

## OFFICES FOR LEASE

# 222

**E. HUNTINGTON DR.**  
**MONROVIA**

Partnership. Performance.



Located in the heart of Monrovia on Huntington Drive and right off the 210 Freeway, this beautifully landscaped and high identity professional building features tons of easy access parking, a towering two-story glass atrium entryway, elevators, mature shady trees, and manicured grounds throughout. Suites offer large bay depths, high ceilings and have a combination of open areas, private offices, showroom. Office/Flex/R&D.

Awarded Energy Star label for its operating efficiency.

### Total Building Size

Approximately 122,734 square feet

### Parking

3.5/1000 (Free of charge)

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### Space Available

**From 3,500 up to 32,000 SF**

Suite 104: ± 4,081 RSF\*\*

Suite 111: ± 8,903 RSF\*\*

Suite 118: ±11,238 RSF

Suite 206: ± 3,578 RSF

Suite 221: ± 4,591 RSF

\*\*combined for ± 12,984 RSF\*\*

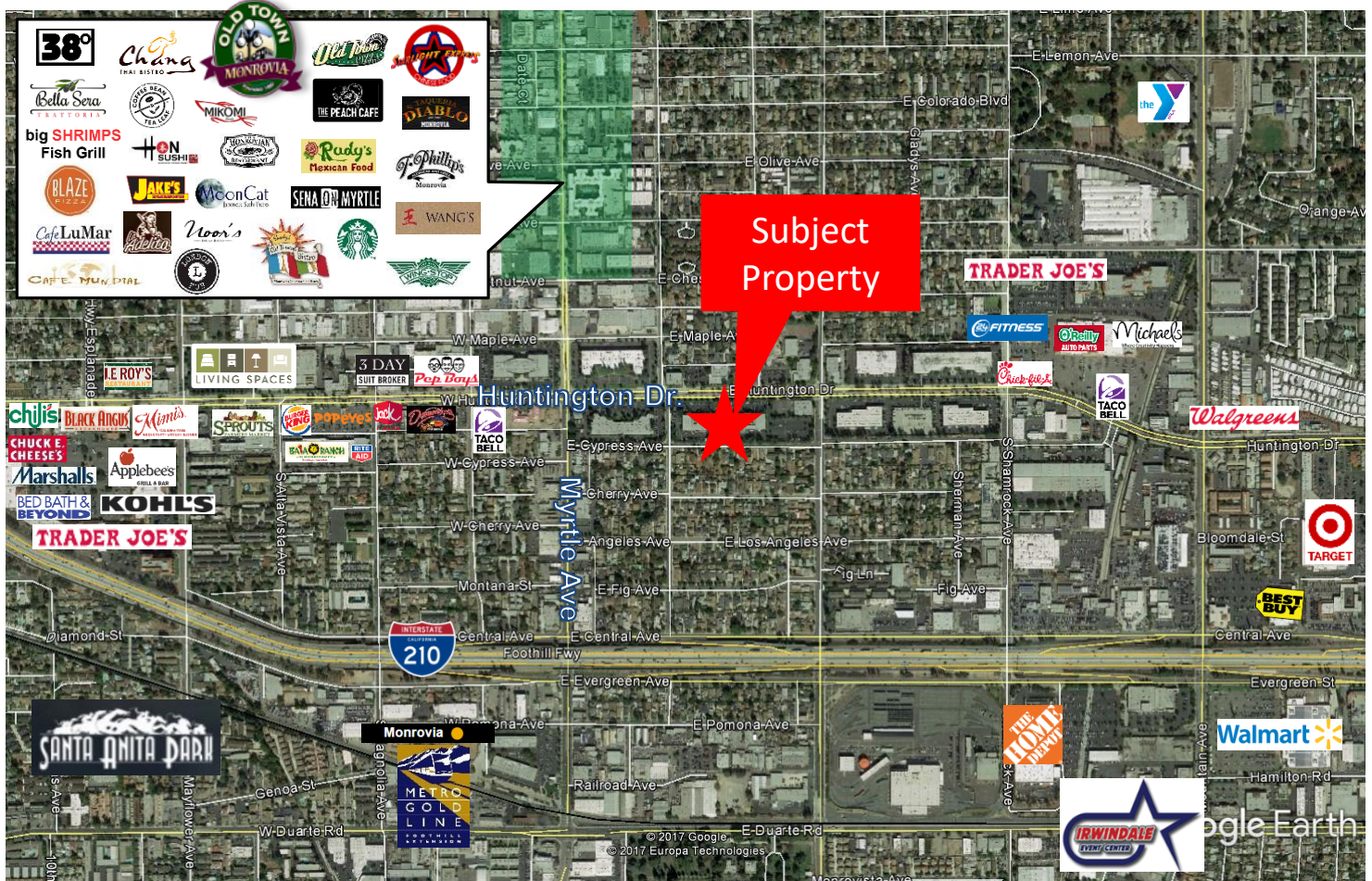
### Lease Rate:

