1,400-4,680 SF Office Space in Old Town Monrovia

505-507 S. Myrtle Ave Monrovia, CA 91016

• Located in the heart of Old Town Monrovia adjacent to restaurants and retail. Colorado Commons development located directly behind property.

• Possible to divide the space to 1,400 SF with shared access to common areas.

• Second floor space has 8 private offices, 2 large conference rooms, 2 bull-pen working areas, kitchen with break room, 3 private restrooms and access to common area restrooms.

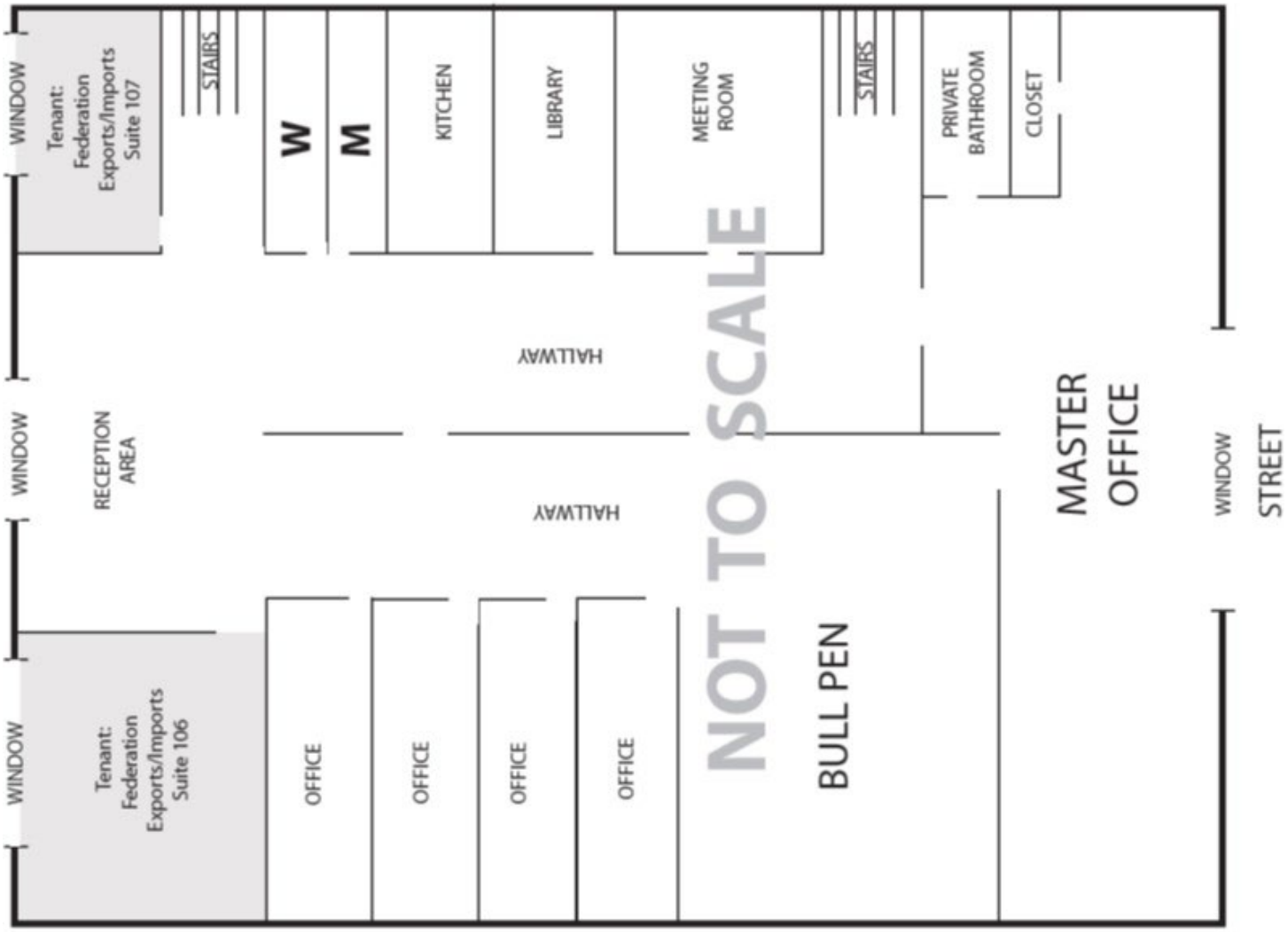
• Desks and cubicles can be leased with the space. Possible to remodel to tenant's requirements.

• Private offices have windows overlooking Old Town. Entrances at front and rear of building.

• Large public parking garage directly behind the building with free all-day parking. Parking available immediately in front of building with 90-minute parking. Nearby free parking available on side streets.

Top Commercial Realty
Linda Vidov, CA Broker Lic#1715788
100 W Lemon Ave Suite 101• Monrovia, CA 91016
o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com• www.TopComRealty.com
*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. *

505-507 S Myrtle Avenue 2nd Floor Plan



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2022)	67,593	270,989	1,231,746
Average HH Income	$110,634	$110,023	$103,482
Median Home Value	$768,447 2021 Data		

TOP COMMERCIAL REALTY
www.TopComRealty.com

Top Commercial Realty
Linda Vidov, CA Broker Lic#1715788
100 W Lemon Ave Suite 101• Monrovia, CA 91016
o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com• www.TopComRealty.com
*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. *