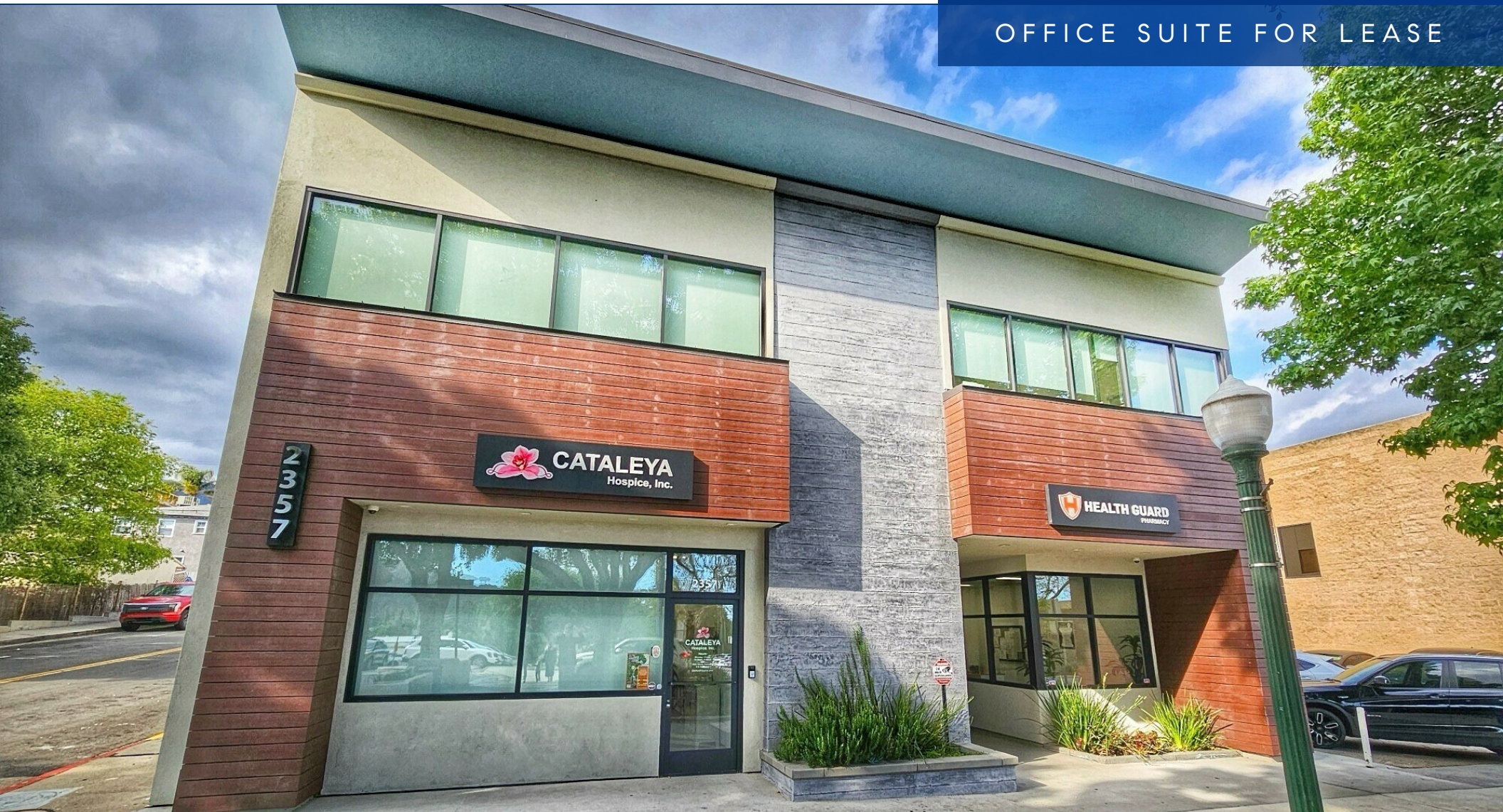




2355 HONOLULU AVENUE #2357

MONTROSE, CA 91020

OFFICE SUITE FOR LEASE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com
MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com
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2355-2357 HONOLULU AVENUE #2357

