



1333 Mayflower Ave

Monrovia, California 91016

Lease Highlights

- Full Floor identity
- Building top signage available
- Immediate walking access to amenities Shops and Restaurants
- Class A office building in Monrovia
- Flexible floor plan with abundant window line and high ceilings
- Excellent Freeway Access
- Monrovia's tallest office building

Available Spaces

Spaces	Lease Rate	Size (SF)
Suite 200	\$2.50 SF/month	21,840
Suite 350	\$2.55 SF/month	2,549
Suite 360	\$2.55 SF/month	1,687
Suite 370	\$2.55 SF/month	1,575
Suite 380	\$2.55 SF/month	3,565
Suite 350 & 360 (combined)	\$2.55 SF/month	4,410



For more information

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NAI Capital

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Property Summary

Available SF: 1,575 - 21,840 SF

Lease Rate: Small Suites \$2.55
Full Floor \$2.50

Building Size: 84,589 SF

Building Class: A

Property Overview

4- Story mid-rise office building with 2 high speed elevators, unobstructed views, abundant surface parking and great ceiling heights.

Location Overview

Huntington Oaks Office Center is located in the heart of Monrovia between the Myrtle and Huntington exits of the 210 freeway. The building is highly visible from the 210 freeway and adjacent to Huntington Oaks Shopping Center that filled with over 260,000 square feet of retail tenants. Several amenities surrounding the building. Also within 1/2 mile of Monrovia Gold Line station.

Scott Martin

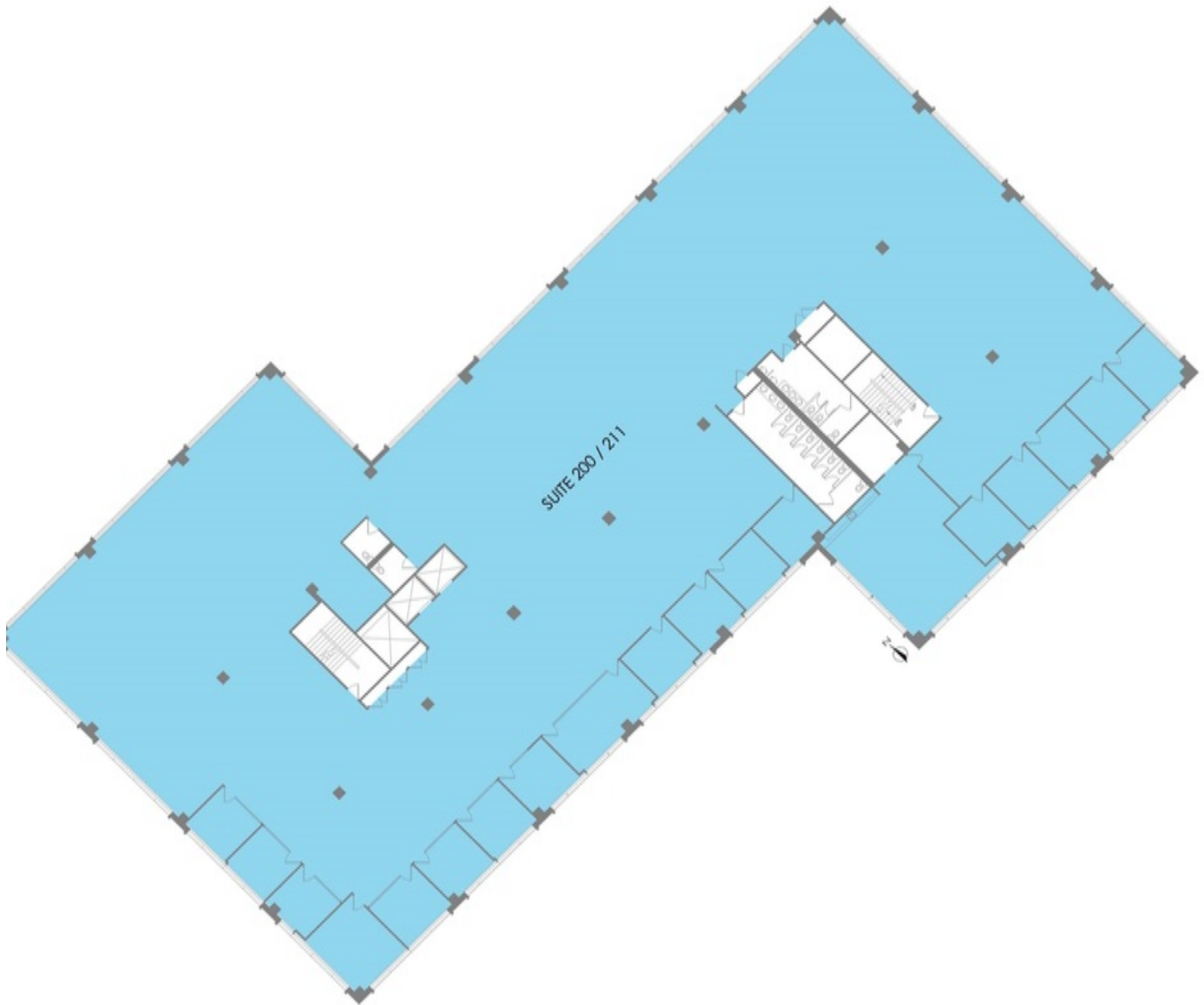
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1333 Mayflower Ave

