



# FOR LEASE

128 W. Walnut Ave., Monrovia, CA 91016



## Filippo Fanara

DRE License 01198019  
filippo@cibare.com  
626.255.1124 Cell

## Gina Fanara

DRE License 01805710  
gina@cibare.com  
626.818.3283 Cell

316 W. Foothill Blvd.  
Monrovia, CA 91016  
Ph 626.303.1818  
cibarealestate.com  
Broker Lic #01198019

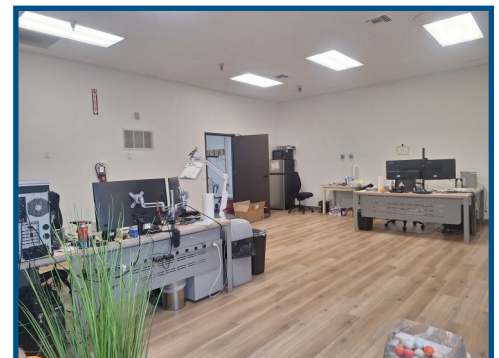
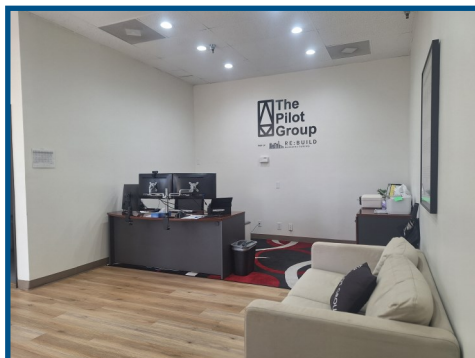
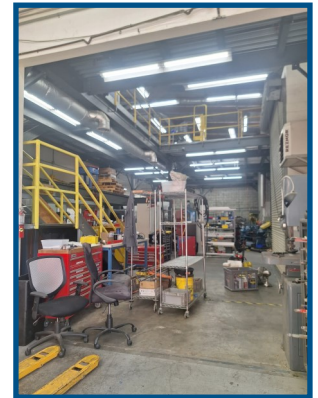
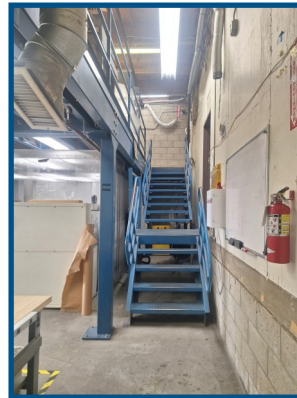
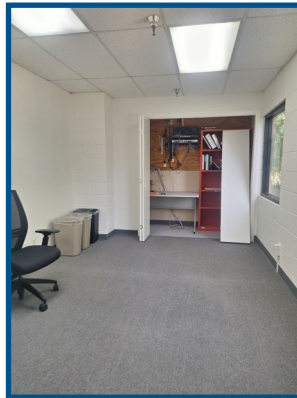
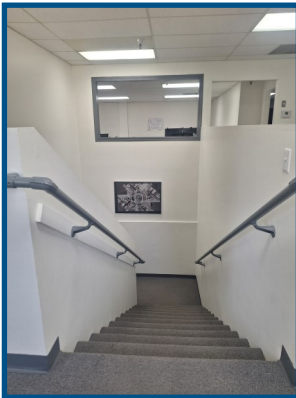
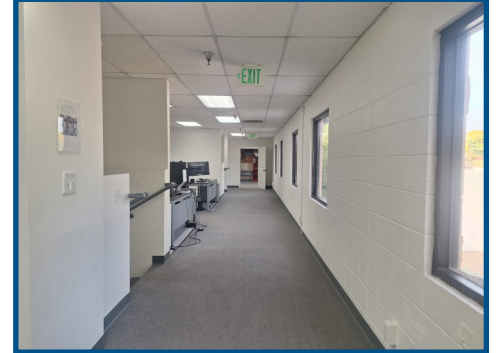
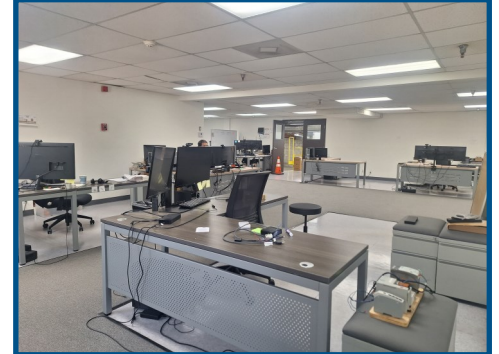
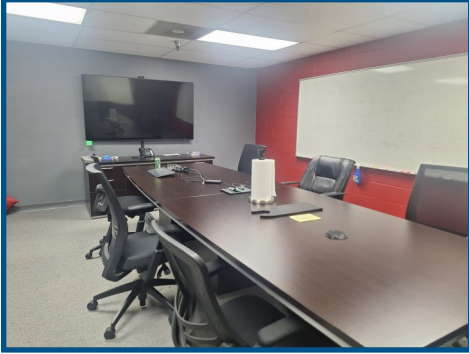
## Property Highlights

