

FOR LEASE > OFFICE SPACE

Myrtle & Olive Business Park

701 MYRTLE AVENUE | MONROVIA, CA 91016

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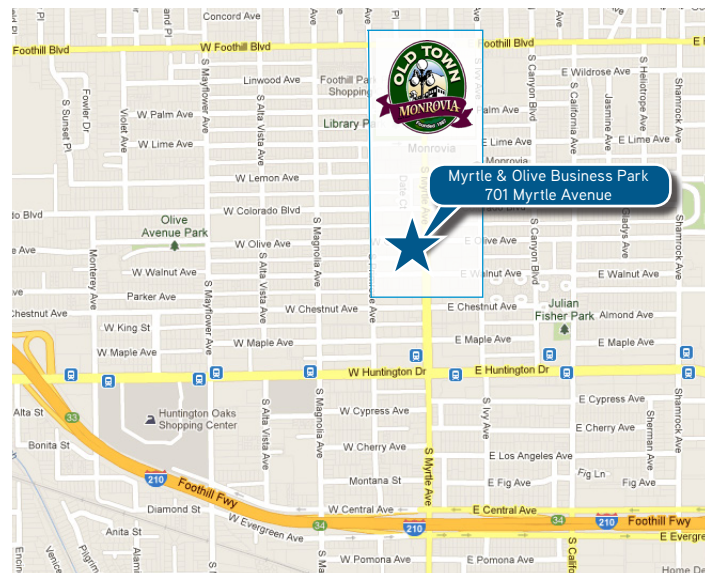
PROPERTY HIGHLIGHTS:

- > Available: Unit 124 - 1,536 RSF
- > Asking Rate: \$1.50 PSF NNN
- > Building SF: 25,162 SF
- > Lot SF: 71,039 SF
- > Year Built: 1979
- > Zoning: OM, Monrovia
- > Free surface parking: 3.00/1,000 SF
- > Great visibility along Myrtle Avenue

AREA HIGHLIGHTS:

- > Easy access to the 210 Freeway
- > Located at the Gateway to Old Town Monrovia
- > Numerous restaurant and retail amenities within walking distance

LOCATION MAP:



SHADD WALKER

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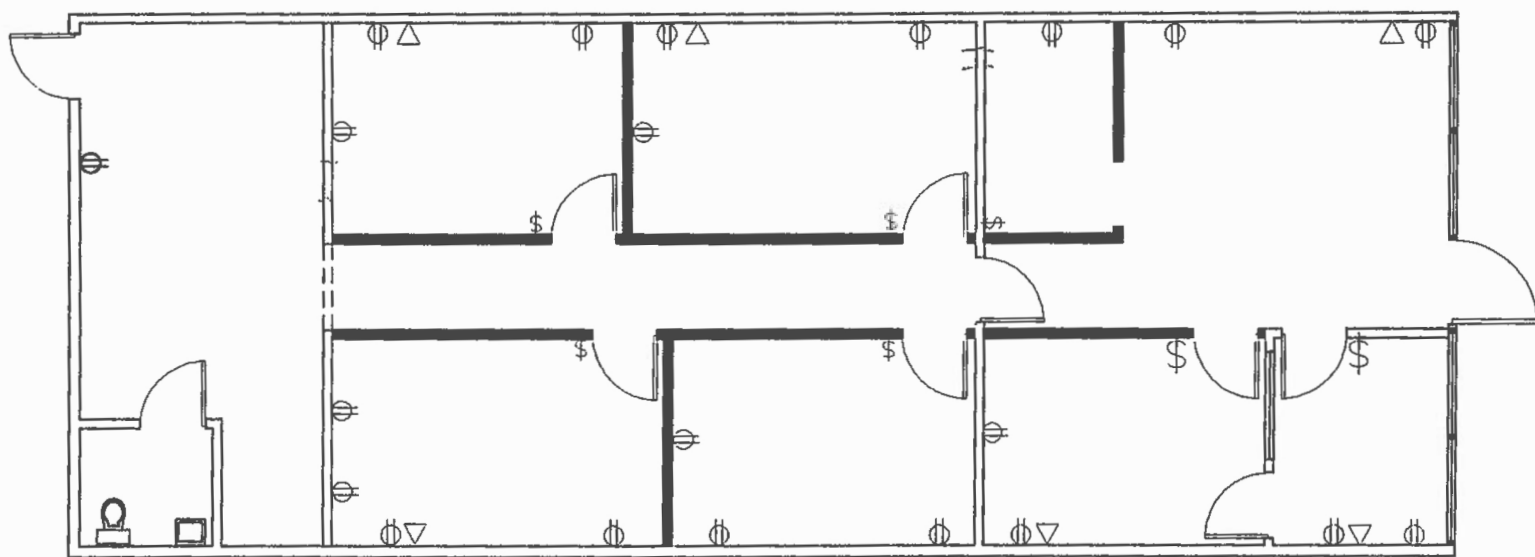
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FLOOR PLAN:

AVAILABLE

1,536 RSF



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