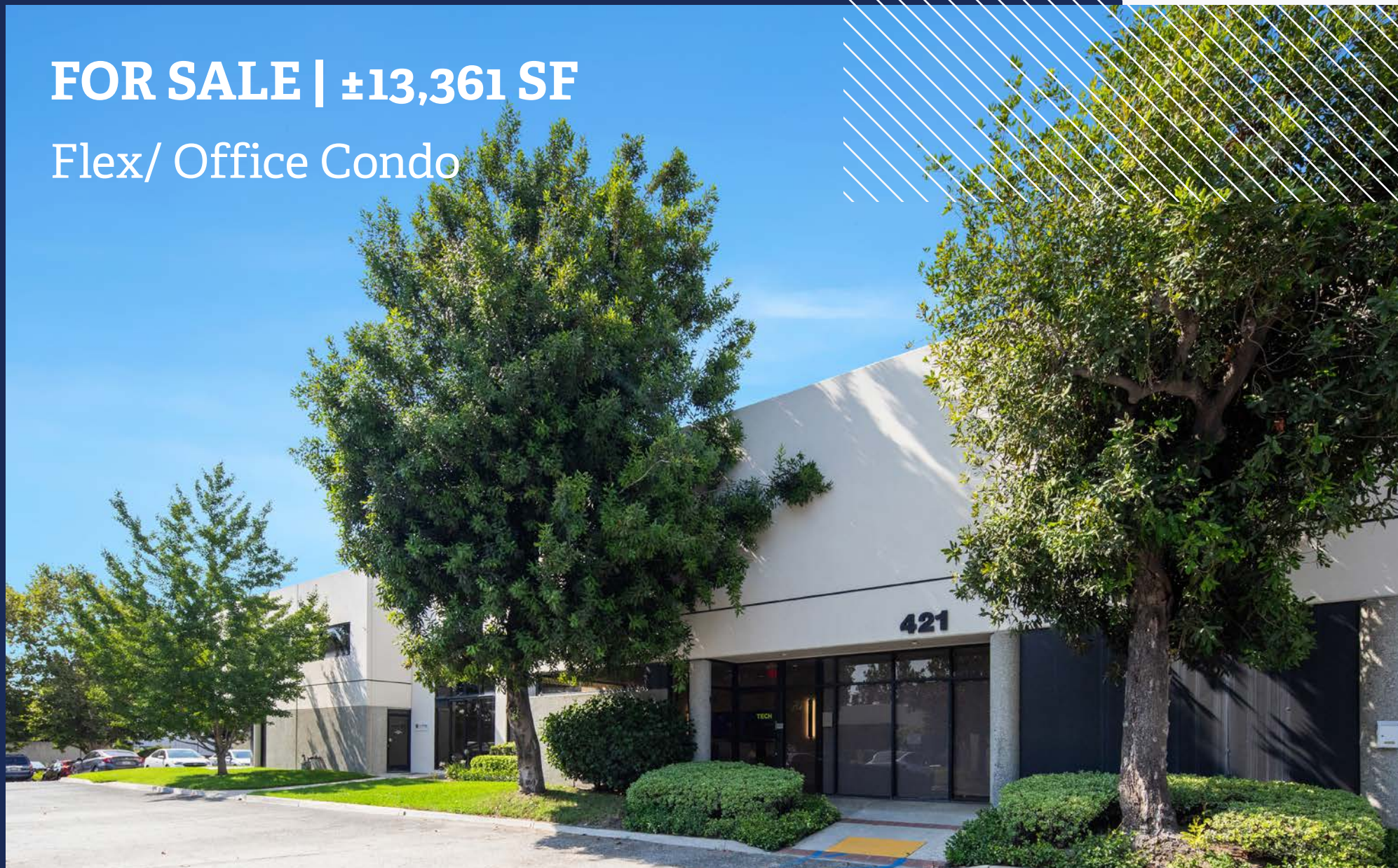


FOR SALE | ±13,361 SF

Flex/ Office Condo



421 E Huntington Drive, Monrovia, CA

Colliers

421 E HUNTINGTON DRIVE

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	<ul style="list-style-type: none">• 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
Loading	<ul style="list-style-type: none">• 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

