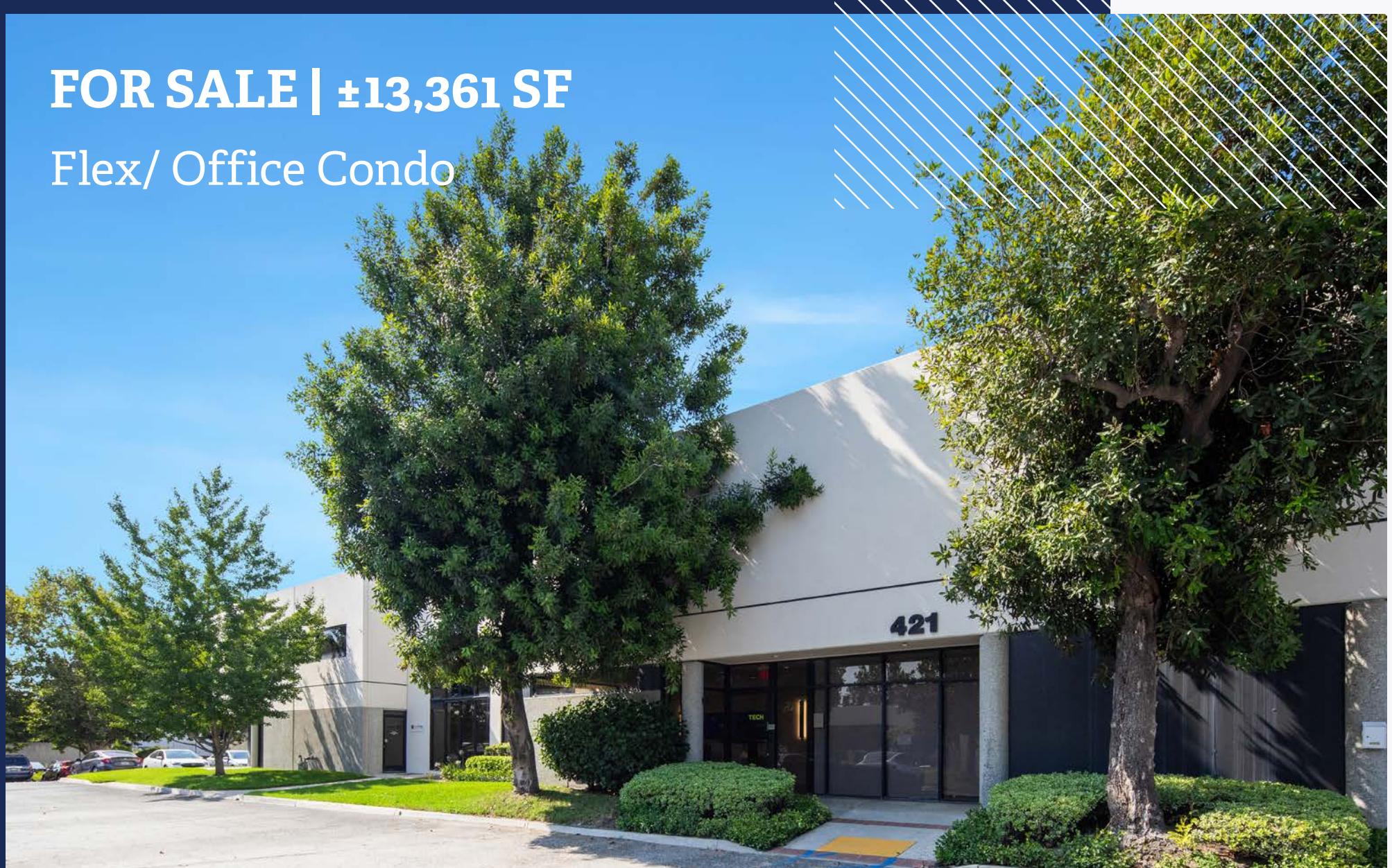


**FOR SALE | ±13,361 SF**

Flex/ Office Condo



**421 E Huntington Drive, Monrovia, CA**

**Colliers**

# PROPERTY INFO

**Property Address** 421 Huntington Drive Monrovia, CA 91016

**APN** 8515-006-068

**Property Type** Flex Office

**Building SF**  
TOTAL SF: ±13,361 SF  
1st Floor - 10,121 SF  
Mezzanine - 3,240 SF

**Land SF** ±52,529 SF (1.74 Acres)

**Building Height** 22'

- Parking is common and shared with 3 other units.