\$2.35 per RSF, per month, FSG





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### Notable Monrovia Tenants & Amenities

- Ducommun
- WorleyParsons
- Oracle
- AeroVironment
- Parasoft
- Tanner Research
- Green Dot
- City of Hope
- ITT (Deep Space)
- Trader Joe's HQ

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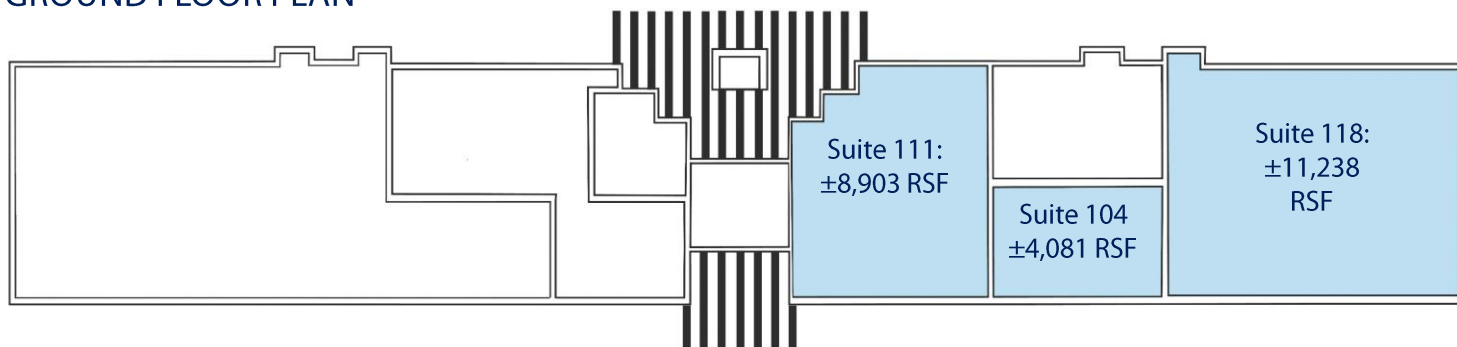
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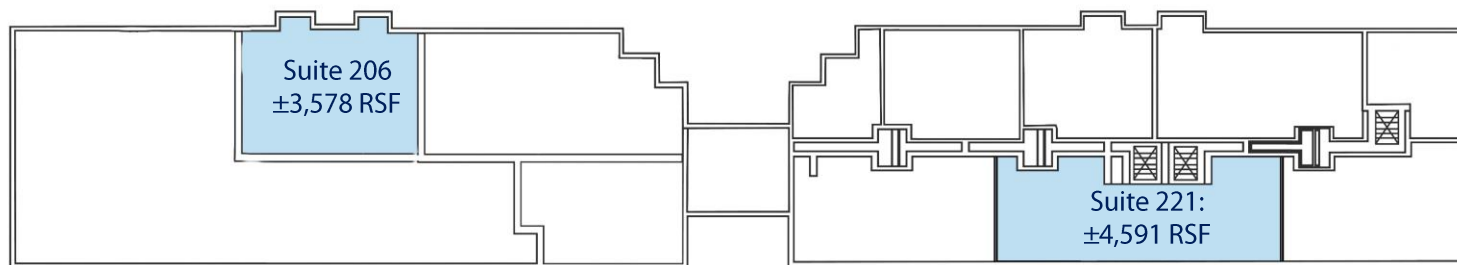


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**GROUND FLOOR PLAN**



**SECOND FLOOR PLAN**



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