

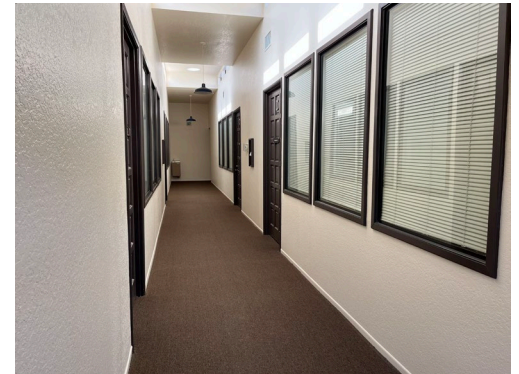
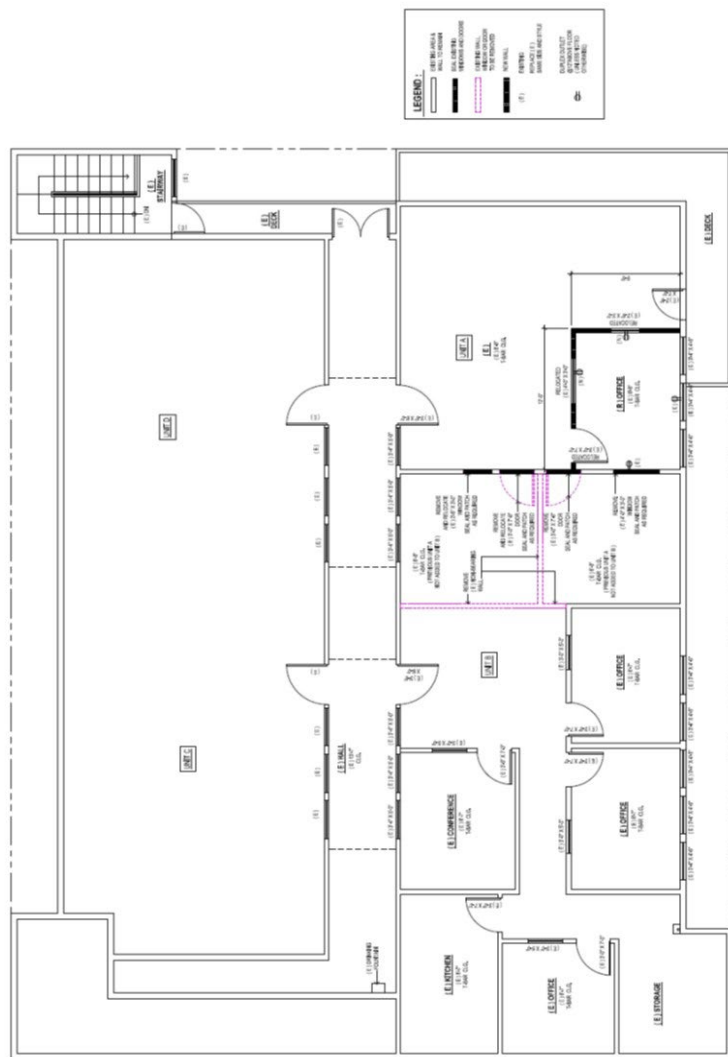


712 SF Office Space in Old Town Monrovia

109 N. Ivy Avenue Suite B Monrovia, CA 91016

For Lease: \$2.00 PSF Modified Gross

- Approx 712 SF with one private office and an open working area.
- Executive office has windows with mountain views.
- Direct access to private, covered parking lot below the space. Common area restrooms.
- Two on-site covered parking spaces, visitor parking and additional free street parking available outside the building.
- Walking Distance to Old Town Restaurants, Shopping, Banks and Post Office.
- The building has been newly renovated with updated restrooms.
- Excellent Space for therapists, attorneys, real estate, insurance, etc.



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2024)	59,308	240,681	1,166,536
Average HH Income	\$115,584	\$118,318	\$110,209
Median Home Value	\$803,808	\$846,519	\$778,367

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



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