

104 W WHITTIER BLVD.

AVAILABLE FOR LEASE

MONTEBELLO, CA 90640

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PROPERTY HIGHLIGHTS

104 W WHITTIER BLVD, MONTEBELLO, CA

- **RENOVATED MULTI-TENANT OFFICE BUILDING** with updated improvements and modernized systems.
- **FLEXIBLE SUITE CONFIGURATIONS** ideal for professional, medical, or service-oriented businesses.
- **GATED REAR PARKING WITH ALLEY ACCESS** providing secure and convenient parking for tenants and visitors.
- **HIGH-VISIBILITY LOCATION ON WHITTIER BOULEVARD** with convenient access to surrounding neighborhoods and business districts.
- **UPDATED BUILDING IMPROVEMENTS** including new foam roof, skylights, upgraded water line, and maintained building systems.
- **CONVENIENT CENTRAL LOCATION** with easy access to the 5, 60, and 710 freeways.

SPACE HIGHLIGHTS

104 W WHITTIER BLVD, MONTEBELLO, CA

1ST FLOOR, STE 4

- **400 SF , Negotiable , \$2.75 /SF/MNTH,Office ,Full Build-Out , Available Now**
- **Fits 1 - 4 People**
- **Ideal for Professional, Medical, or Administrative**
- **Space is in Excellent Condition**
- **Fresh Interior Paint Throughout providing a clean**
- **Immediate Availability with minimal buildout required**

1ST FLOOR, STE 5

- **400 SF ,Negotiable , \$2.75 /SF/MNTH ,Office ,Full Build-Out , Available Now**
- **Fits 1 - 4 People**
- **Space is in Excellent Condition**
- **Well-Maintained Interiors with practical finishes**
- **ideal for Professional, Medical, or Administrative**
- **Fresh Interior Paint Throughout providing a clean**

1ST FLOOR, STE 6

- **400 SF , Negotiable , \$2.75/SF/MNTH ,Office , Full Build-Out, Availabe Now**
- **Security System**
- **Fenced Lot**
- **24 Hour Access**
- **Controlled Access**
- **Skylights**







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MUST REMAIN UNLOCKED DURING BUSINESS HOURS

6

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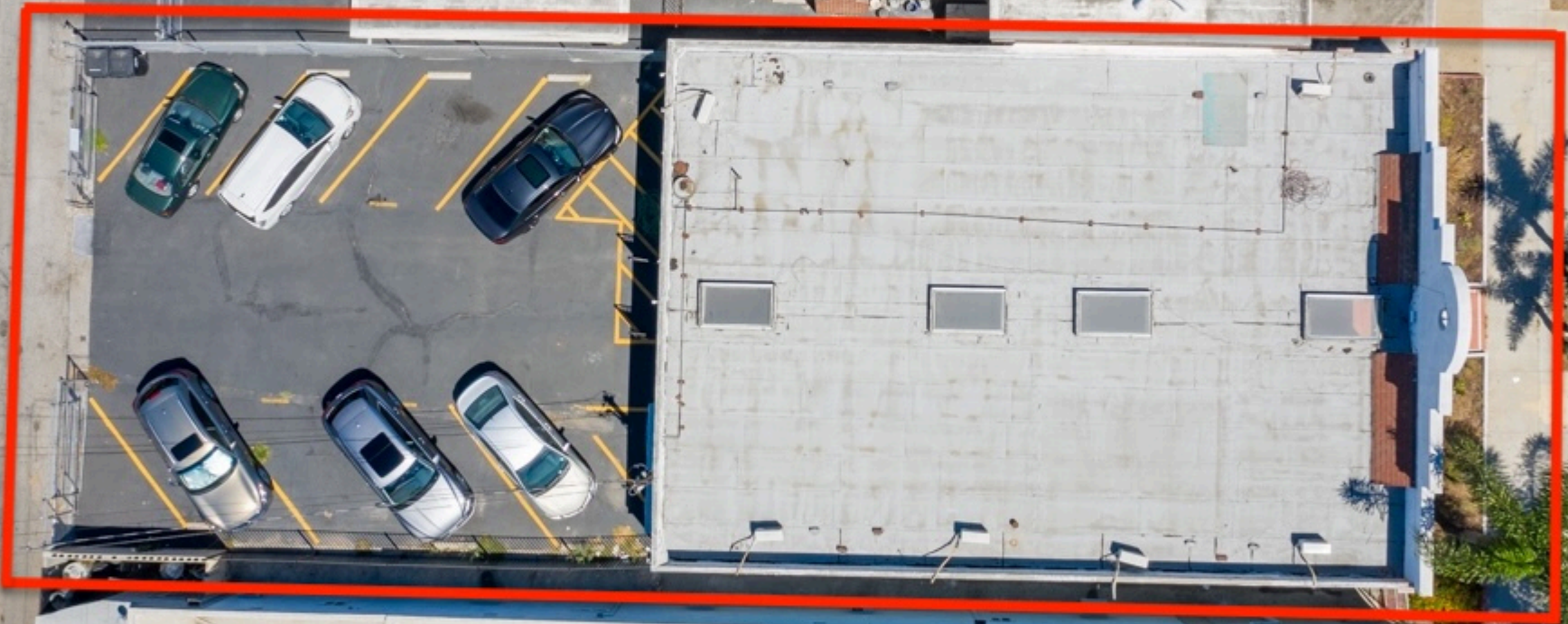
(323) 400-5117

OPEN



A modern office workstation featuring a dark wood desk with a glass top. Two black ergonomic office chairs are positioned at the desk. A large Acer monitor is mounted on a stand, displaying a map. A globe, a potted plant, and a water bottle are on the desk. A white air conditioning unit is mounted on the wall above the desk. A framed world map is on the wall to the right. A fire extinguisher is visible in the background.

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