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Richmont  
Investment Property

# FOR LEASE

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## PROPERTY DESCRIPTION

In the heart of Old Town Monrovia, this office space is just off of busy Myrtle Ave. on the north side of Lemon Ave. Neighboring businesses include Grey & Cash, Café De Olla, Merengue Bakery & Café, and Look Cinemas, along with various other businesses and eateries. This office features 2 restrooms and an open layout with some stairs at the entrance and between rooms.

## LOCATION DESCRIPTION

Located on the northwest corner of Myrtle Ave. and Lemon Ave., this property is two blocks south of Library Park and near Colorado Commons, Oak Park Apartments, Avalon Monrovia Apartments, and Paragon at Old Town Apartments.

## SUMMARY

Lease Rate: \$2.45/NNN

Lease Term: 5 years

Available SF: 950 SF

Parking: Public Parking

Year Built: 1911