

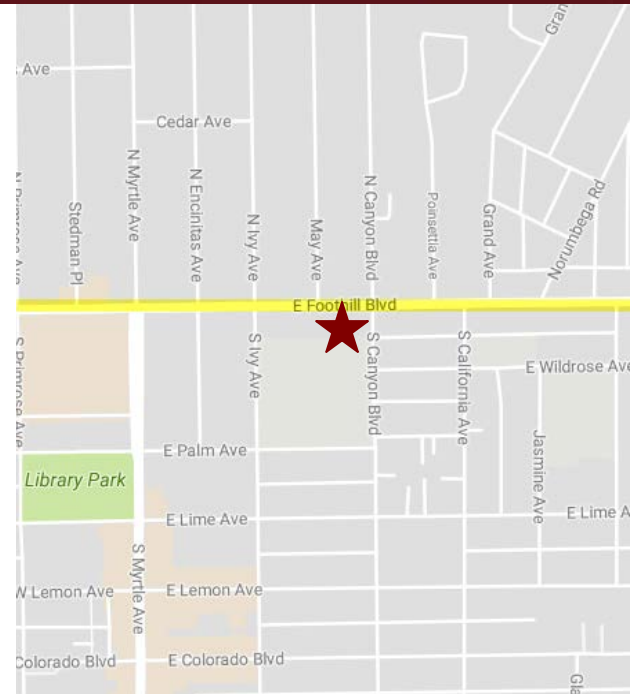
# CANYON PROFESSIONAL BUILDING



248 E. FOOTHILL BOULEVARD, MONROVIA, CA

FOR LEASE

- Available Space:** Suite 200 - Approx. 2,165 RSF.  
Suite 202 - Approx. 1,763 RSF.
- Lease Rate:** \$1.85 per square foot, per month, Modified Gross. Tenant pays interior janitorial and its electricity.
- Available:** Suite 200 – January 1, 2019.  
Suite 202 – 30 Days.
- Parking:** 3/1000 Free of charge.
- Year Built:** 1981.
- Amenities:**
- \* Garden style office environment.
  - \* Elevator served.
  - \* Walking distance to Coffee Bean and Old Town Monrovia
  - \* Monument signage available.
  - \* Responsive management.



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# 248 E Foothill Boulevard Monrovia, CA

