security system



FEATURES (CONT.)

RATE PER DESK OPTION: **\$285 per desk**

The office is devisable and the footprint may be reduced to accommodate office users who need approximately 6500 SF" or desks can be rented on a monthly basis for \$285 per desk (4 desk minimum)

ADDED FEATURES

- Receptive service - **negotiable**
- Facilities maintenance services - **negotiable**
- Additional conference space

PARKING

- 48 designated paces
- Secured parking



Market Financial Outlook

01

In a comparable rental analysis conducted amongst similar, local properties reported that the signed single & multi-tenant office leases range from \$1.65 to \$2.85 per SF/Per Month on a modified gross or triple net (tenant pays for all expenses) basis. This is \$19.80 to \$34.20 SF/YR.

02

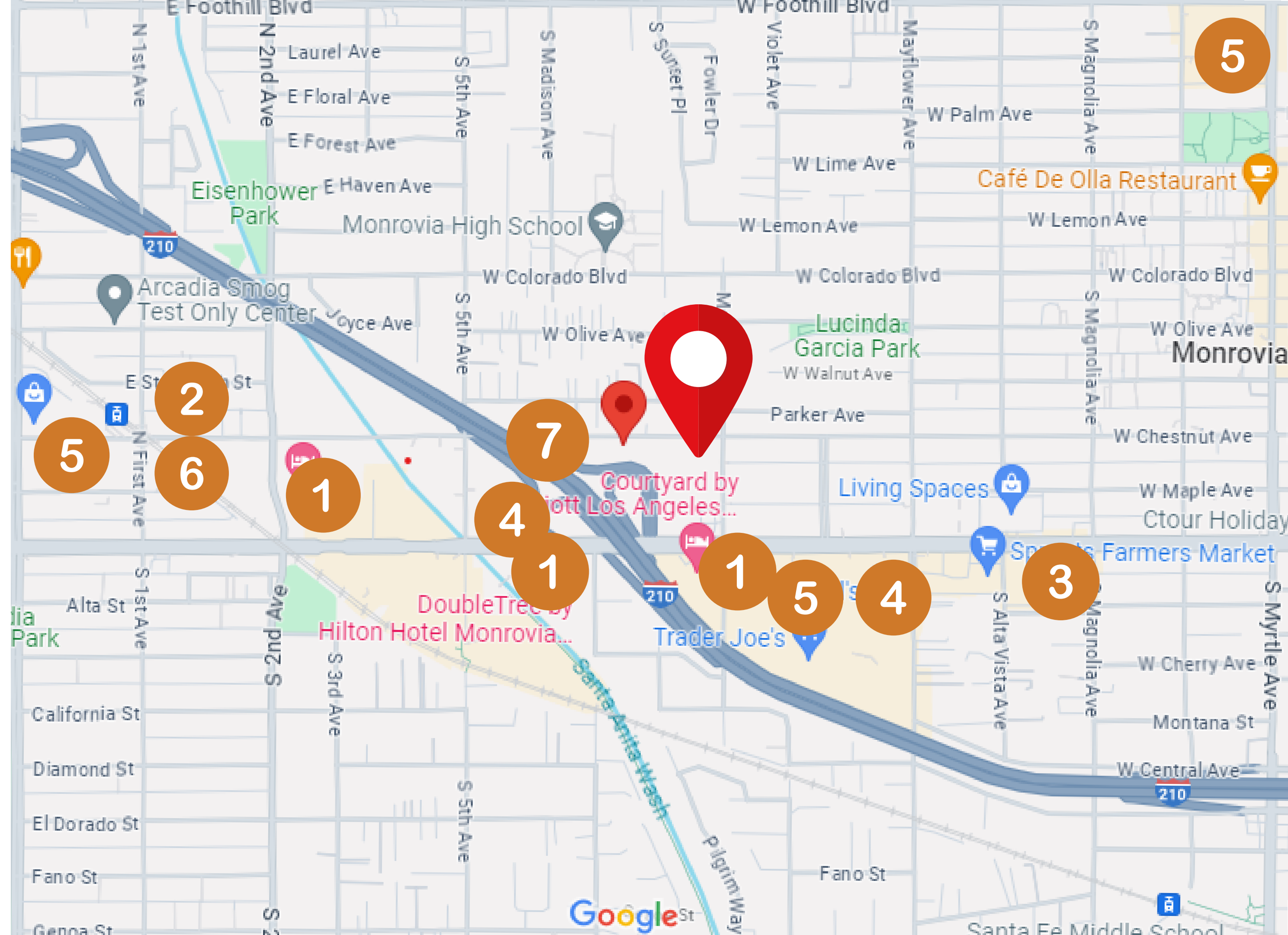
The estimate Market Rent Estimate to our leasable property is \$21 SF/YR.

