

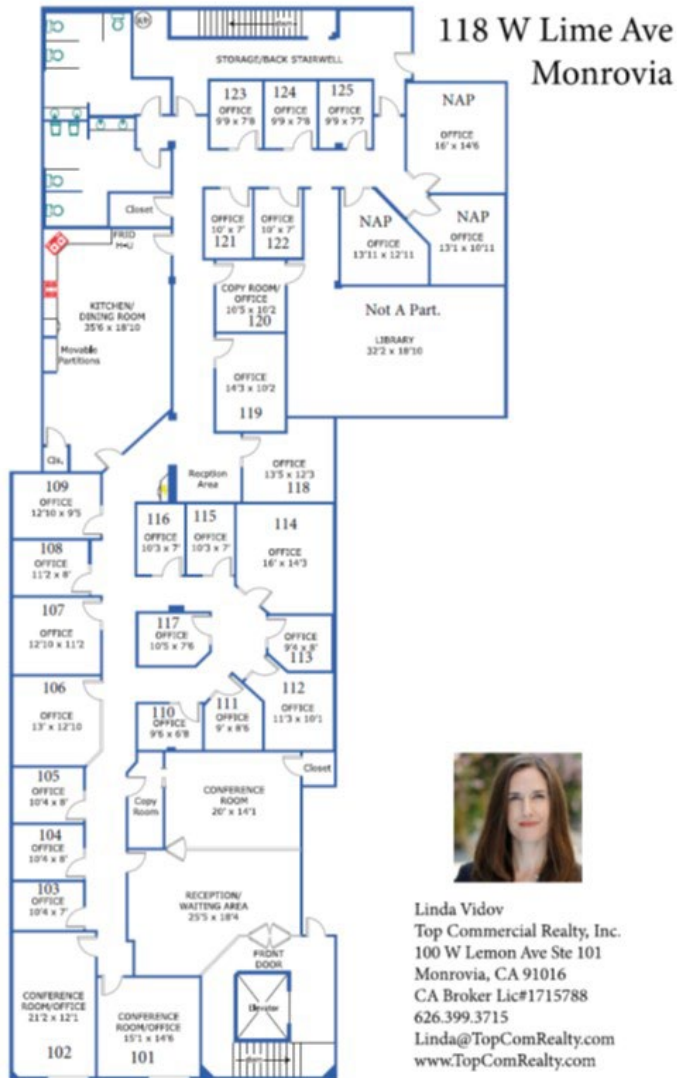


## **Creative Suites in Old Town Monrovia**

118 West Lime Avenue, Monrovia, CA 91016

For Lease: Suites ranging from 72 SF-254 SF

- Newly remodeled executive suites available in Old Town Monrovia!
- Amenities include reception area, access to a conference room, kitchen/breakroom, Fiber optic internet (hard wire and wifi) and elevator access.
- Located Across from the Library Park in the heart of Old Town.
- Adjacent to a Large Public Parking Lot with 3 & 8-Hour Parking-FREE.
- Walking Distance to Old Town Restaurants, Shopping, Banks and Post Office.
- Fresh and contemporary environment with other executives and professionals.
- Exterior building and lobby undergoing renovations and upgrades.



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	67,759	266,721	1,208,802
Average HH Income	\$114,557	\$113,273	\$106,181
Median Home Value	\$770,473	\$797,843	\$728,165

*All information deemed reliable but not guaranteed. Lessee to verify use, square footage and other information.*



Top Commercial Realty

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Room:	Square feet	Rate	% of CAM	CAM/Month
101	219	\$1,090.00	7.81%	\$234.18
102	254	\$1,290.00	9.08%	\$272.27
103	72	\$540.00	2.57%	\$77.17
104	83	\$590.00	2.97%	\$89.05
105	83	\$590.00	2.97%	\$89.05
106	168	\$840.00	5.98%	\$179.48
107	143	\$790.00	5.11%	\$153.25
108	90	\$640.00	3.20%	\$95.90
109	123	\$715.00	4.37%	\$131.16
110	60	\$490.00	2.14%	\$64.22
111	77	\$565.00	2.73%	\$81.87
112	114	\$740.00	4.07%	\$122.15
113	75	\$565.00	2.68%	\$80.48
114	229	\$1,190.00	8.16%	\$244.88
115	72	\$540.00	2.57%	\$77.17
116	72	\$540.00	2.57%	\$77.17
117	80	\$590.00	2.85%	\$85.41
118	166	\$840.00	5.92%	\$177.72
119	146	\$790.00	5.20%	\$156.11
120	107	\$690.00	3.82%	\$114.62
121	70	\$540.00	2.50%	\$74.92
122	70	\$540.00	2.50%	\$74.92
123	77	\$565.00	2.75%	\$82.65
124	77	\$565.00	2.75%	\$82.65
125	76	\$565.00	2.72%	\$81.59

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