MONTROSE, CA 91020



OFFERING SUMMARY

Lease Rate: \$4,850.00 Per Month (NNN)*
\$2.89 SF/MO+
*NNN @ \$0.42 SF/MO

Available SF: 1,680 SF

Building Size: 8,682 SF

Lot Size: 7,737 SF

PROPERTY OVERVIEW

Rare opportunity to lease approximately 1,680 SF of ground-floor retail/office space in the heart of Montrose along the highly desirable Honolulu Avenue corridor. The suite offers excellent street visibility, prominent signage exposure, abundant natural light, a private restroom, and one dedicated parking space.

The flexible floor plan is well suited for a variety of retail, professional office, service, showroom, wellness, or creative uses. Surrounded by popular restaurants, boutiques, coffee shops, and neighborhood amenities, the location benefits from strong pedestrian activity and a vibrant local business community.

This is an excellent opportunity for businesses seeking a prime Montrose location with immediate occupancy potential.

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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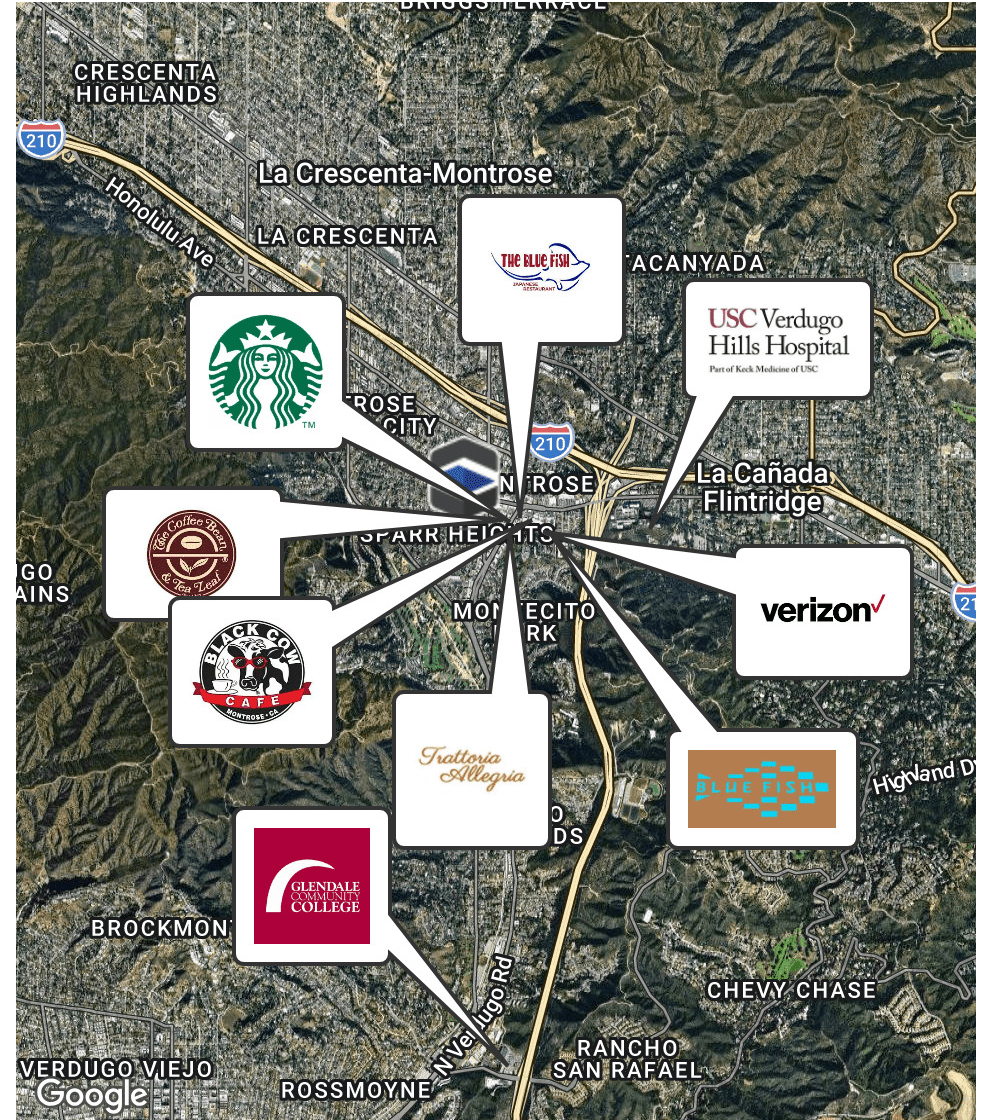
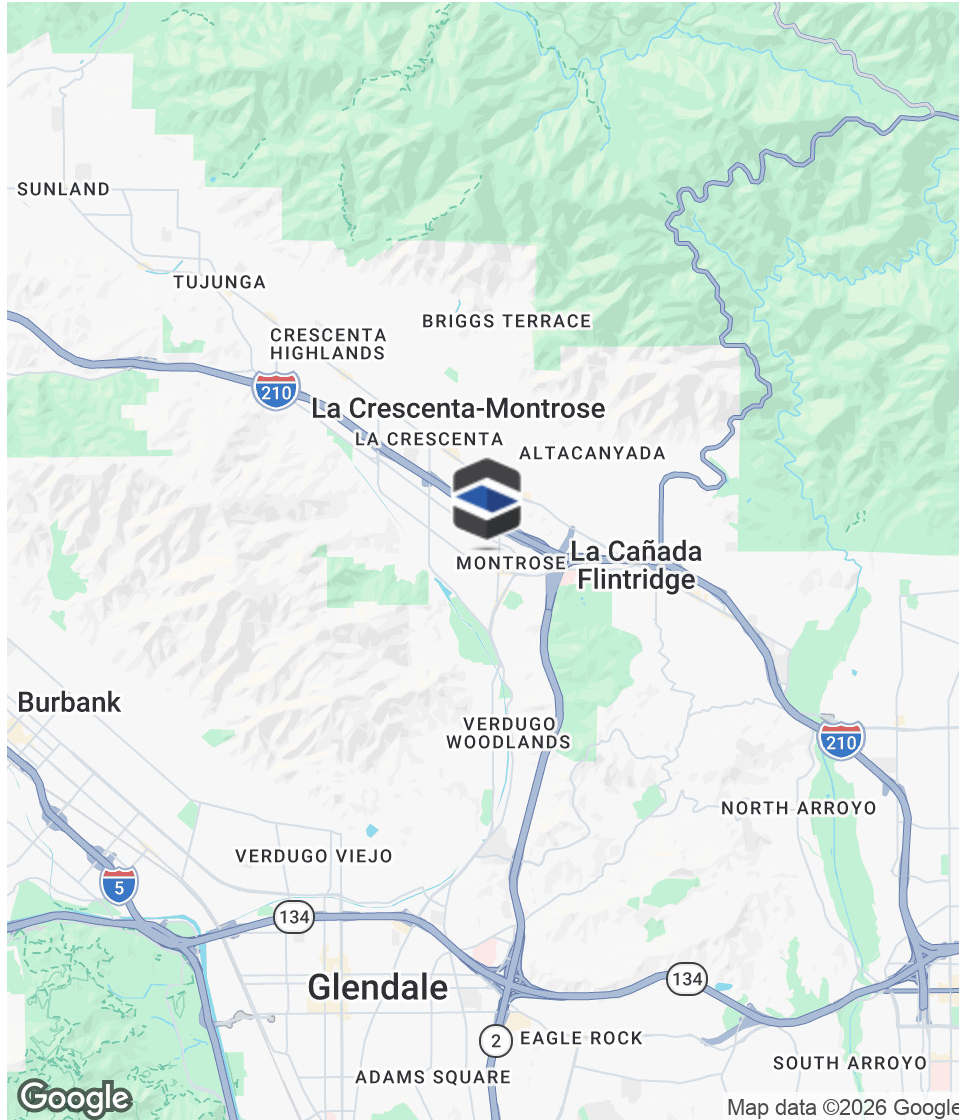
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