

CANYON PROFESSIONAL BUILDING



248 E. FOOTHILL BOULEVARD, MONROVIA, CA

FOR LEASE

- Available Space:** Suite 200 - Approx. 2,165 RSF. (Vacant)
Suite 202 - Approx. 1,763 RSF. (30 Days)
- Lease Rate:** \$1.80 per square foot, per month, Modified Gross. Landlord pays for utilities except for server room which is separately metered. Tenant pays for interior janitorial.
- Layout:** Suite 200 – Six (6) private windowed offices, conference room, kitchen area, server room and two (2) restrooms.
- Parking:** 3/1000 Free of charge. Some reserved covered parking available.
- Year Built:** 1981.
- Amenities:**
- * Garden style office environment.
 - * Elevator served.
 - * Walking distance to Coffee Bean and Old Town Monrovia.
 - * Monument signage available.
 - * Responsive management.



For Further Information, Contact:

Carole Walker

cwalker@redstonecre.com
License No. 01525534

Dan Alle

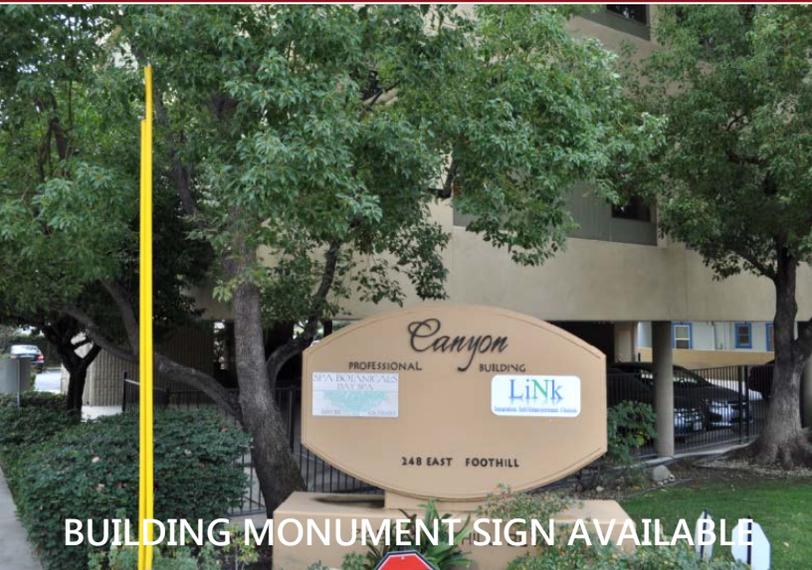
dalle@redstonecre.com
License No. 01017941

(626) 795-2255

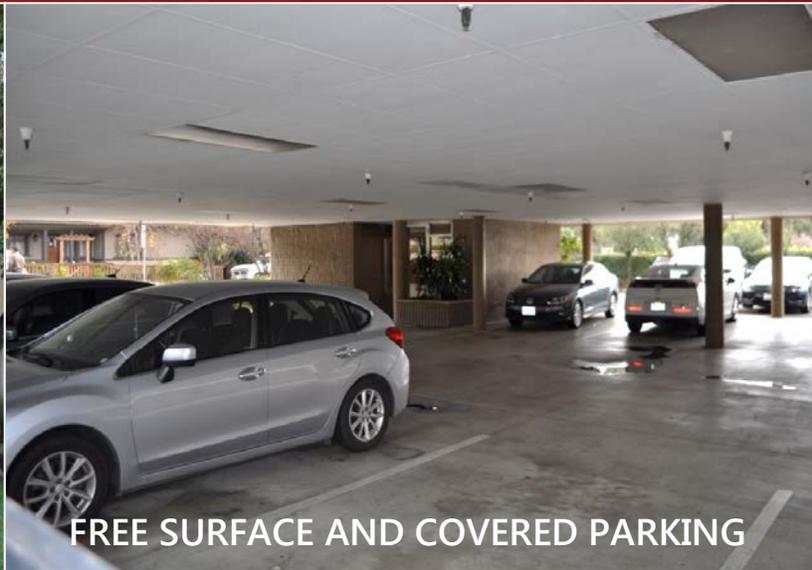


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248 E. FOOTHILL BOULEVARD



BUILDING MONUMENT SIGN AVAILABLE



FREE SURFACE AND COVERED PARKING



LOBBY AND ELEVATOR



CORRIDOR LEADING TO MULTIPLE OFFICES



LARGER OFFICE



SMALLER OFFICE

248 E Foothill Boulevard

Monrovia, CA

