

For Lease

MONROVIA
INNOVATION CENTER
@ 181 W. HUNTINGTON



PROPERTY Highlights

BUILDING SPECS

Address 181 W. Huntington Dr.
Monrovia, CA 91016

Building Size 106,000 SF

Lot Size 4.27 Acres

Floors 2

Typical Floor Size 53,000 SF

Year Built 2001

Parking 3.74 per 1,000 SF

Available SF Suite 112 - 6,864 RSF
Suite 208 - 9,503 RSF

Price PSF \$2.85 PSF FSG



HIGHLIGHTS

- Modern Office Building with Above Standard Finishes
- Prominent Lobby Entrance with Full Height Glass
- Professionally Managed and Well Maintained
- Central Location on the Hard Corner of Huntington Dr. and Myrtle Ave.



Amenity rich location near hotels, restaurants and retail



Multiple fiber providers, ample power availability and back up power generator



Located at the entrance of Old Towne Monrovia



Signature landscape design

SUITE 112

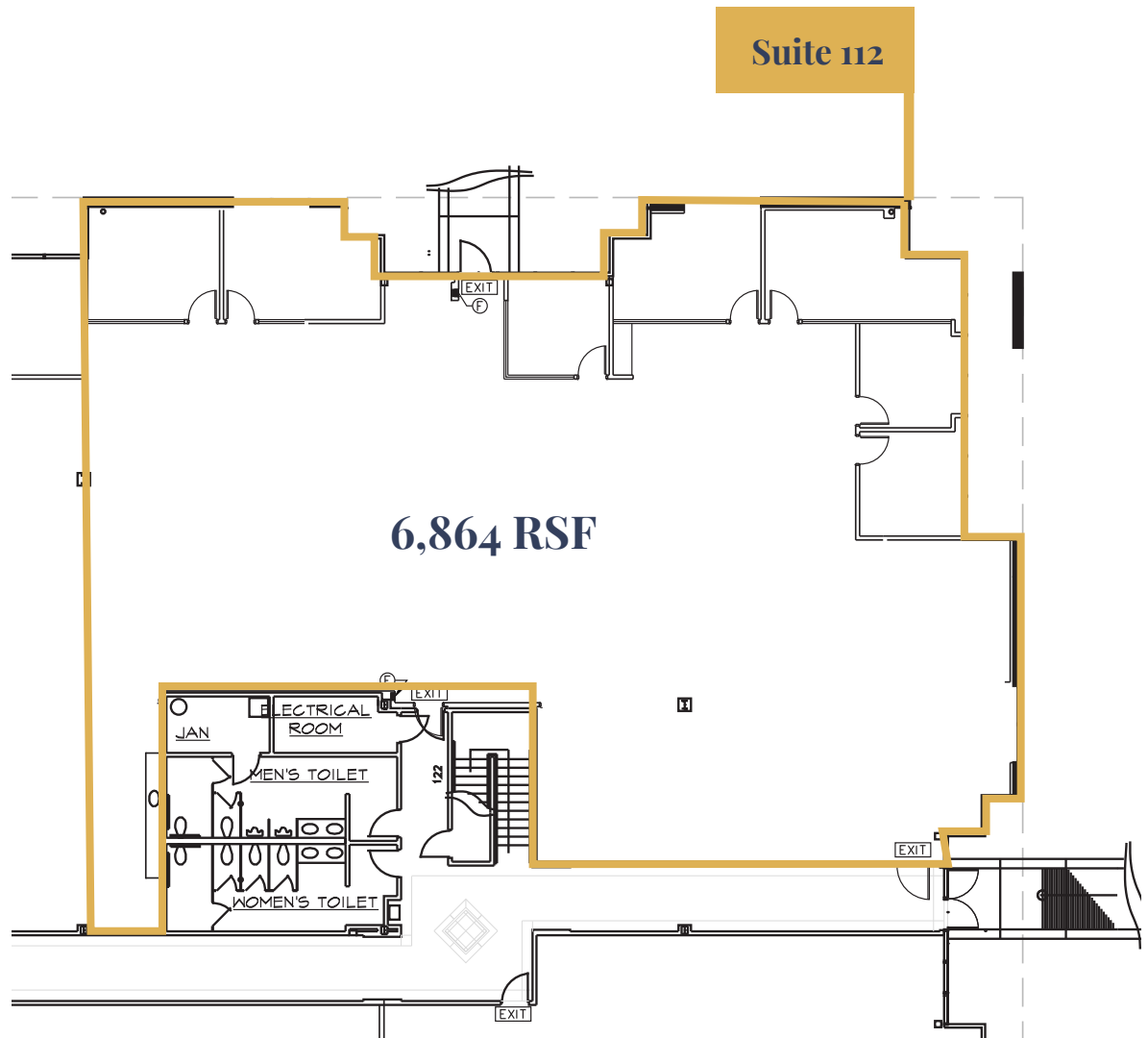
Highlights

Suite 112

Total Available: 6,864 RSF

Lease Rate: \$2.85 PSF FSG

Availability: Immediate



SUITE 208

Highlights

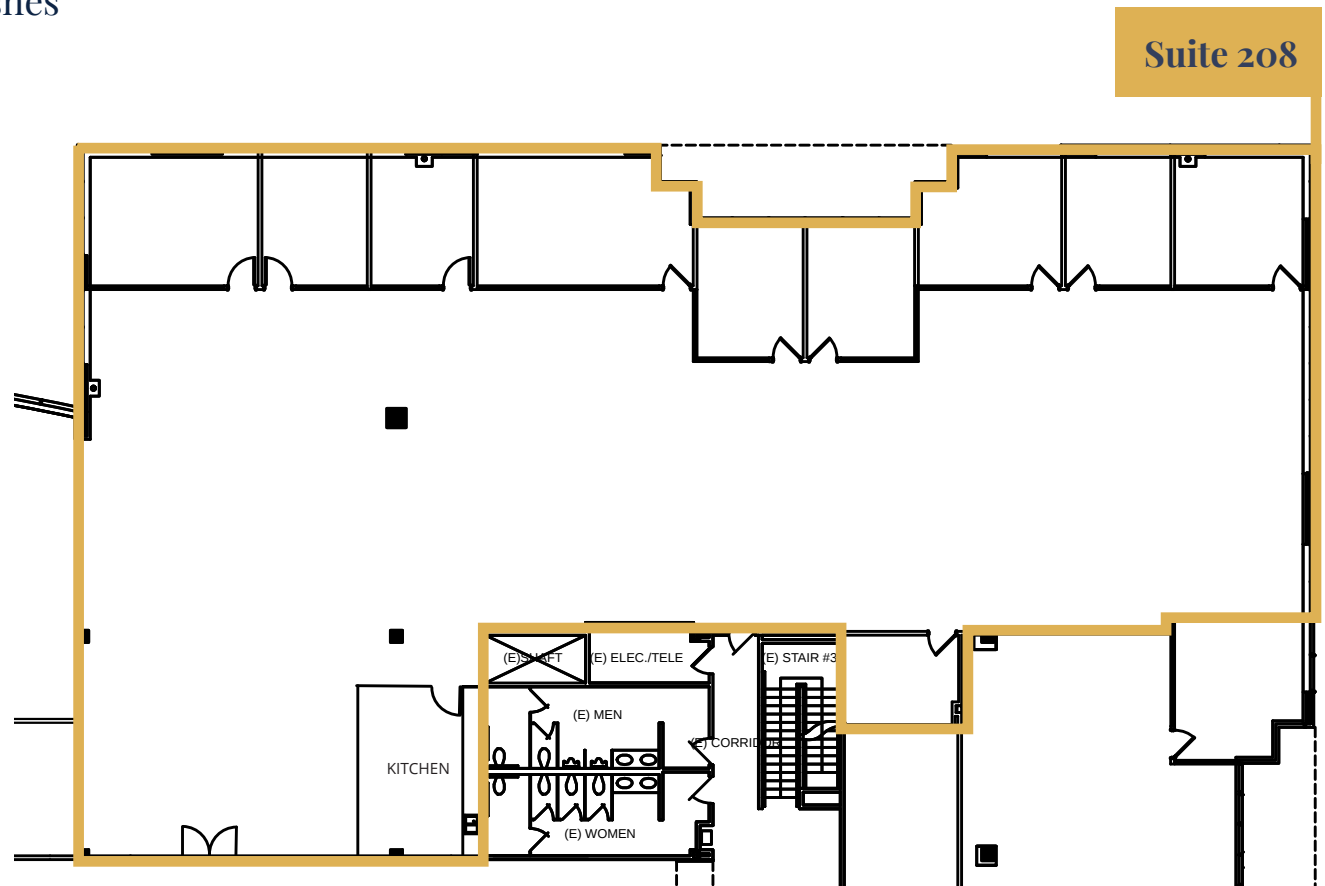
- Northeast Mountain Views
- Efficient Layout with Perimeter Offices and Open Interior
- Above-Standard Building Finishes
- Double Door Entry

Suite 208

Total Available: 9,503 RSF

Lease Rate: \$2.85 PSF FSG

Availability: Immediate



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181 W Huntington Dr.
Monrovia, CA 91016

Owned & Managed by



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Private Developers. Strategic Partners.

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