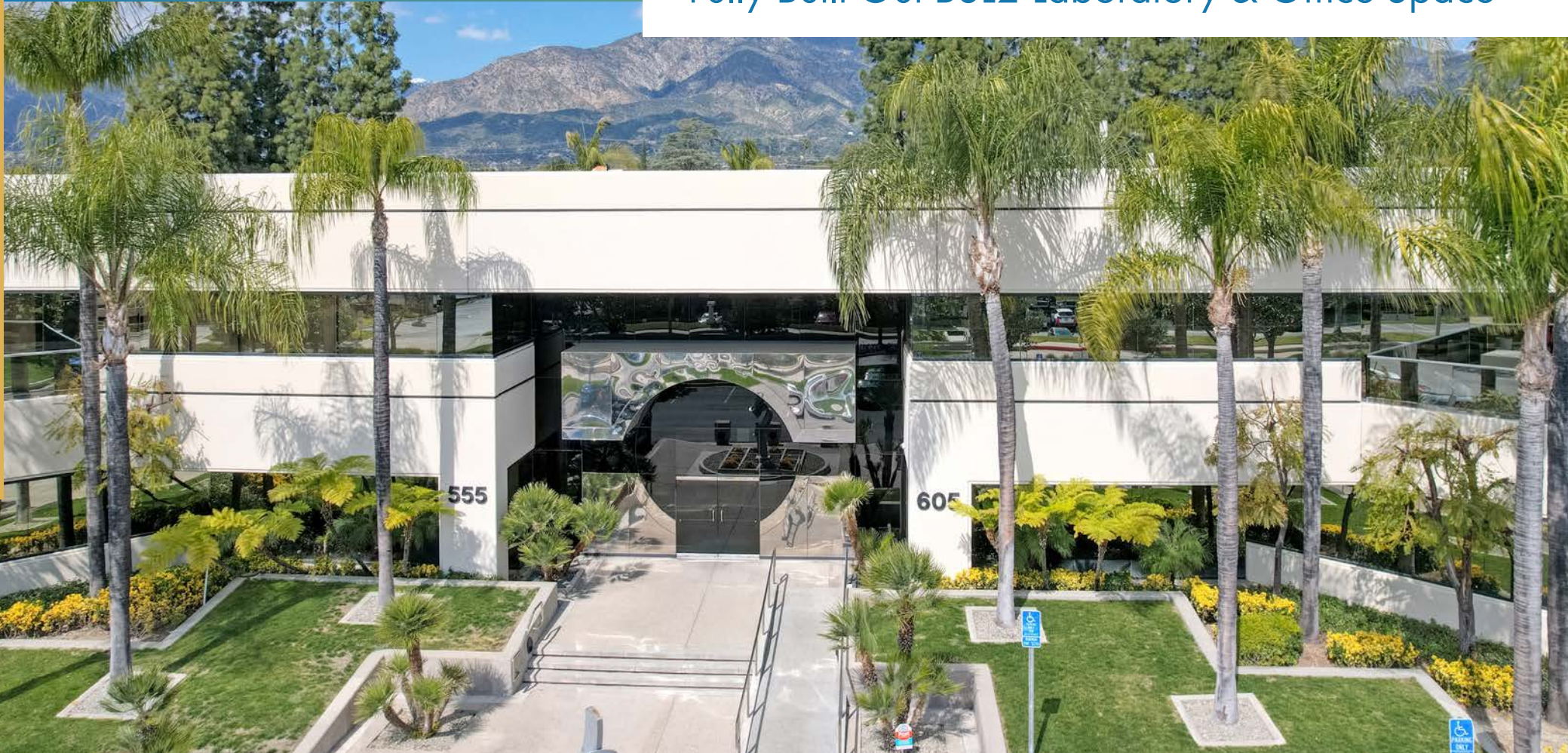


MONROVIA
INNOVATION CENTER
@ 605 E. HUNTINGTON DR

For Lease

2,851 SF – 23,441 SF

Fully Built Out BSL2 Laboratory & Office Space



PROPERTY Highlights

BUILDING SPECS

Address	605 E. Huntington Dr. Monrovia, CA 91016
Campus Size	254,000 SF 3 Buildings
Lot Size	3.99 Acres
Floors	2
Typical Floor Size	67,950 SF
Year Built	1985-1987
Parking	3.30 per 1,000 SF Structured & Surface
Available:	Suite 100 - 23,441 SF - Lab Suite 101 - 2,851 SF Suite 203 - 6,664 SF



LABORATORY & OFFICE FEATURES

- Fully Built out BSL2 Lab that was completed in 2021
- Flexible Layout that is Compatible with Multiple Lab Uses
- Existing Loading Door for Shipping /Receiving and Storage
- Clear Height 15'
- 4,000 Amps of Power
- Suite 100 is 50% Lab 50% Office
- Lab Areas are rated ISO 7
- Water Filtration System with 92-gallon Internal Reservoir
- Dedicated HVAC with 100% Outside Air and No Cross Contamination
- Back Up Generator

SUITE 100

Floor Plan

Address: 605 E. Huntington Dr.