03

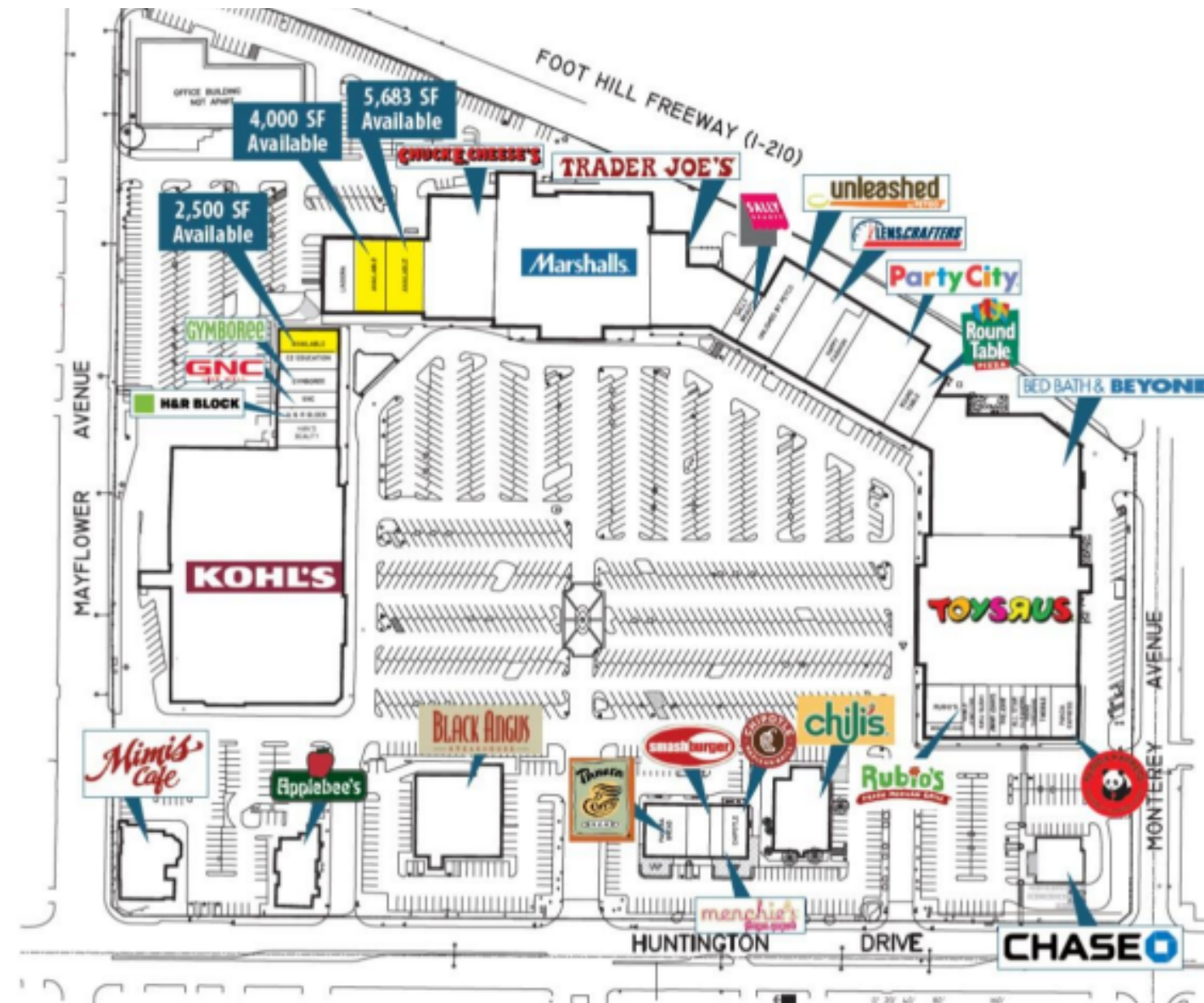
The Average 'asking rate' in the West San Gabriel Valley is \$31 SF/YR.

NEAR BY AMMENITIES

- 1 Hotels**
Extended Stay, Double Tree, Courtyard by Marriott, Oak Tree In, Hampton Inn
- 2 Gold Line**
- 3 Super Markets**
Sprouts, Trader Joes
- 4 Food**
Chipotle, Rubios, Chick-fil-A, Raising Canes, Olive Garden, Panera Bread
- 5 Banks**
Bank of America, Chase, US Bank
- 6 24 Hour Fitness**
- 7 210 Freeway**
easy access



