

111 W. Lemon Avenue

49,924 RSF
Life Sciences Wet Lab Opportunity



111 West Lemon Avenue, Monrovia, Los Angeles County, CA

Work at 111 West Lemon Avenue.

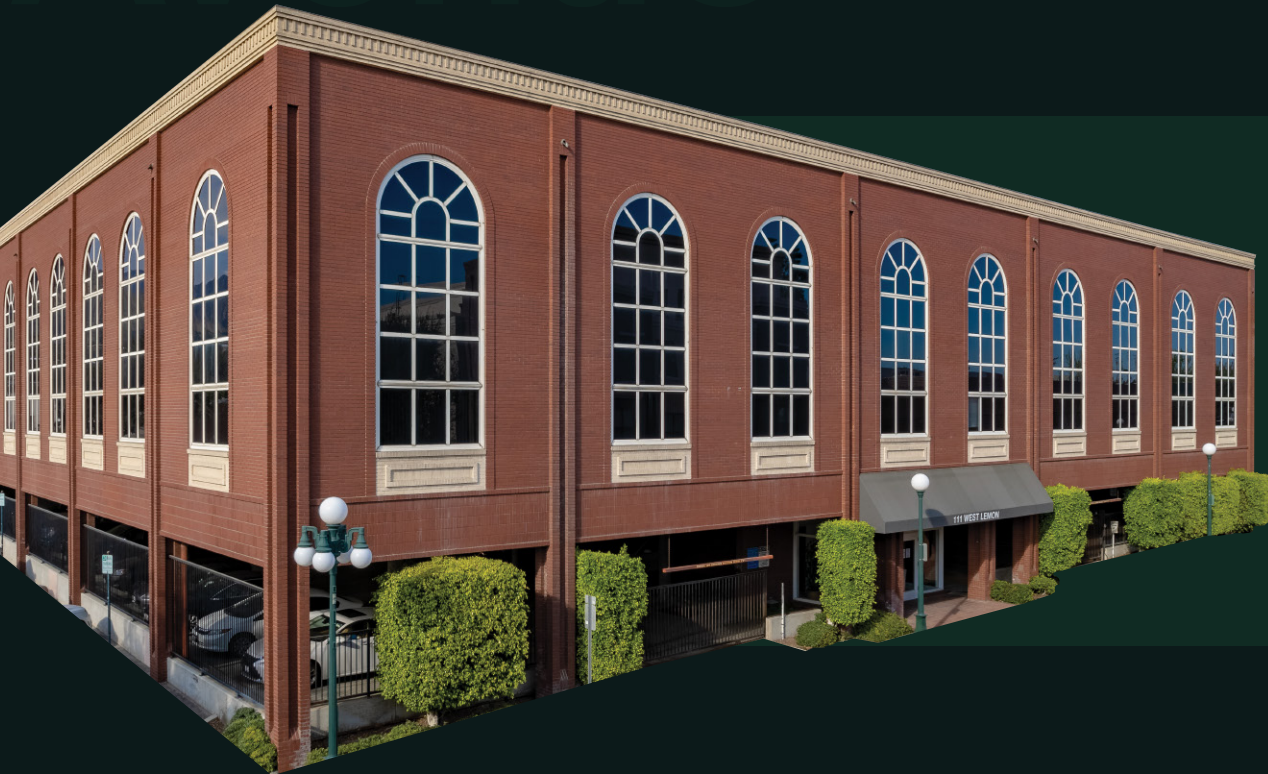
A former headquarters of a publicly traded biotech company, 111 West Lemon offers tenants a state-of-the-art wet lab facility strategically located in the charming, walkable neighborhood of Old Town Monrovia. In addition to proximity to City of Hope centers, 111 West Lemon is surrounded by top rated retail, dining, street fairs and more. Tenants also have easy access to the rest of Los Angeles county with the 210 freeway located just minutes from the building.

\$4.25/SF NNN
Asking Rate

49,924 SF
(Divisible)

Immediate
Occupancy

Move-In Ready
Lab Space



Property Features

- 1000 AMPS of Power
- Existing Backup Generator (65KVA)
- Loading Dock & Oversized Freight Elevator
- Lab Equipment Available (Turn-Key Lab)
- 13' Ceiling Height
- On-Site Parking (66 Covered Spaces)

↑
Downtown
Los Angeles
30 Minutes

↑
Pasadena
15 Minutes



Huntington Dr.