- Ideal R&D/Flex Building Available For Lease
- Approximately 11,194 SF of Two Story Offices and Warehouse
- Asking Lease Rate is \$1.60/SF Modified Gross
- Building is Divisible—Minimum of 2,500 SF
- Features Include: Private Offices, Large Conference Room, Kitchen/Break Room, Restrooms on Both Floors, Open North Facing Windows, and Open Bullpen Area
- Building Has Three Ground Level Doors
- Beautiful Open Lobby Space with Laminate Flooring, Recessed Lighting, and Large Windows Providing North Facing Natural Light
- Clear Height in Warehouse is Approximately 18 Feet
- Bonus Mezzanine Space Not Included in Square Footage
- 100% HVAC Throughout Building
- Building is Fully Sprinklered
- 19 Parking Spaces in Private Parking Lot Plus 1 Handicap Space
- Located Within Walking Distance of Old Town Monrovia's Many Amenities
- Beautiful Mountain Views
- Close to 210 & 605 Freeways, Plus the Monrovia Gold Line Station

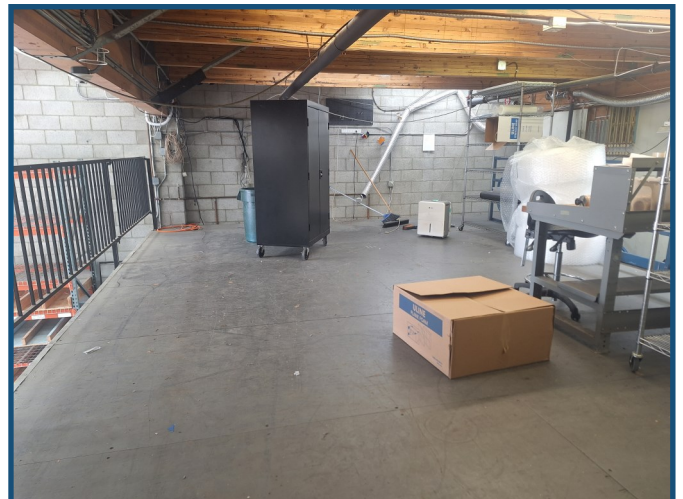
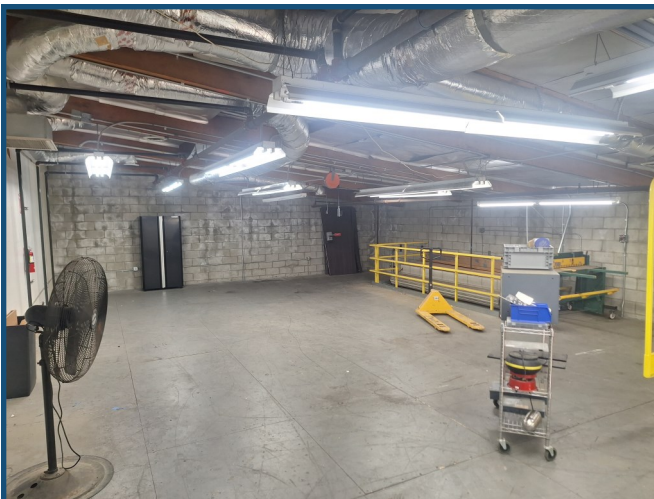
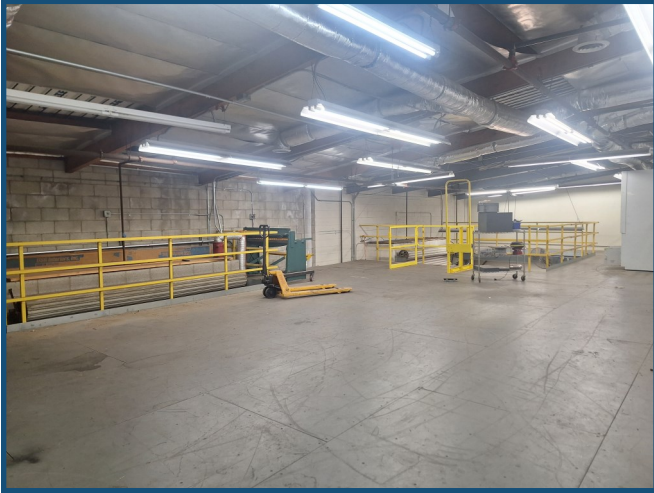
Shown by appointment only. Please  
call listing office to  
schedule an appointment.



## Upstairs & Downstairs Offices & Warehouse Stairwells



## Warehouse & Mezzanine Spaces



128 W. Walnut Ave., Monrovia, CA 91016