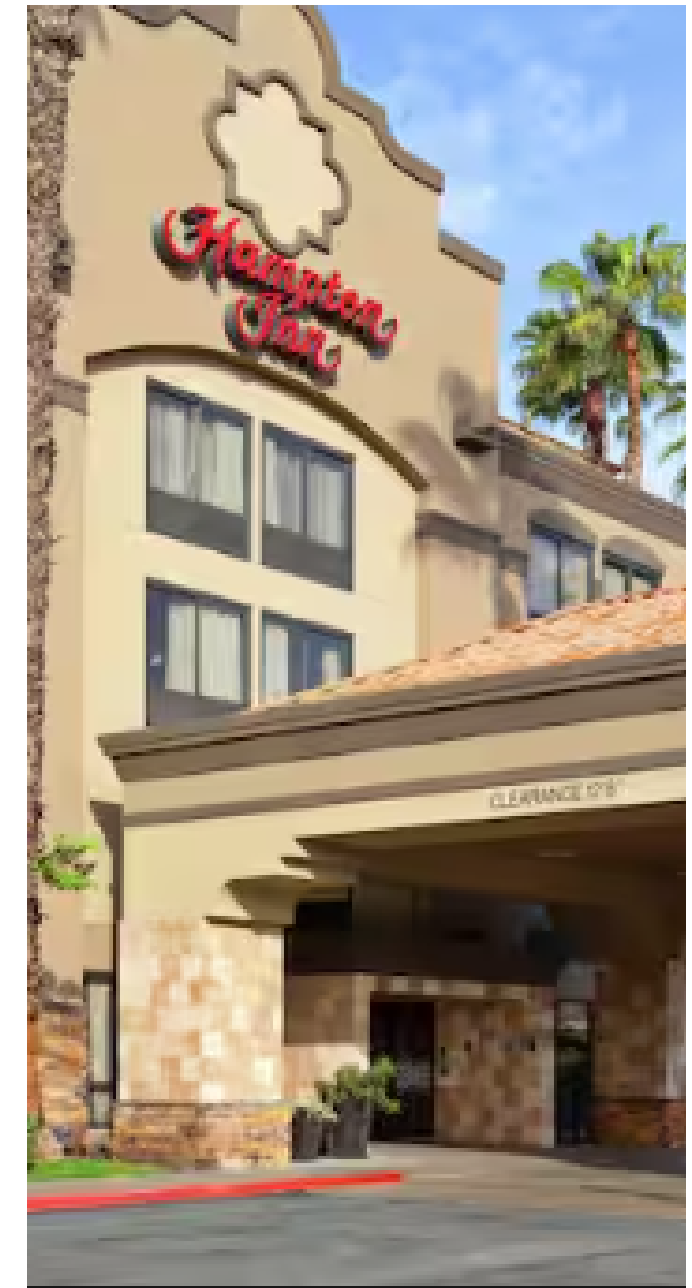
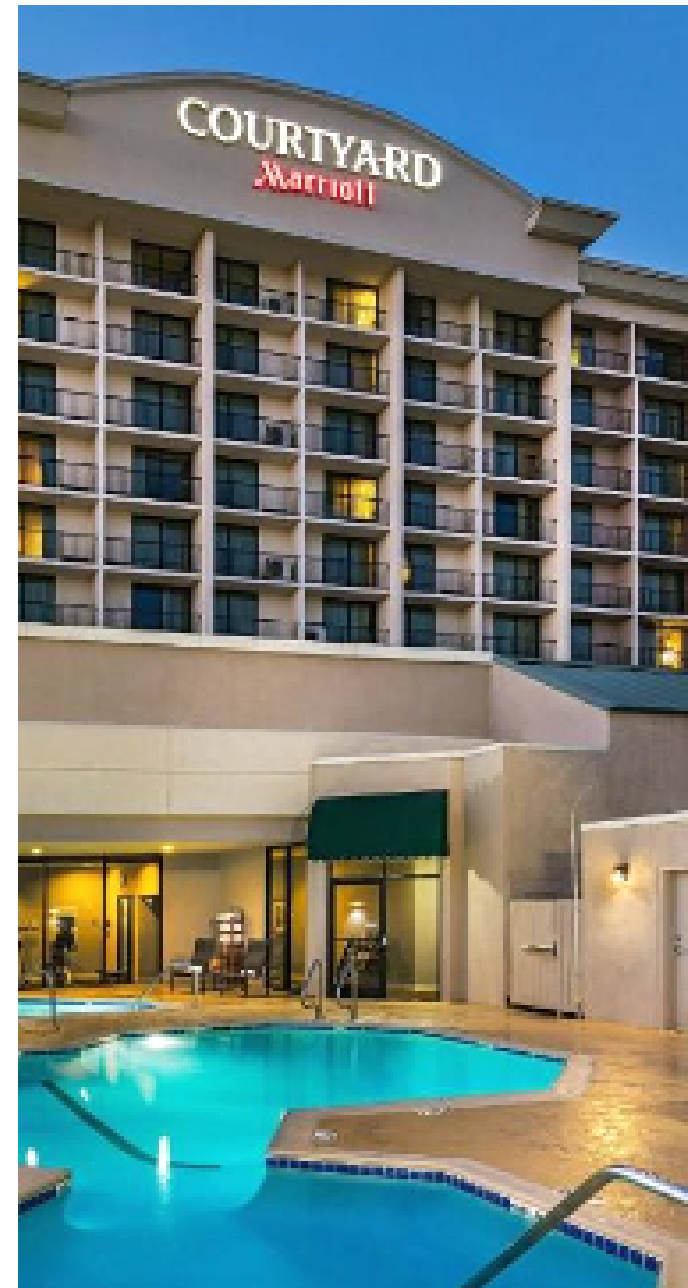
Local amenities are varied and plentiful. Within a short walk are hotels, supermarkets, and a diverse array of places to eat. Whether you prefer to stick with healthy, organic foods, or enjoy the comforts of a burger or pizza, you'll always be able to find a great place for a bite out to eat with a prospective client or team member.



Looking to get active before heading into the office? There are endless opportunities to start your day off with yoga and a 24 Hour Fitness gym near by. Plus, you'll be able to store your bike once you arrive at the office thanks to our handy storage racks. It's truly rare and special to be able to find office space with such convenient local amenities.