Floor Plan



2ND FLOOR

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Floor Plan



3RD FLOOR

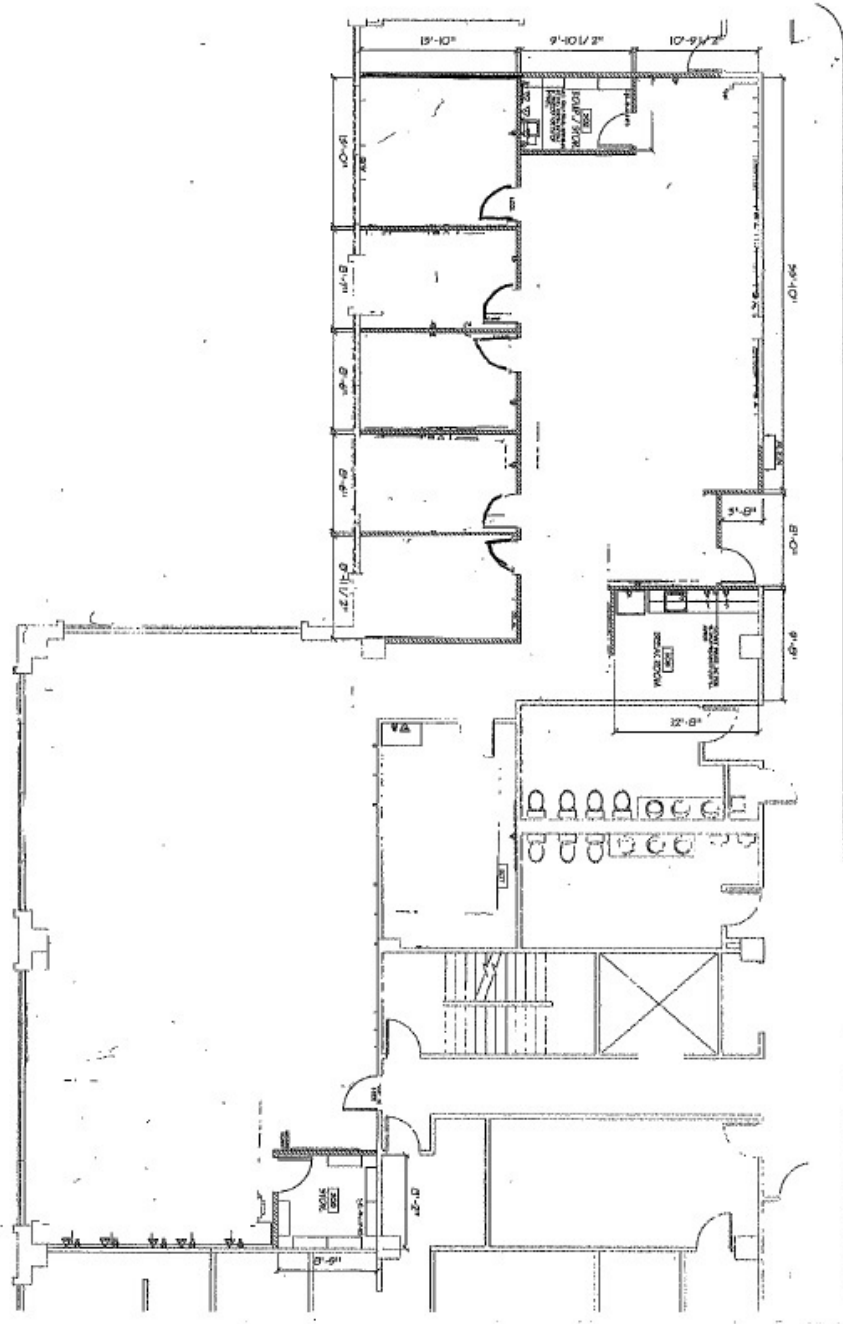
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Floor Plan



SUITE 360

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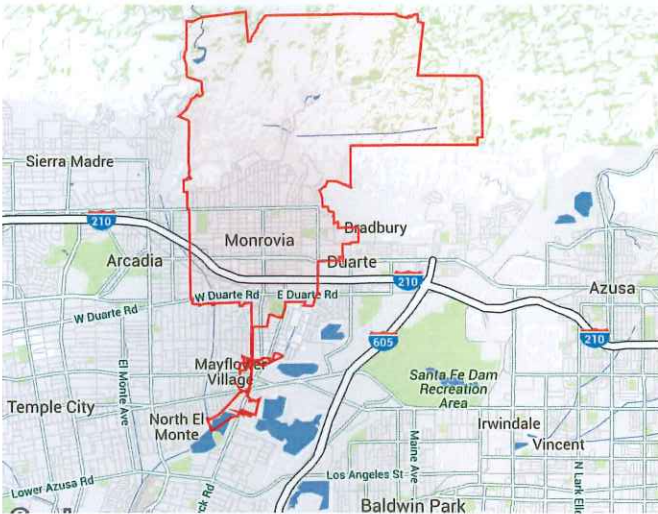
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MONROVIA AT A GLANCE

Located 20 miles northeast of Los Angeles and nestled at the base of the San Gabriel Mountains, Monrovia is a world-class place to do business and home to nearly 40,000 active and engaged residents who enjoy a premiere quality of life in a dynamic community that has embraced its historic past to forge a truly vibrant future.

The City's economic development operation helps sustain economic growth in the community through a variety of mechanisms, including engagement of marketing / outreach efforts, providing development support for key projects, and establishing public / private initiatives.



Strategic Location

Only 10 miles away from Pasadena, 14 miles away from NASA's Jet Propulsion Laboratory, and 20 miles from downtown Los Angeles all with a lower cost of doing business.

DEMOGRAPHICS



Population
37,531



Higher Education
31%



Median Home Value
\$633,900



Owner Occupied Housing
50%



Median Household Income
\$75,162



Size
13.714 square miles

Be a part of the thriving Monrovia community and economy through our featured opportunities...

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