- Total Parking Spaces - 106
- Reserved Parking - 4 Spaces

**Year Built** 1984; Interior Improvements in 2021

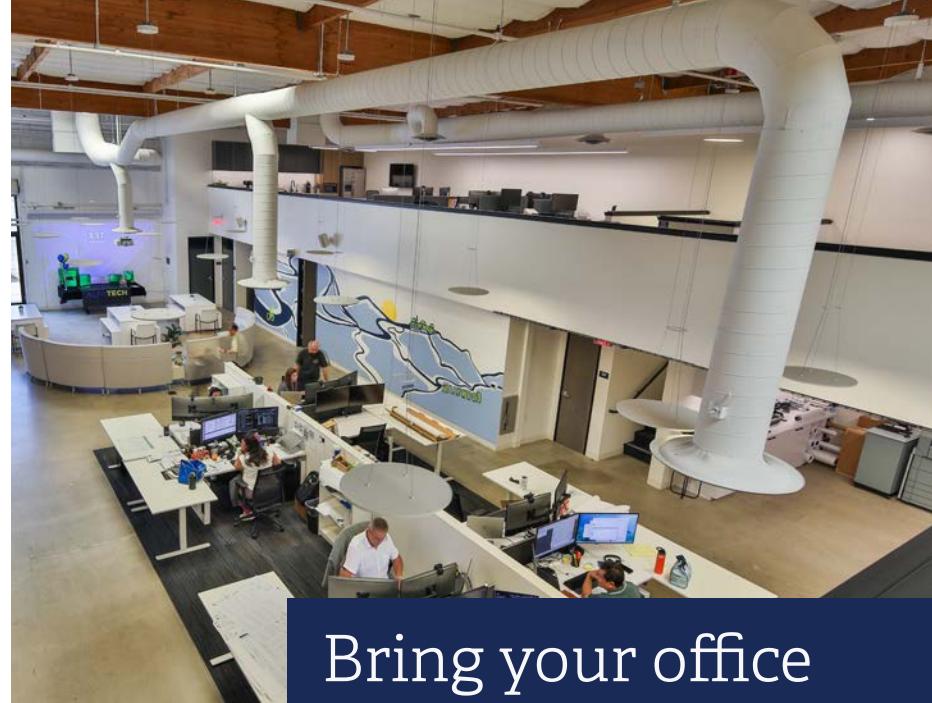
**Tenancy** Vacant

**Power** 400 Amps/ 208V 3 Phase

**HVAC** 100% throughout

- 10' x12'Ground Level Roll Up in Rear of Building
- Dock High loading can be created in front of building.

**Zoning** O/ RD/ LM



Bring your office vision to life!