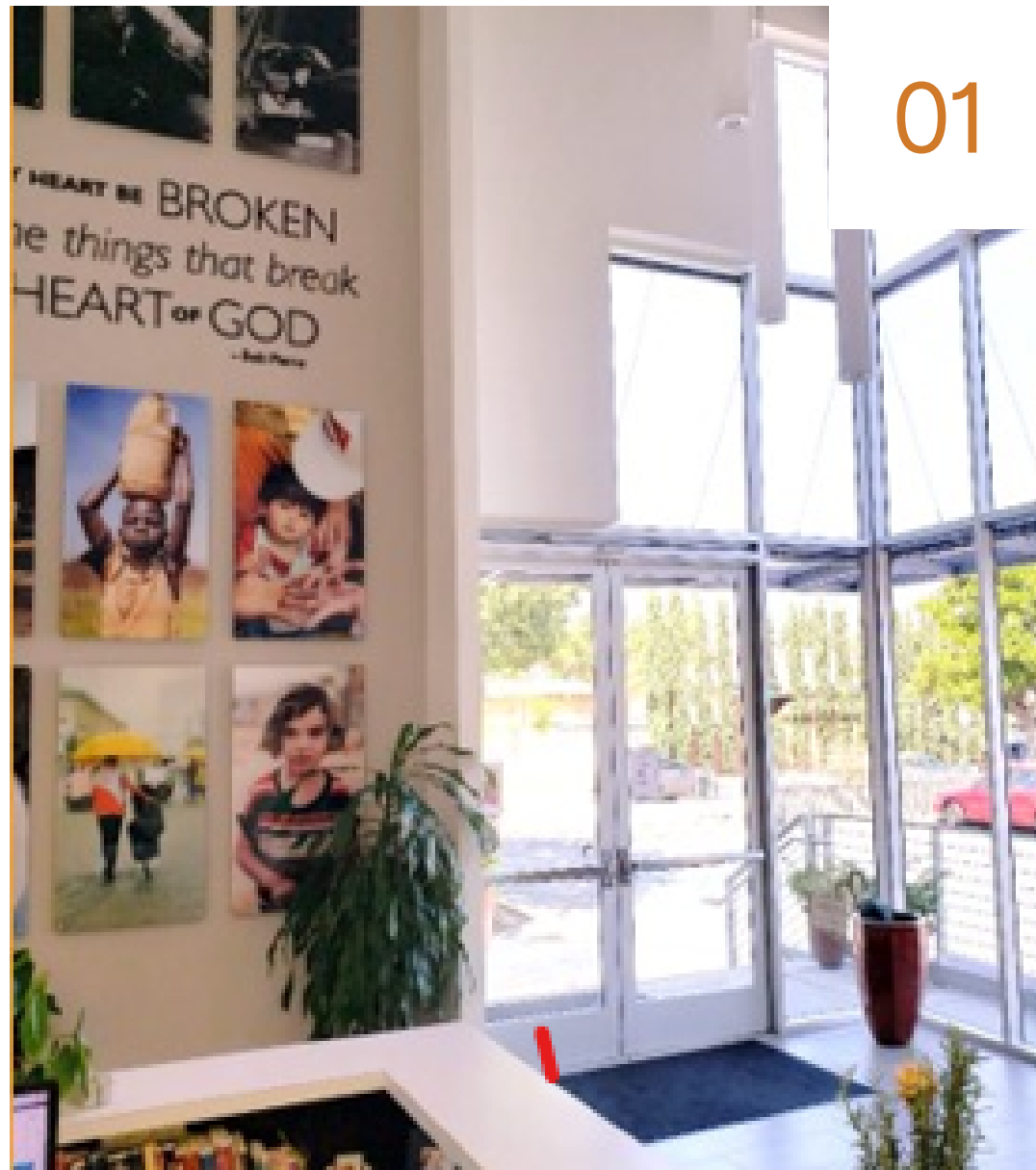
HOTELS NEAR BY



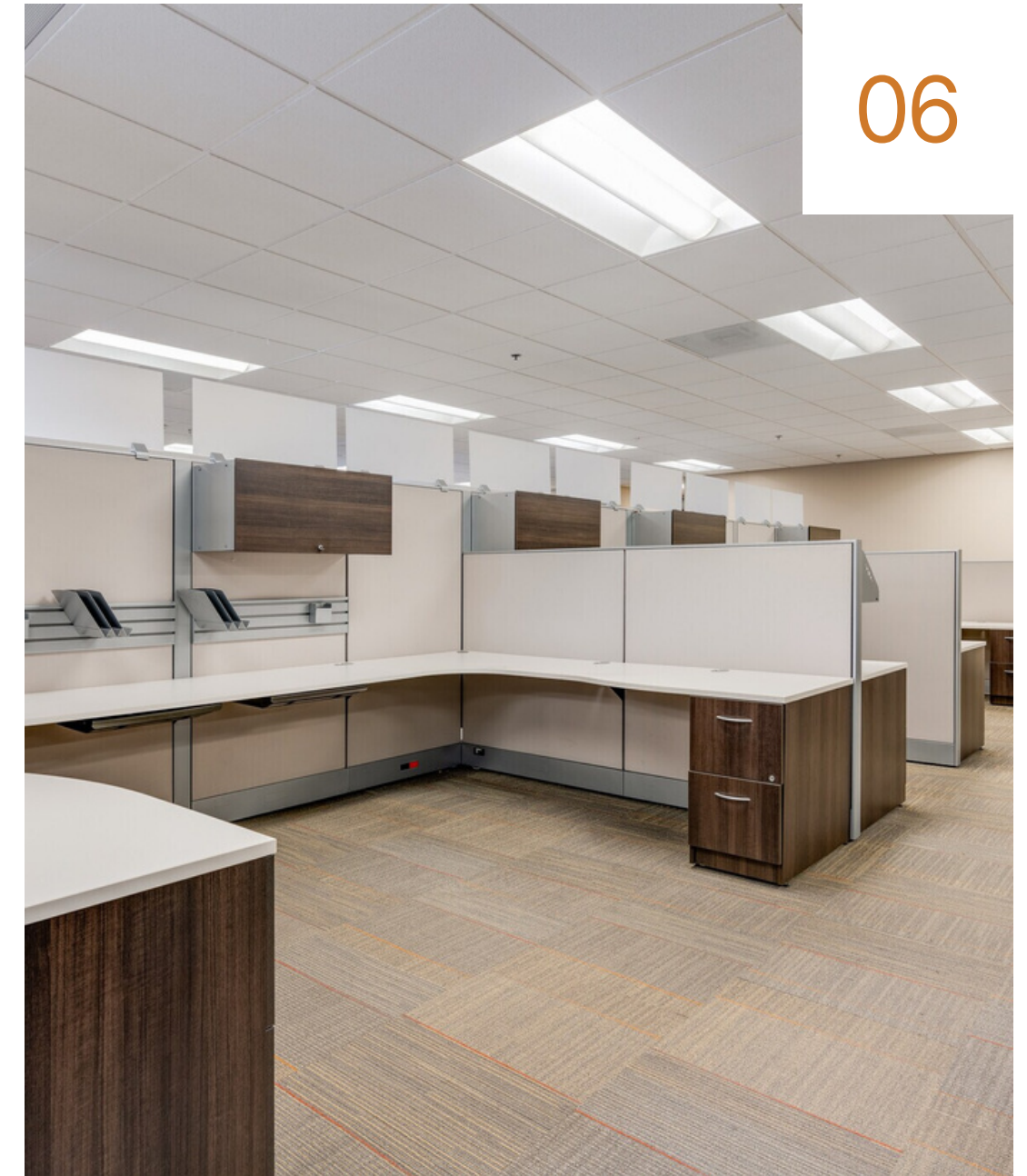
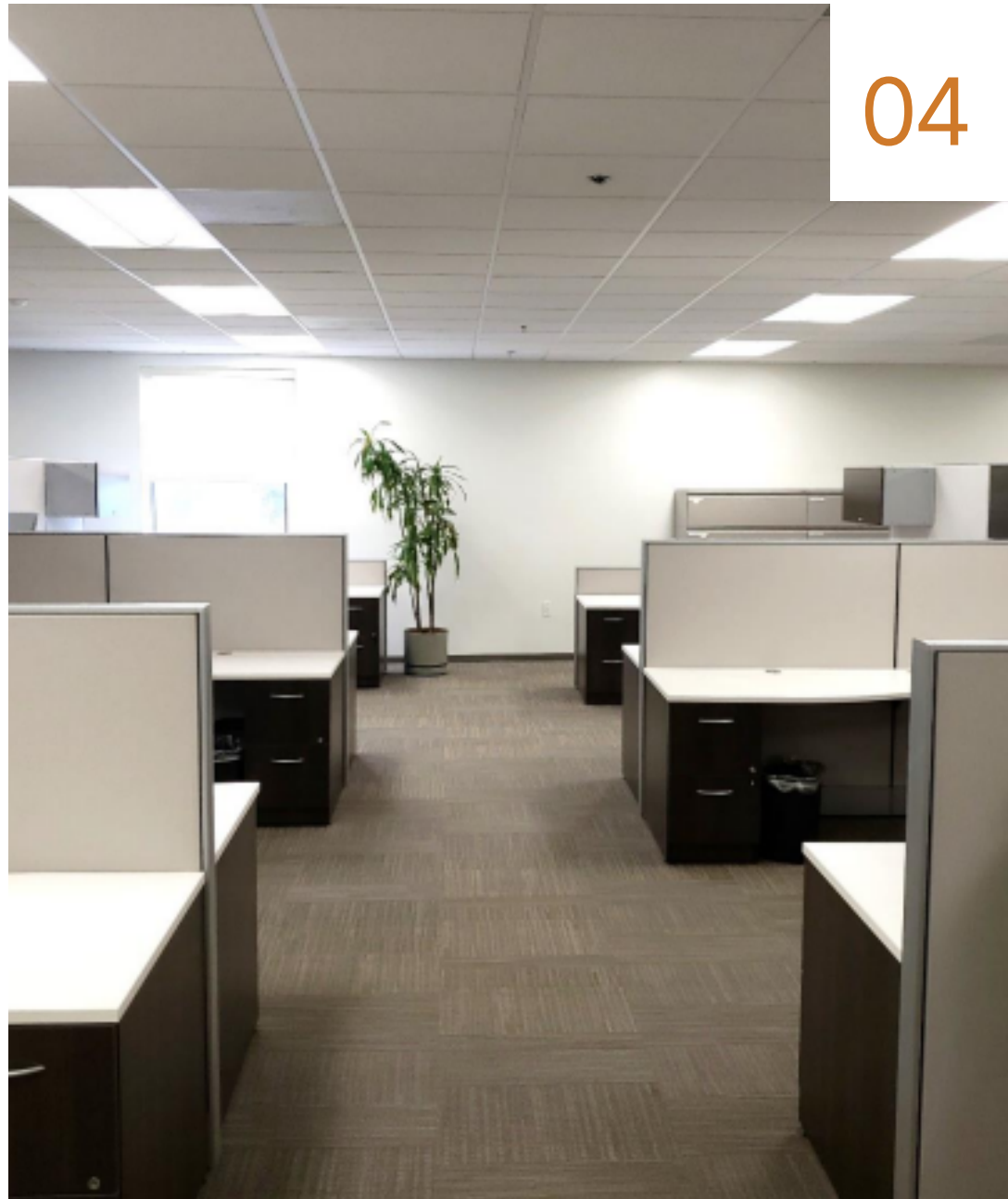
- Open floor plan
- Conferencing facilities
- Fully carpeted
- Kitchen facilities
- Elevator Access