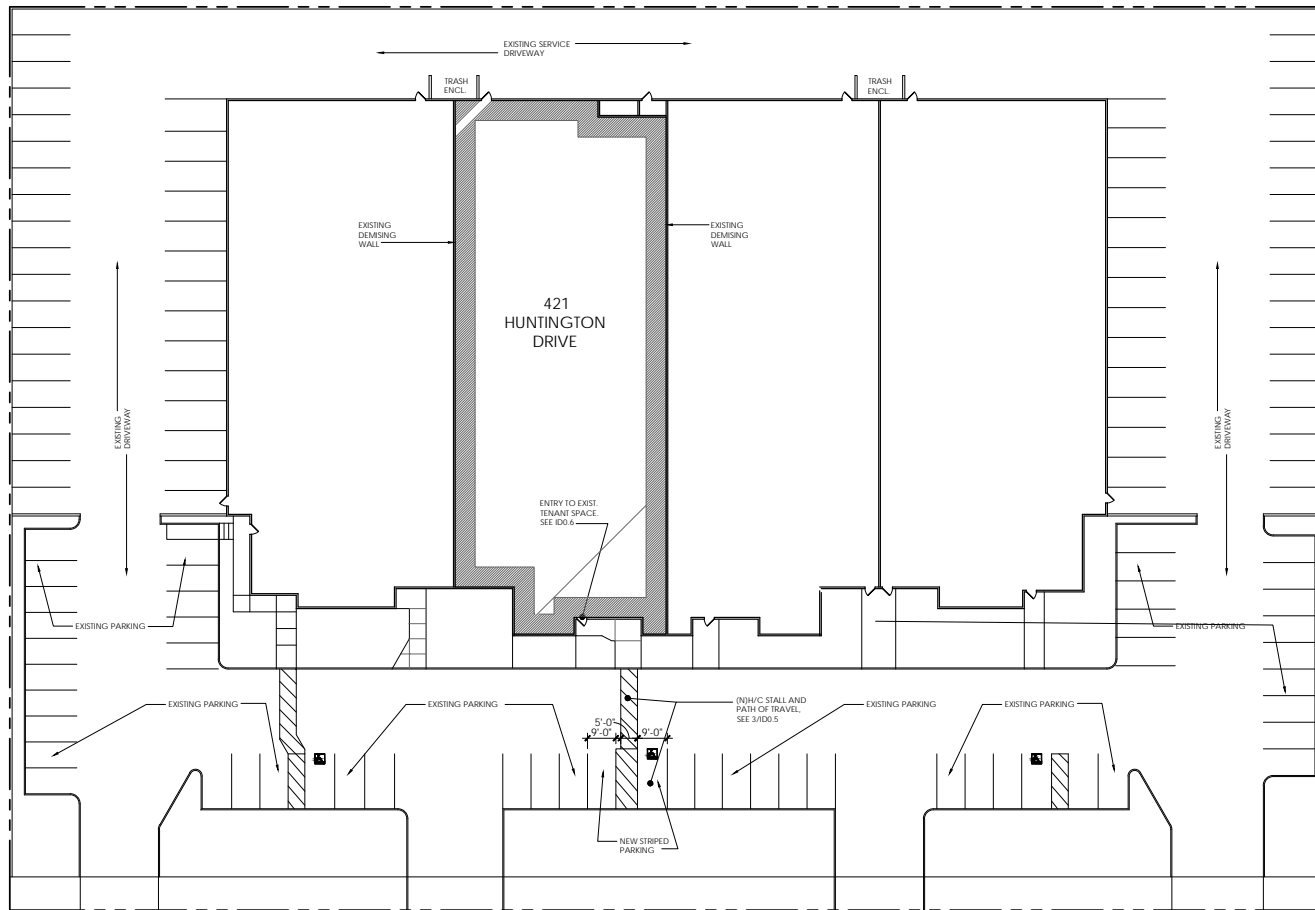
Asking Price

\$4,490,000

421 E HUNTINGTON DRIVE

SITE PLAN

Available 13,361 RSF



Kitchen



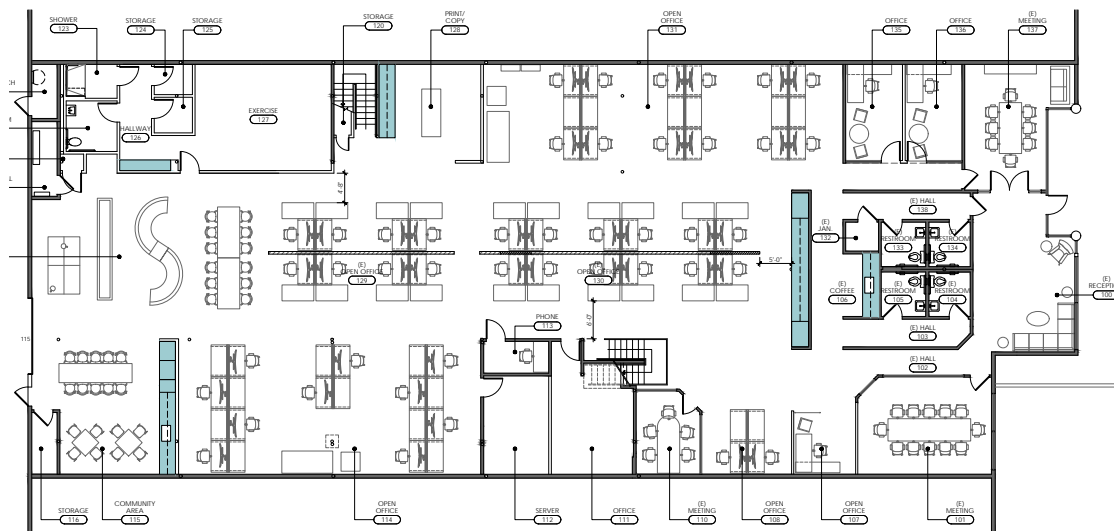
Fitness Center



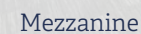
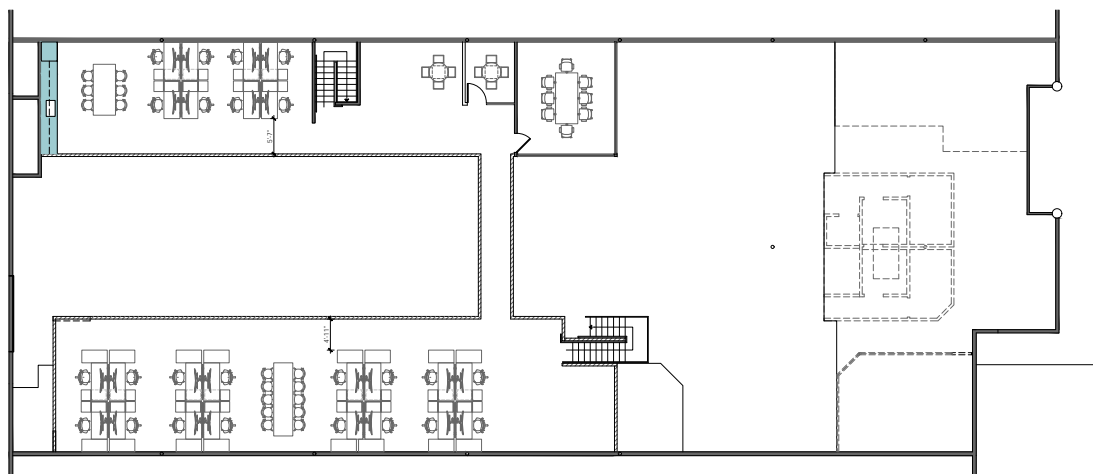
Lobby

FLOOR PLAN

1ST FLOOR
10,121 SF



MEZZANINE
3,240 SF



421 E HUNTINGTON DRIVE

AERIAL MAP





For Sale

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

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

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