

Sauvé Riegel

Commercial Real Estate

FOR LEASE

CONFIDENTIAL LISTING

UNIQUE OFFICE SPACE

Building Square Feet:
Approximately 3,102

Lot Square Feet:
Approximately 7,018

Price / Sq. Ft.:
Please Call Broker

Lease Term:
5 year (with 5 year option)

- Professional Office Use
- Tenant pays for utilities/ janitorial
- Ten parking spaces included

- For information, please contact:

626.585.4321

Norm Sauvé at
nsauve@sauveriegel.com

Bob Riegel at
bob.riegel@sauveriegel.com

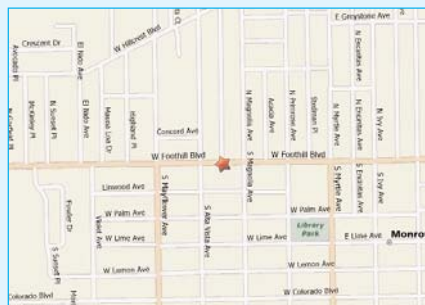
To view a complete inventory
of the available properties we
are offering for sale or lease,
please visit our website:

www.sauveriegel.com



324 W. Foothill Blvd. Monrovia, CA 91016

- “The City of Monrovia is dedicated to serving the needs of existing and new businesses. There is no utility tax and city fees are well below the average of other San Gabriel Valley cities. Years of commitment to quality development has given Monrovia a solid reputation with business and the development community.” - *From the City of Monrovia's website*

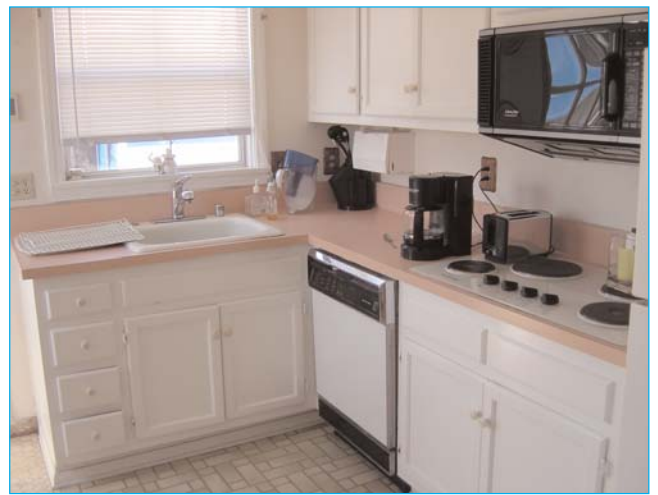


**PLEASE
DO NOT
DISTURB
TENANTS**

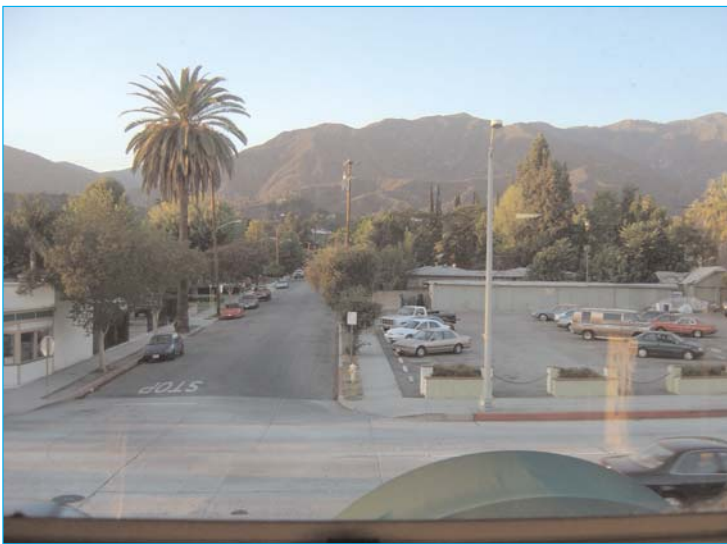
Sauvé Riegel Commercial Real Estate
12 South Raymond Avenue, Suite A
Pasadena, California 91105
626.683.3990 fax



Workspace area



Kitchen area



View from upstairs front offices



Conference room



Waiting room



Entrance area