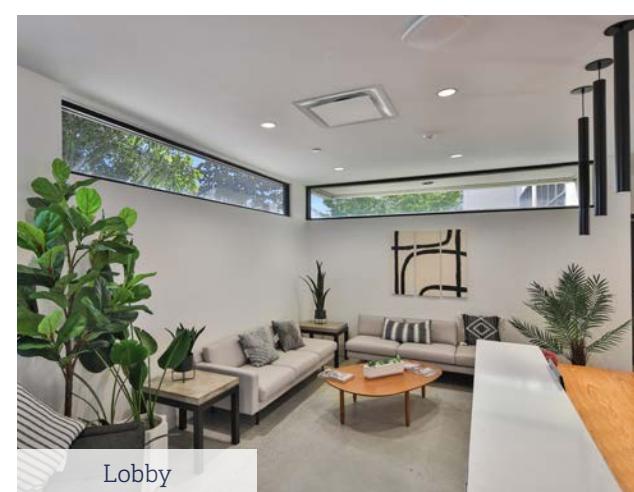
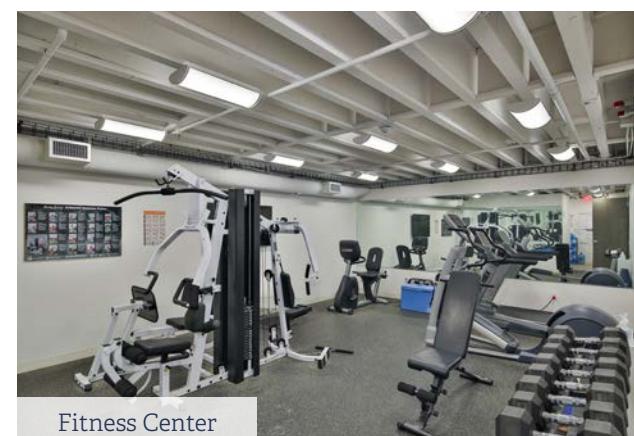
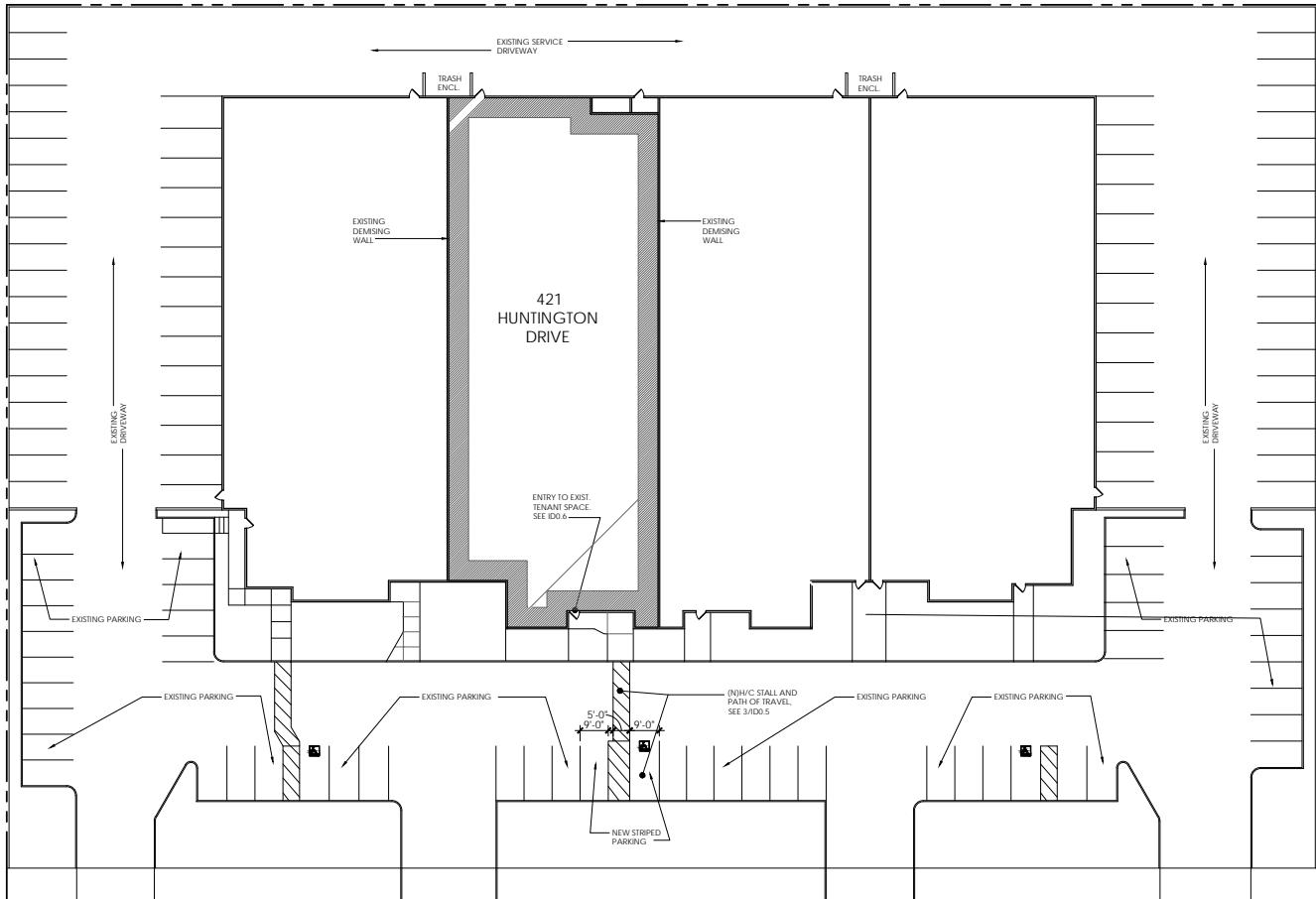
- Efficient open layout with exposed ceiling
- Fully Permitted Mezzanine
- Modern office finishes in 2021
- Private fitness center
- Large surface parking lot with ample parking
- Capability to install a ground level roll up loading door in the front of the building with double door loading in the rear.
- Monthly Association Dues \$750

