

# Office, R&D, and Technology Building

±800 SF To ±16,000\* SF Available

.4 miles North of 210 Freeway at Myrtle on/off ramp in Downtown Monrovia

## Commercial Properties



For More Information:

**Bill Ukropina**

T: 626.509.1000

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DRE CA Lic# 00820557

**Kevin Heintz**

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Marketing Associate

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☎ 818.334.1900

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[www.cbcalliance.com](http://www.cbcalliance.com)



## 825 S. Myrtle Ave.

Monrovia, CA 91016

### PROPERTY INFORMATION:

Total Available SF: \* ±800 to ±16,000 Rentable Sq. Ft., Divisible

Lease Rate: \*\* \$1.75 PSF Gross (+ Utilities and CAM Charge)

### PROPERTY DESCRIPTION:

- Prime Headquarters Building Available.
- Highly Improved Office, R&D or Technology space.
- Divisible to ±800 SF
- Located in the heart of Downtown Monrovia.
- Large surface parking (3/1000) with private entrances.
- Walk to restaurants, banks and many retail amenities.
- Stable, local landlord.
- Flexible Divisibility, subject to Landlord approved plan.
- Signalized NW corner of Myrtle Ave & Chestnut Ave.
- **Call broker for tour at 626.509.1000**

\* Entire ±20,000 building can be made available starting June 1, 2017.

\*\* First year rent, second year \$2.00

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## Aerial Photo



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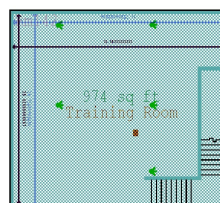
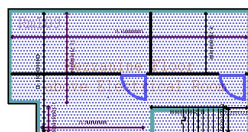
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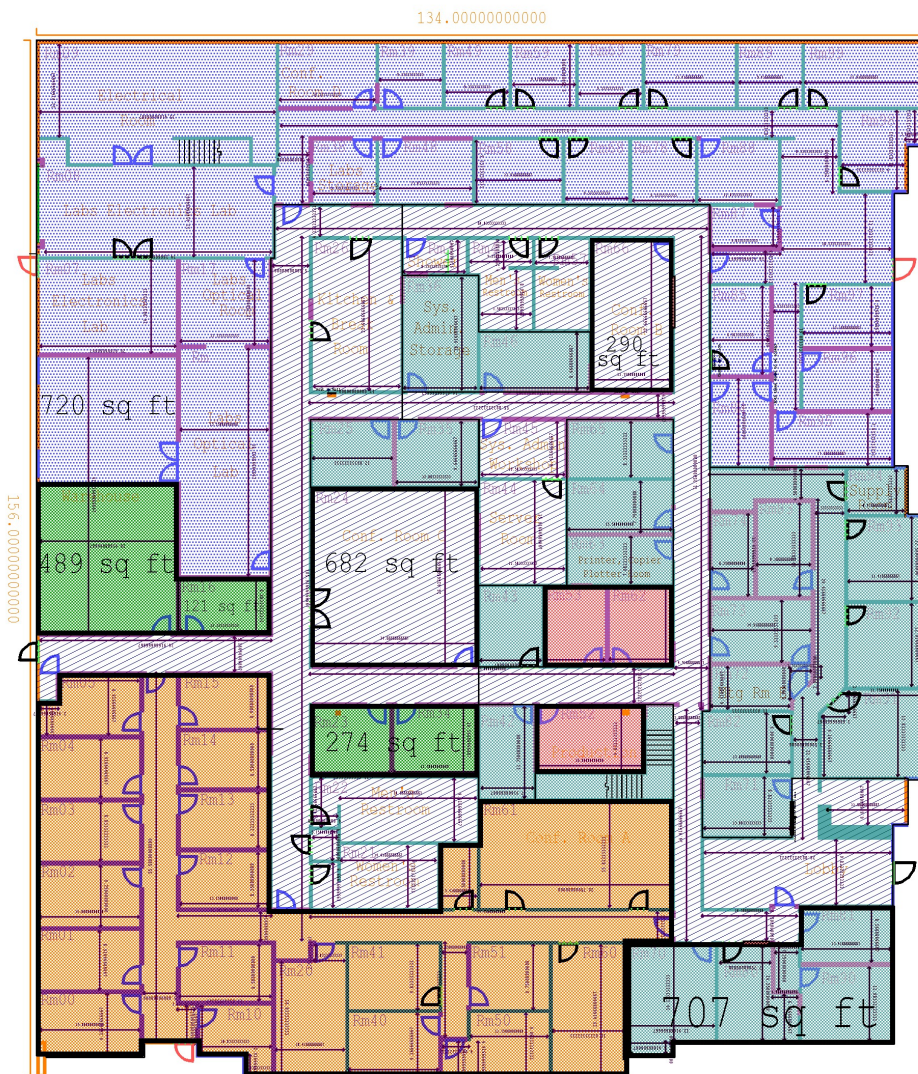
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## Floor Plan

- 6730 sq ft  Tanner Research (owner)
- 3924 sq ft  Host Collective (lease to 5-31-2017)
- 410 sq ft  Panache (month-to-month)
- 884 sq ft  Greenlots (lease to 6-6-2017)
- 4707 sq ft  New Tenant
- 5120 sq ft  Shared



Plan U



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## TANNER RESEARCH, INC. HEADQUARTERS 825 SOUTH MYRTLE AVENUE, MONROVIA, CA 91016

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