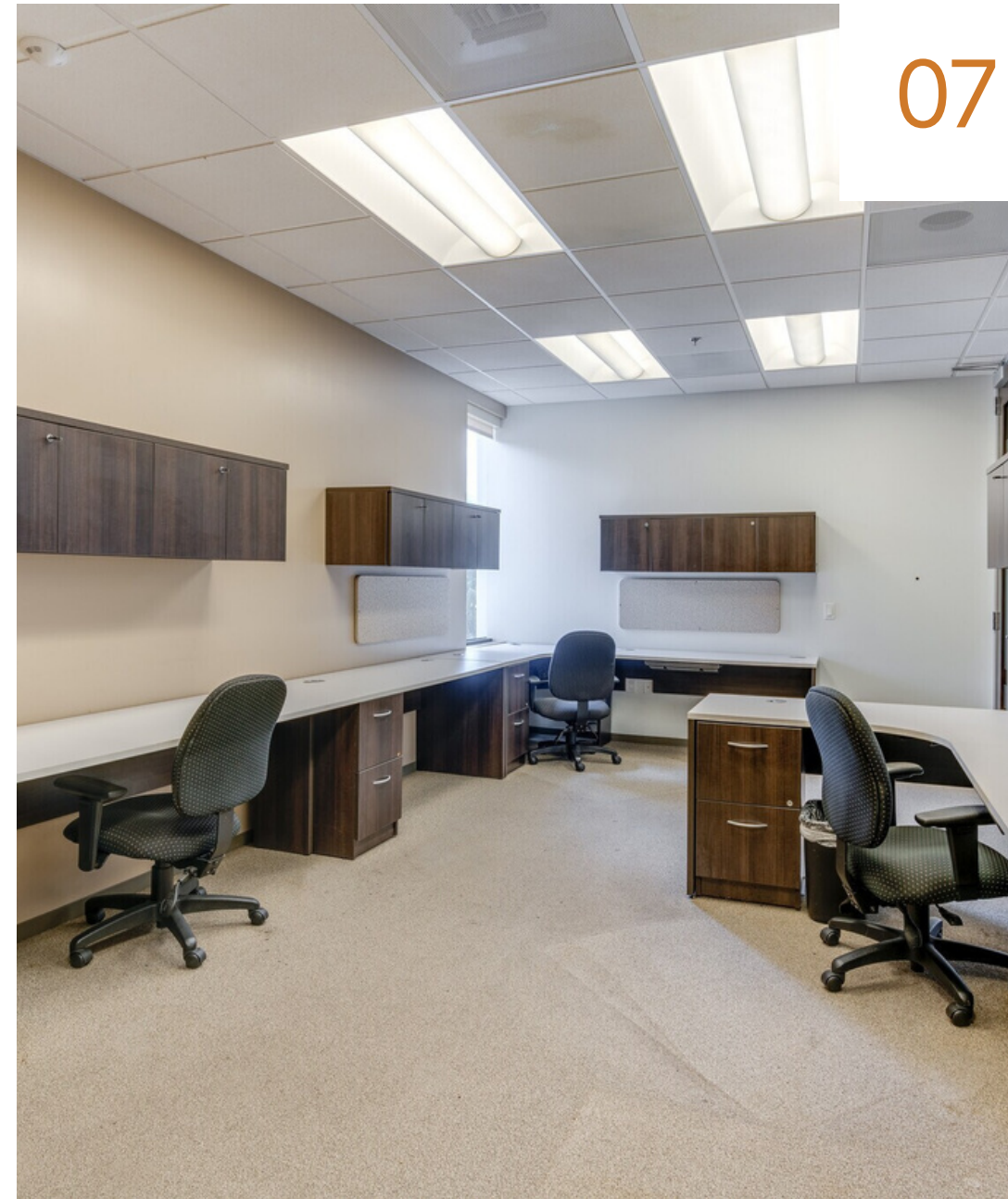
Front Desk/Lobby/Waiting Area



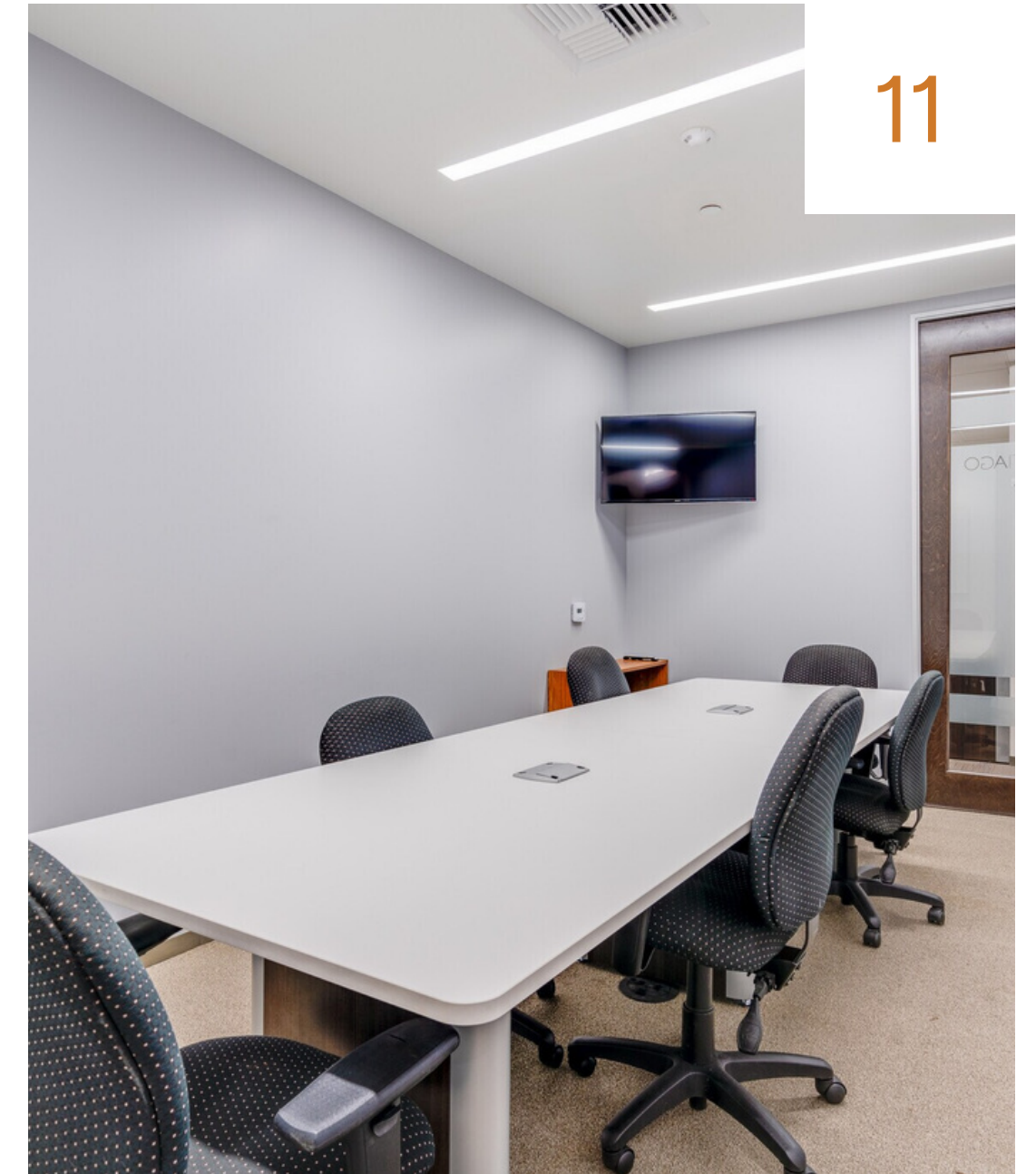
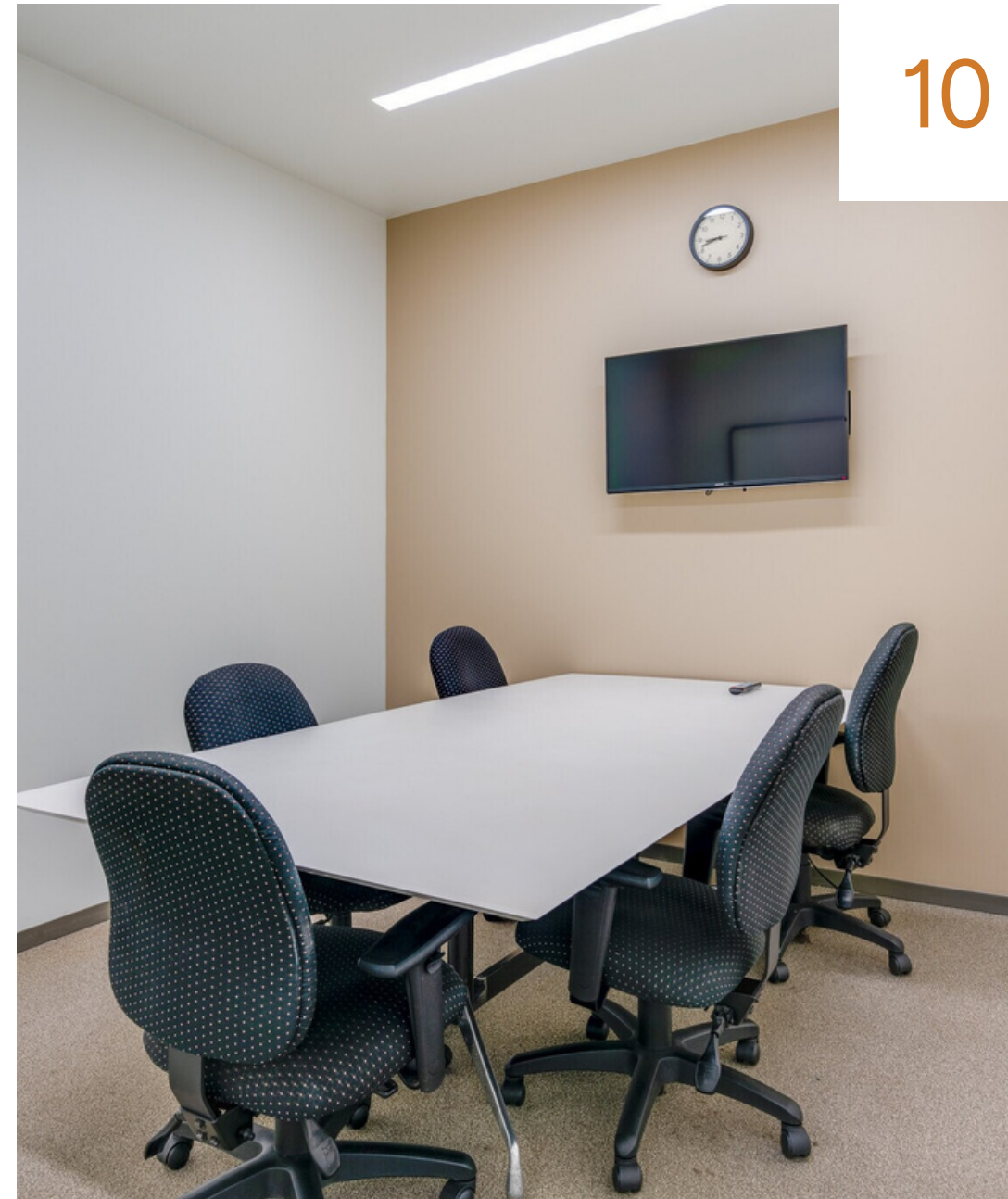
Open Office Space