Asking Price

**\$4,490,000**

# SITE PLAN

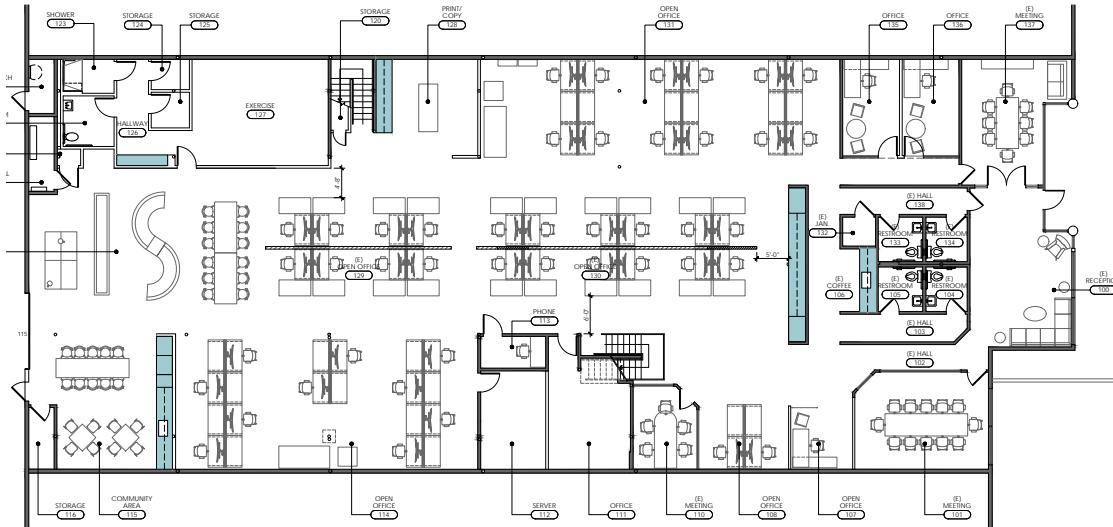
Available 13,361 RSF



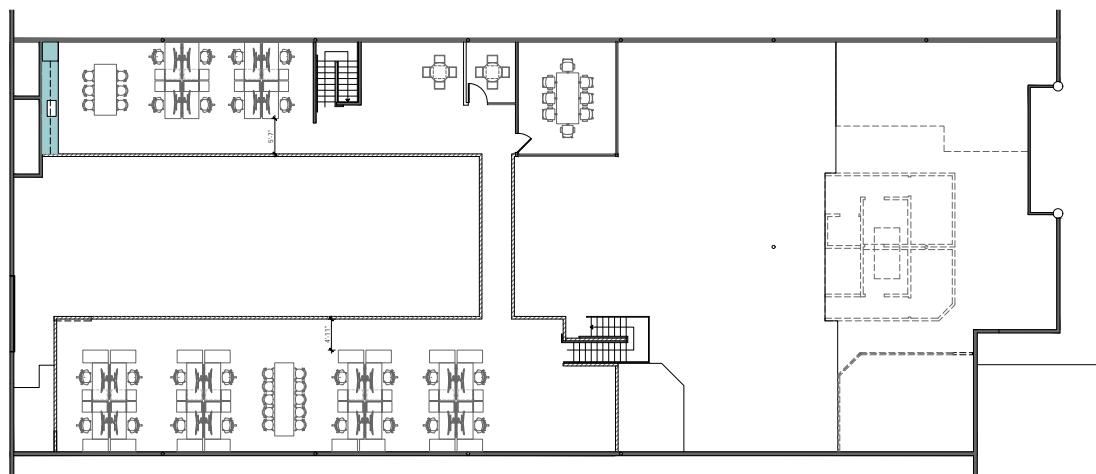
# FLOOR PLAN

Available 13,361 RSF

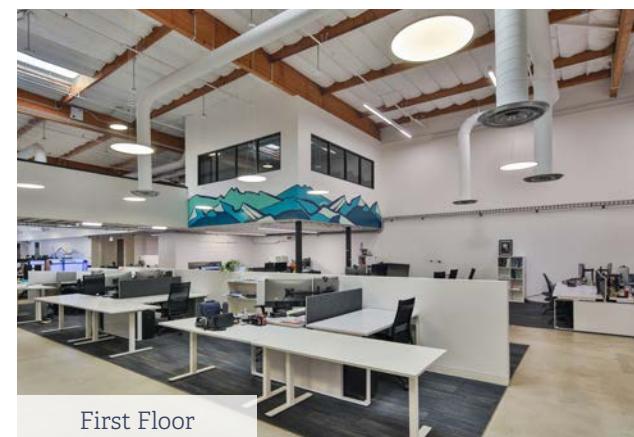
1<sup>ST</sup> FLOOR  
10,121 SF



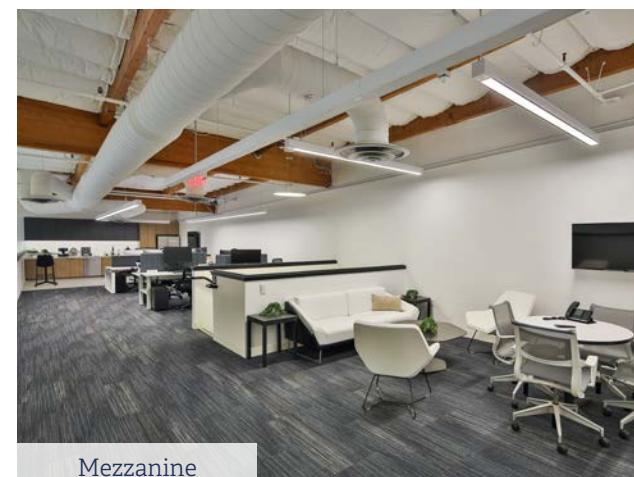
MEZZANINE  
3,240 SF



Conference room



First Floor



Mezzanine

421 E HUNTINGTON DRIVE

# AERIAL MAP





**For Sale**

**421 E Huntington Drive  
Monrovia, CA 91016**

**13,361 SF  
Flex/ Office Condo**

**Shadd Walker SIOR**

Sr. Executive Vice President  
CA License No. 01253297  
Direct: +1 213 532 3242  
Mobile: +1 626 488 9081  
shadd.walker@colliers.com

---

**Colliers**

505 North Brand Blvd  
Suite 1120  
Glendale, CA 91203  
+1 213 627 1214

**Colliers**

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.