

MONROVIA
INNOVATION CENTER
@ 181 W. HUNTINGTON

For Lease

Up to 34,758 RSF



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 110 - 25,255 RSF
Suite 208 - 9,503 RSF
TOTAL 34,758 RSF - Divisible to
±5,296 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 110

Highlights

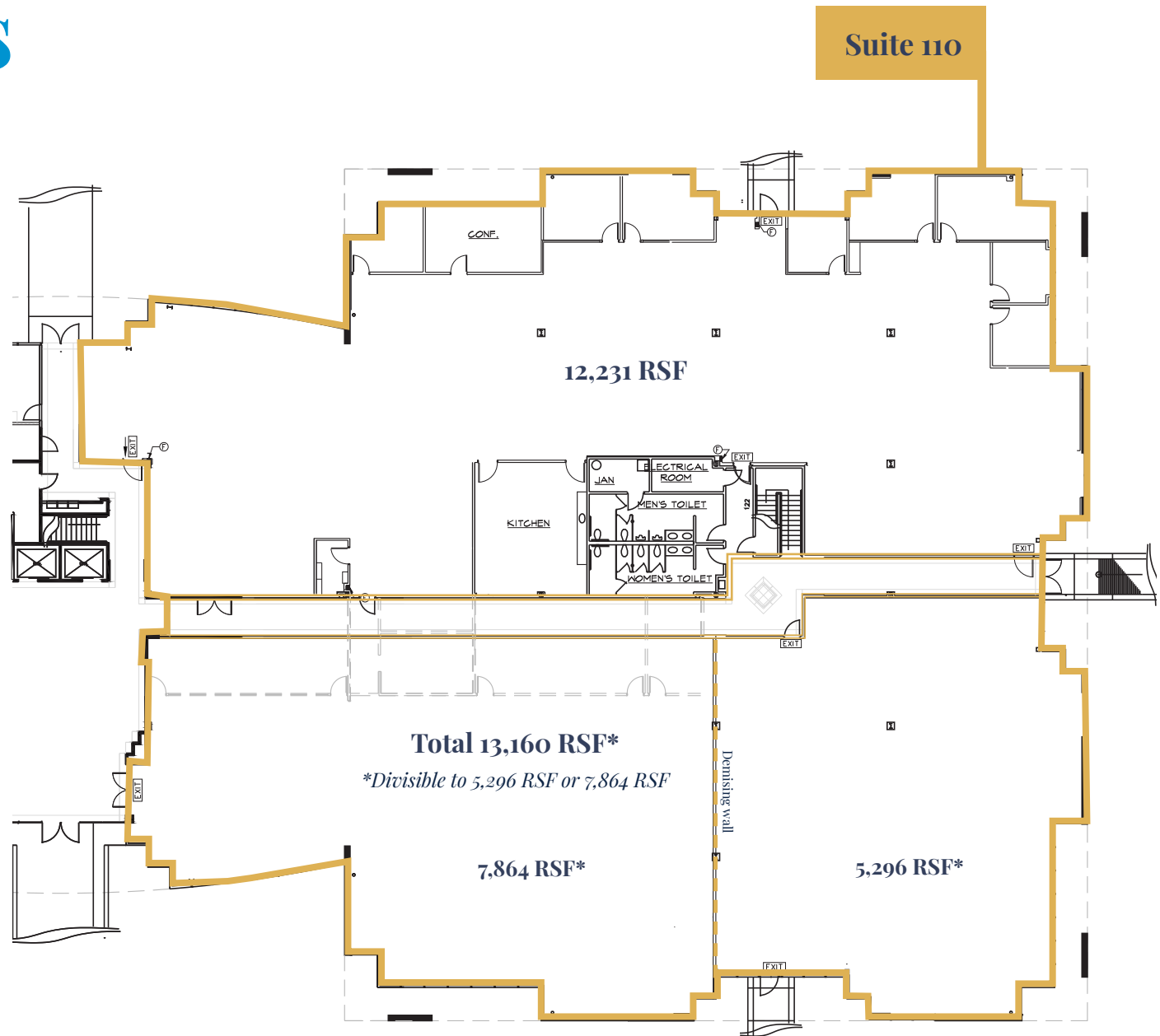
Suite 110

Total Available: 25,255 RSF

Lease Rate: \$2.85 PSF FSG

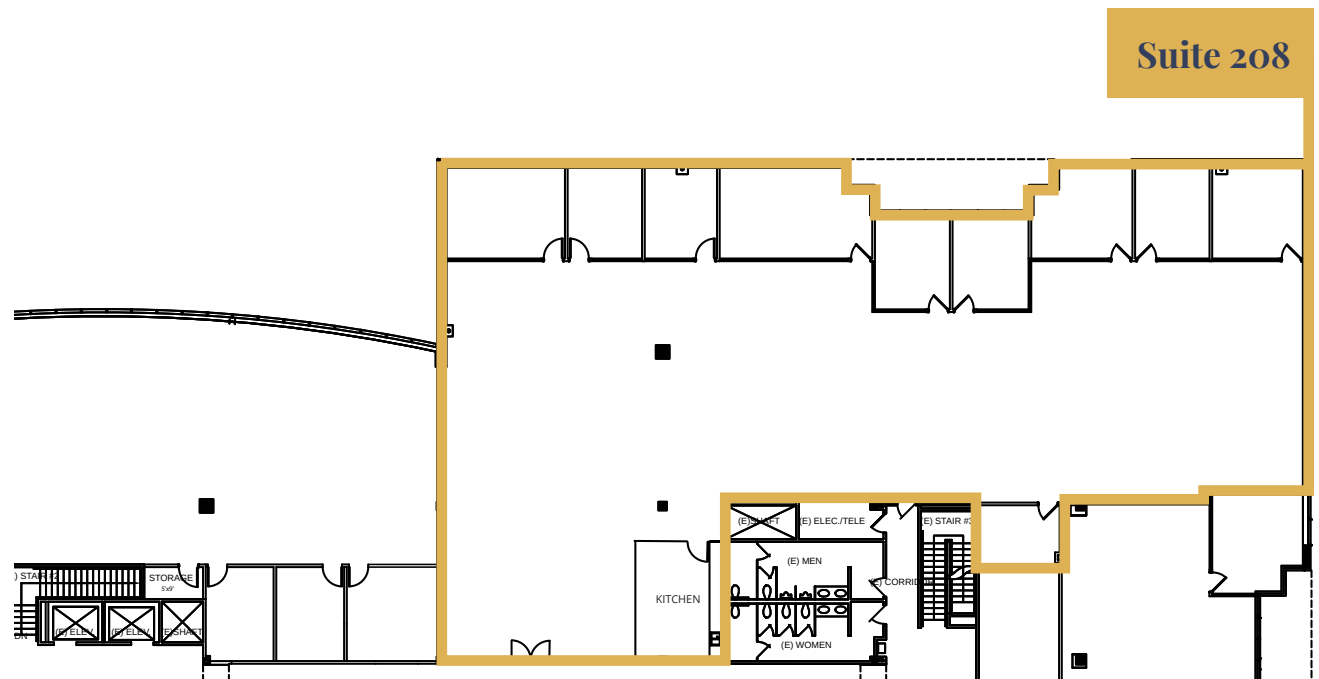
Availability: Immediate

Divisible to $\pm 5,296$ SF



Highlights

- Availability: Immediate**



For Lease

181 W Huntington Dr.
Monrovia, CA 91016

Owned & Managed by



Samuelson & Fetter LLC
Private Developers. Strategic Partners.

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