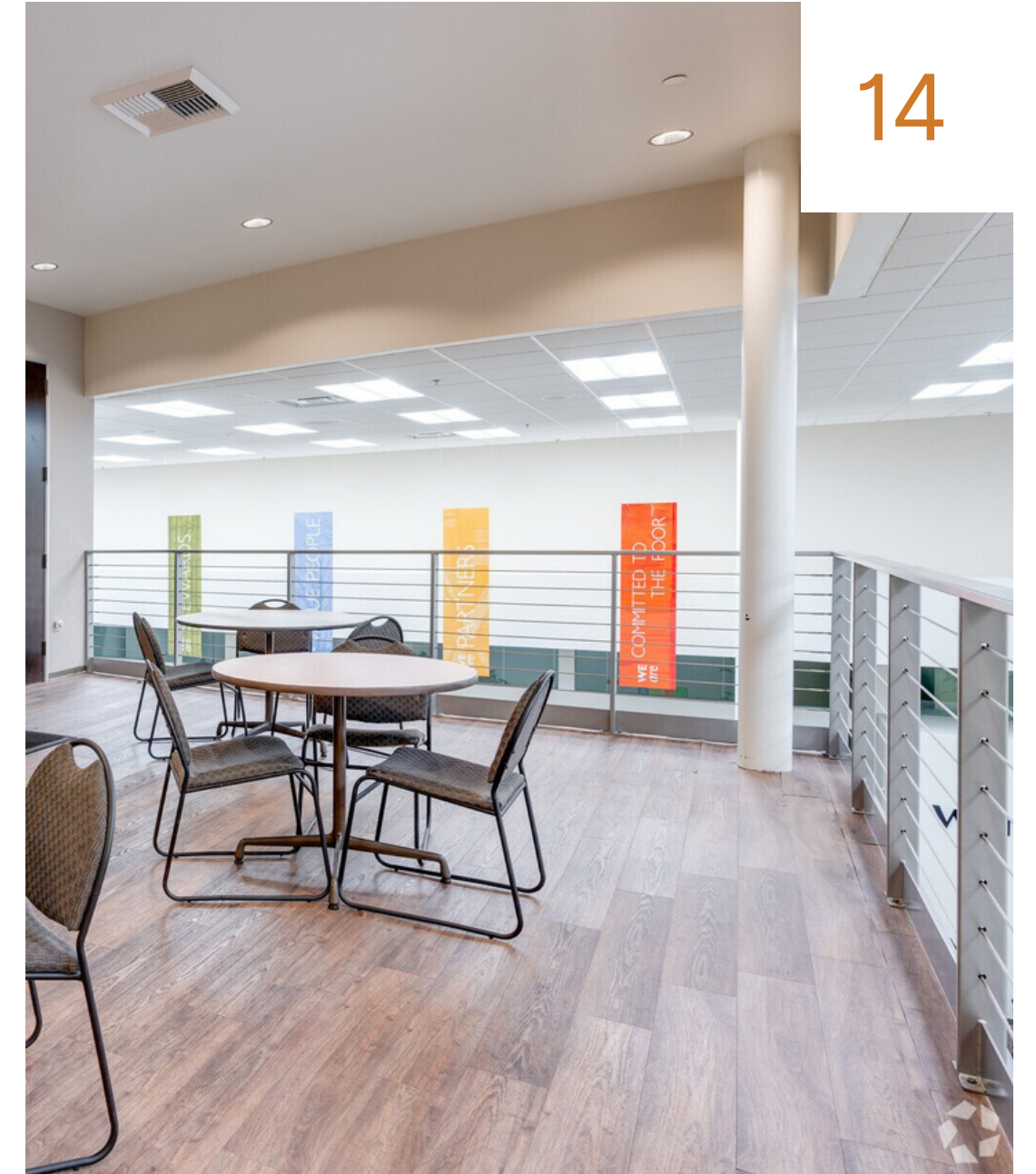
Open Office Space (continued)



