

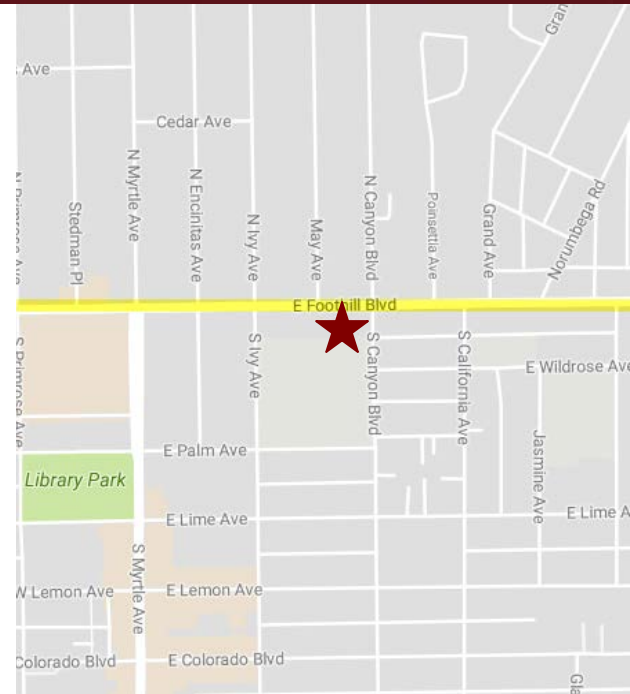
# CANYON PROFESSIONAL BUILDING



## 248 E. FOOTHILL BOULEVARD, MONROVIA, CA

FOR LEASE

- Available Spaces:** Suite 200 - Approx. 2,165 RSF.  
Suite 202 - Approx. 1,763 RSF.  
Suites 200 & 202 – Approx. 3,928, RSF.
- Lease Rate:** \$1.80 per sq. ft., MG. Landlord pays for utilities except for server room which is separately metered. Tenant pays for interior janitorial.
- Layout:** Suite 200 – Six (6) windowed offices, conference room, kitchen area, server room and two (2) restrooms.  
Suite 202 – Reception, five (5) offices, conference room, telecom room, and restroom.
- Parking:** 3/1000 Free of charge. Some reserved covered parking available.
- Amenities:**
- \* Garden style office environment.
  - \* Elevator served.
  - \* Walking distance to Coffee Bean and Old Town Monrovia.
  - \* Monument signage available.
  - \* Responsive management.



For Further Information, Contact:

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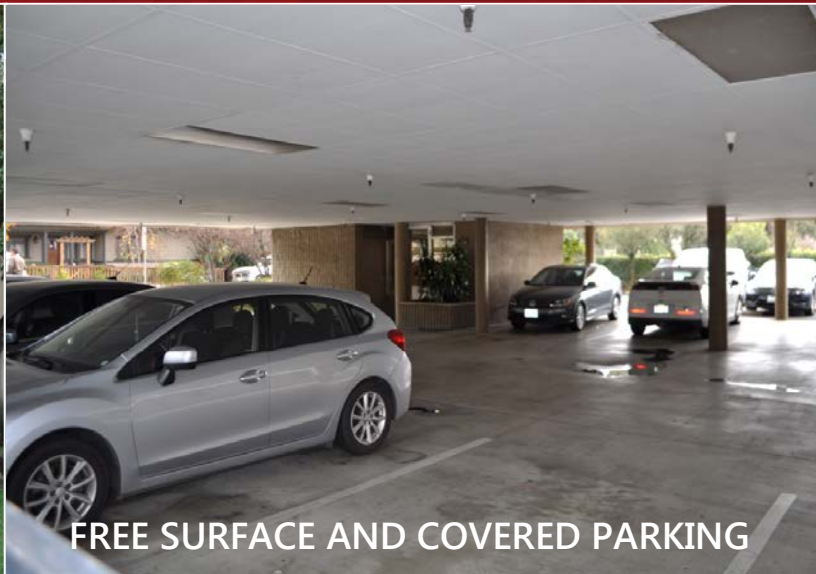
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# 248 E. FOOTHILL BOULEVARD



BUILDING MONUMENT SIGN AVAILABLE



FREE SURFACE AND COVERED PARKING



LOBBY AND ELEVATOR



CORRIDOR LEADING TO MULTIPLE OFFICES



LARGER OFFICE



SMALLER OFFICE

# 248 E Foothill Boulevard

Monrovia, CA