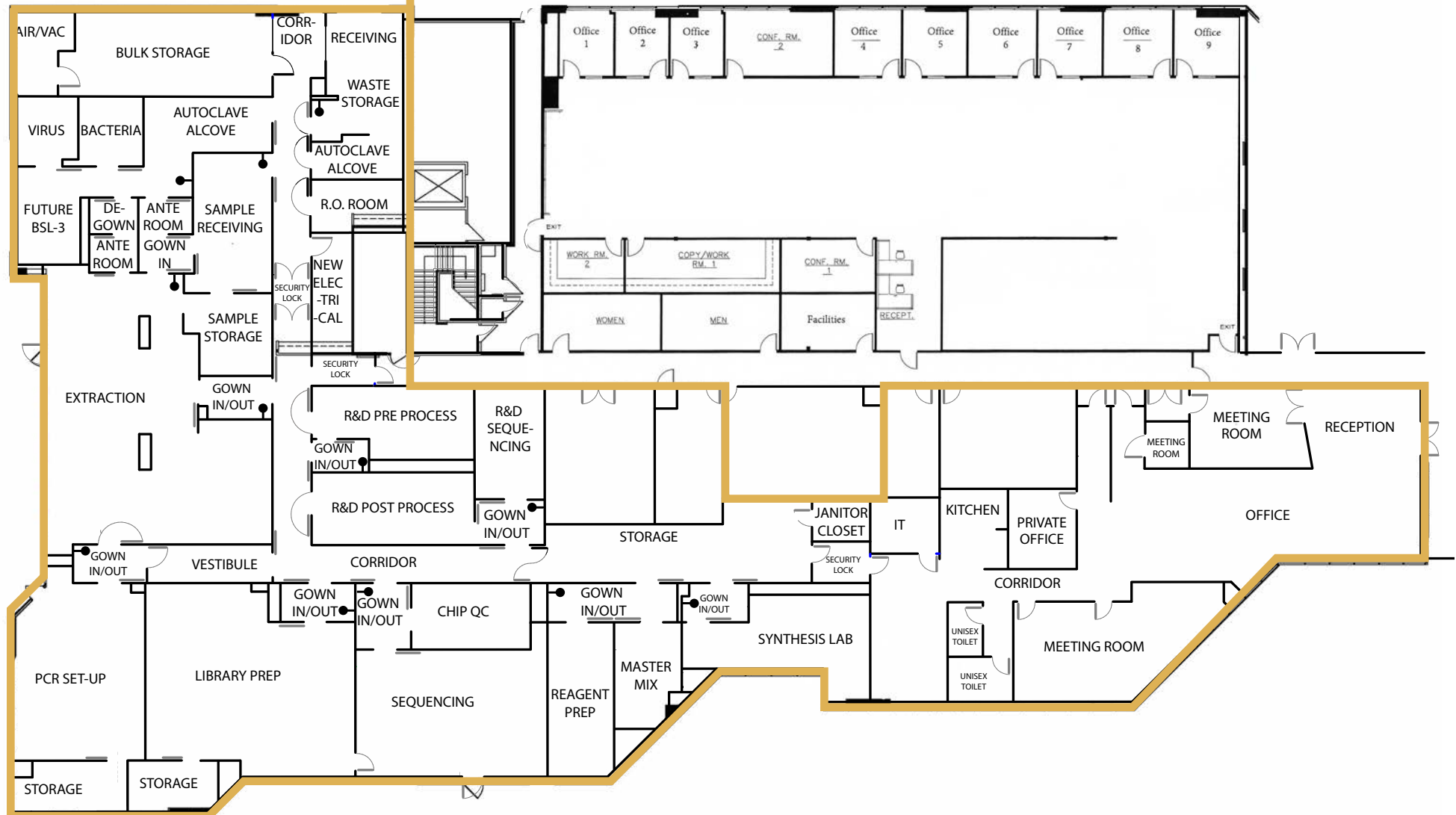
Suite: 100 - Lab

Total Available: 23,441 SF

Lease Rate: Negotiable

Availability: Now

Suite 100

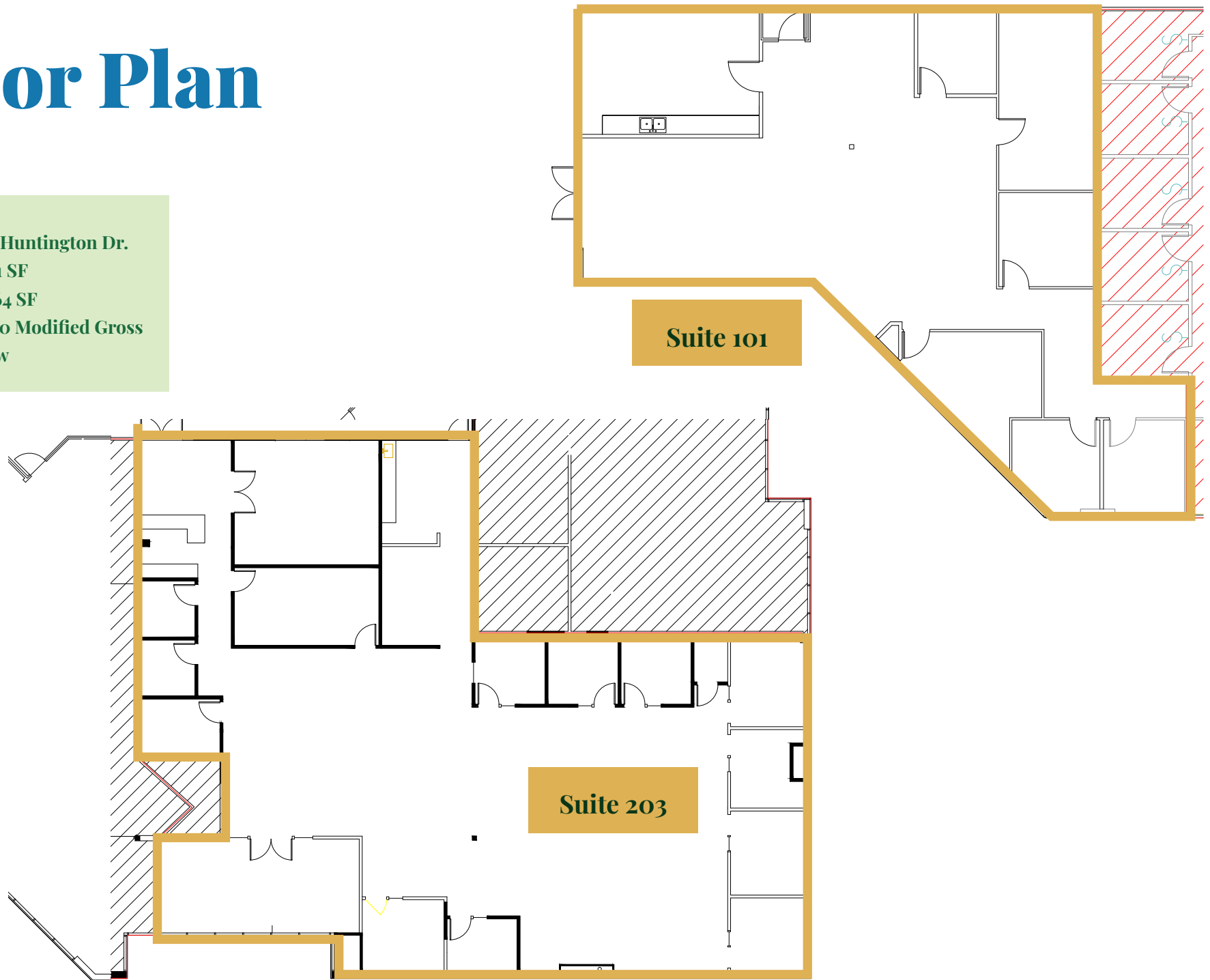


SUITE 100 Photos



Floor Plan

Address: 605 E. Huntington Dr.
Suite: 101 - 2,851 SF
Suite: 203 - 6,664 SF
Lease Rate: \$2.50 Modified Gross
Availability: Now



For Lease

605 E. Huntington
Monrovia, CA 91016

Owned & Managed by



Samuelson & Fetter LLC
Private Developers. Strategic Partners.

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