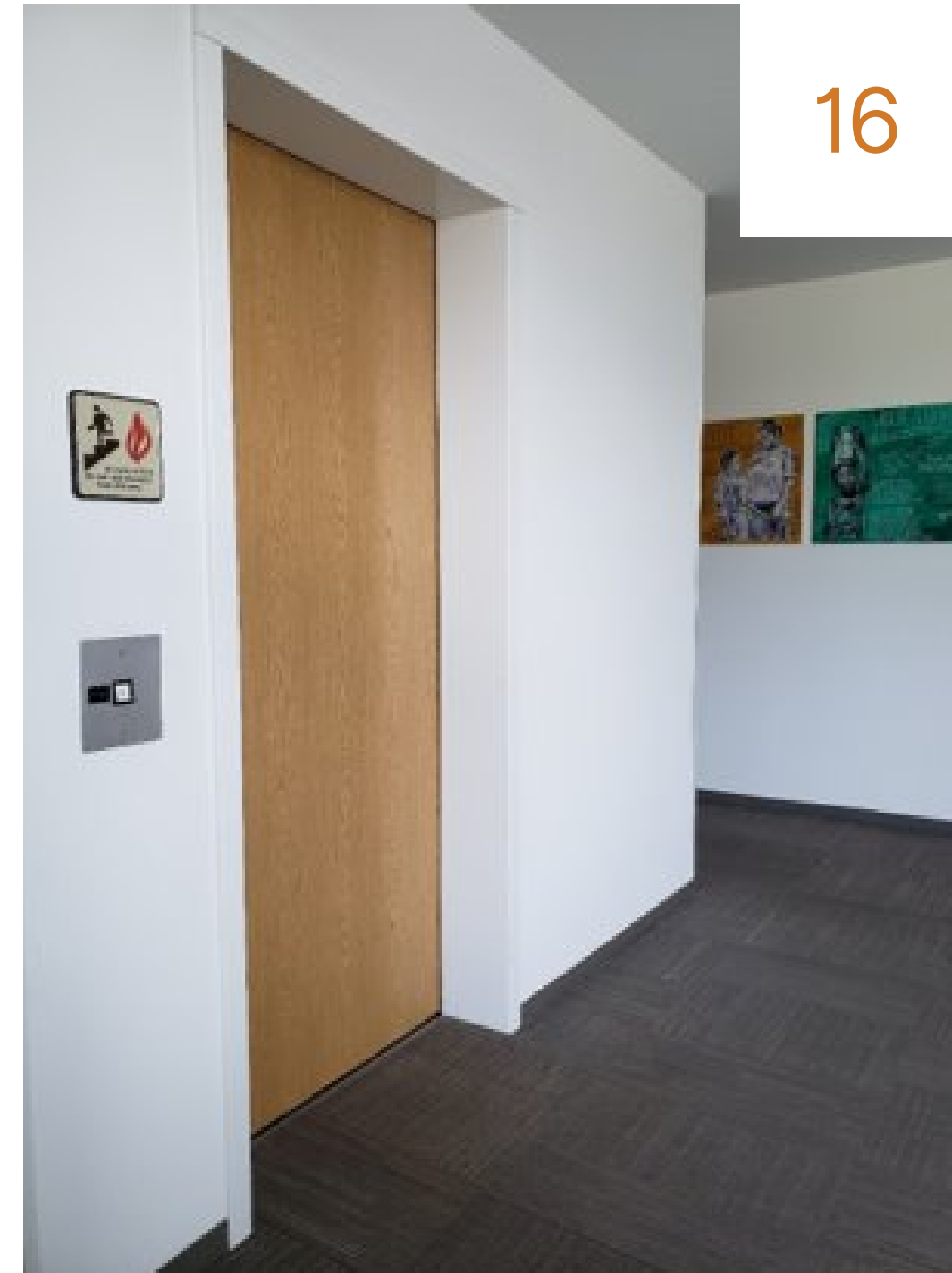
Conference Rooms



Coffee Station & Kitchen



Elevator Access (Front & Back)



Patio & Parking





Contact details

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