

MONROVIA
INNOVATION CENTER

@ 406-408 E. HUNTINGTON

@ 604 E. HUNTINGTON

For Lease



PROPERTY

Highlights

BUILDING SPECS

Address(es)	406-408 E. Huntington Dr. 604 E. Huntington Dr. Monrovia, CA 91016
Campus Size	254,000 SF 3 Buildings
Lot Size	2.82 Acres
Floors	2
Year Built	1986
Parking	3.30 per 1,000 SF Reserved Surface
Power	2000 amps 480 V3 Phase
Loading	(2) Ground Level Roll Up Doors 10' X 12'
Clear Height	24'
HVAC	100% Throughout
Available SF	406-408 E. Huntington Dr Suite 204 - 3,825 RSF Suite 206 - 4,105 RSF TOTAL - 7,930 RSF (contiguous) 604 E. Huntington Dr Suite B - 4,060 RSF



HIGHLIGHTS

- 406-408 E. Huntington Dr Suites 204 & 206 can be contiguous up to 7,920 RSF



Full copper
and fiber optic
infrastructure



24' Clear
Height



2000 Amps
of Power
480 V3 Phase



Ample
Parking

406-408 E. HUNTINGTON DR.

Floor Plan

Suite 204

Total Available: 3,825 RSF

Lease Rate: \$2.25 PSF MG

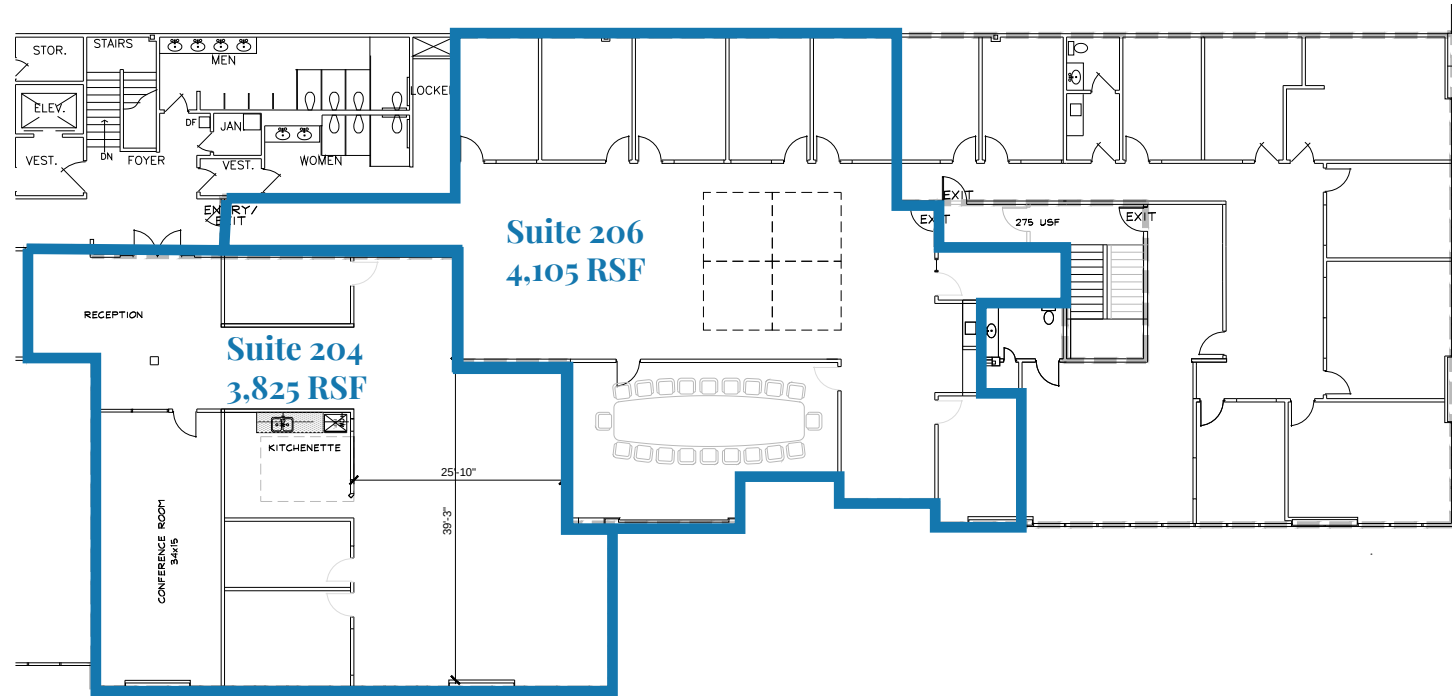
Availability: Now

Suite 206

Total Available: 4,105 RSF

Lease Rate: \$2.25 PSF MG

Availability: Now



* Suites 204 & 206 - contiguous up to 7,930 SF

604 E. HUNTINGTON DR.

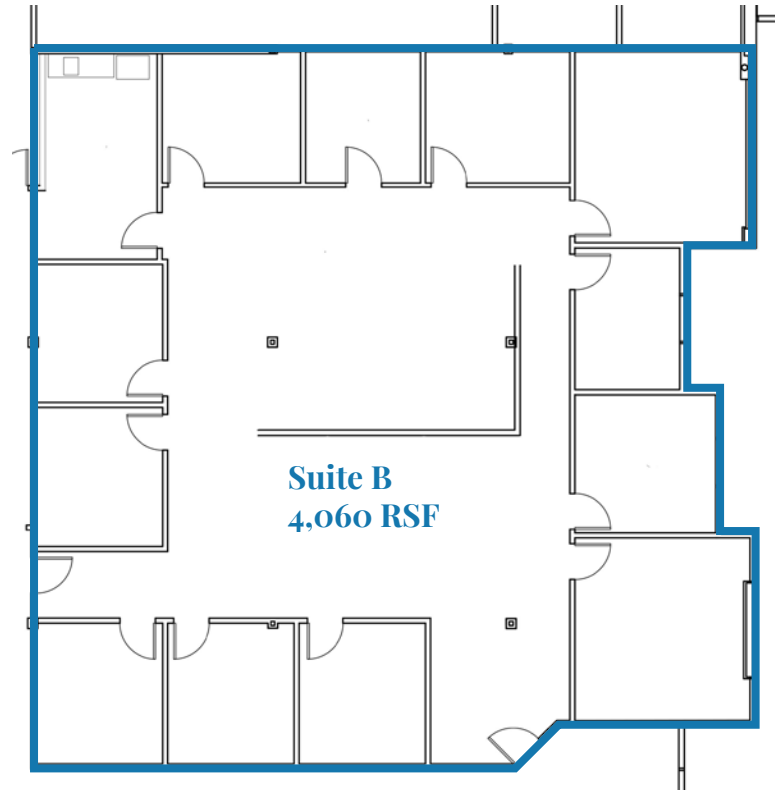
Floor Plan

Suite B

Total Available: 4,060 RSF

Lease Rate: \$2.25 PSF MG

Availability: Sept 1, 2025



For Lease

406-408 E. Huntington
Monrovia, CA 91016

Owned & Managed by



Samuelson & Fetter LLC
Private Developers. Strategic Partners.

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 Boulevard
Suite 1120
Glendale, CA 91203
+1 310 627 1214



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