S. Myrtle Ave.

111 W.
Lemon
Avenue

←
City of Hope
Medical Center
10 Minutes

Old Town
Monrovia

Liberty
Park



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Ease of Access

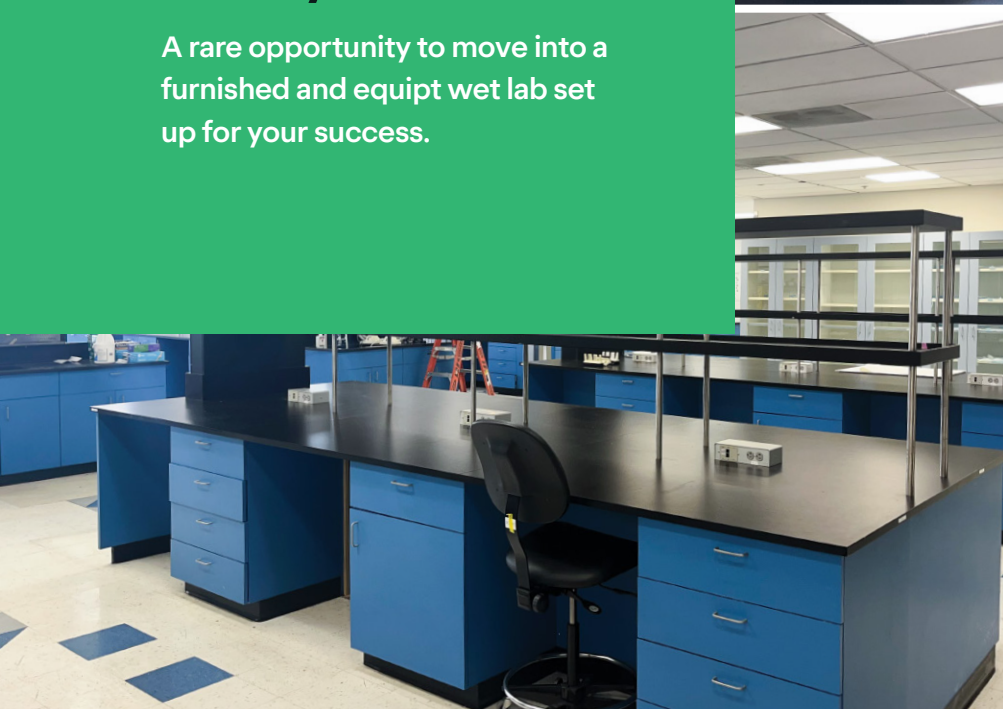
111 West Lemon is located next to charming local amenities and multiple free parking structures.

Life Sciences Opportunity



Move-In Ready Lab

A rare opportunity to move into a
furnished and equipt wet lab set
up for your success.

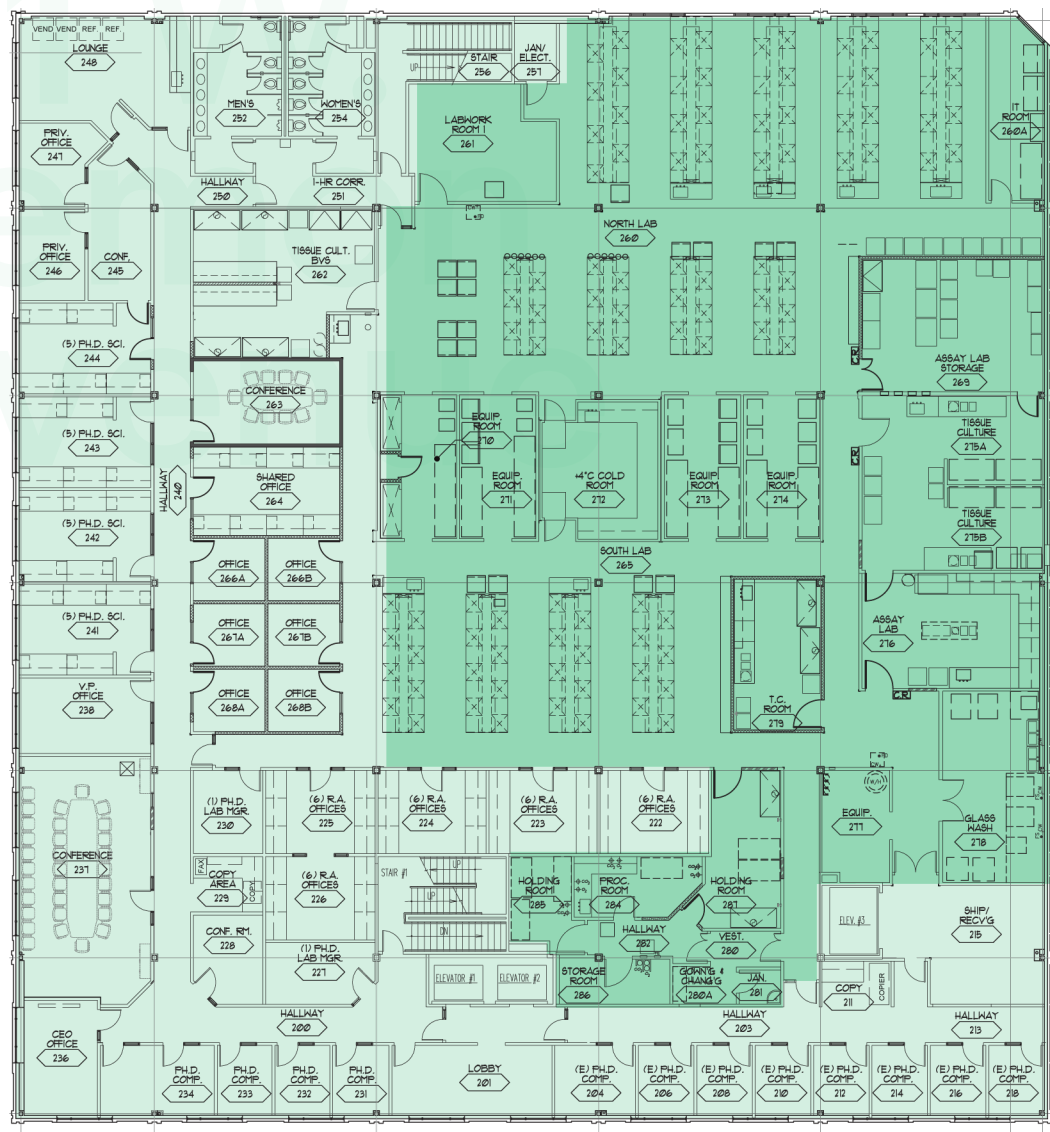


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Well-appointed Office Spaces

To support your new labs, ample
amount of office spaces are
available throughout the building.

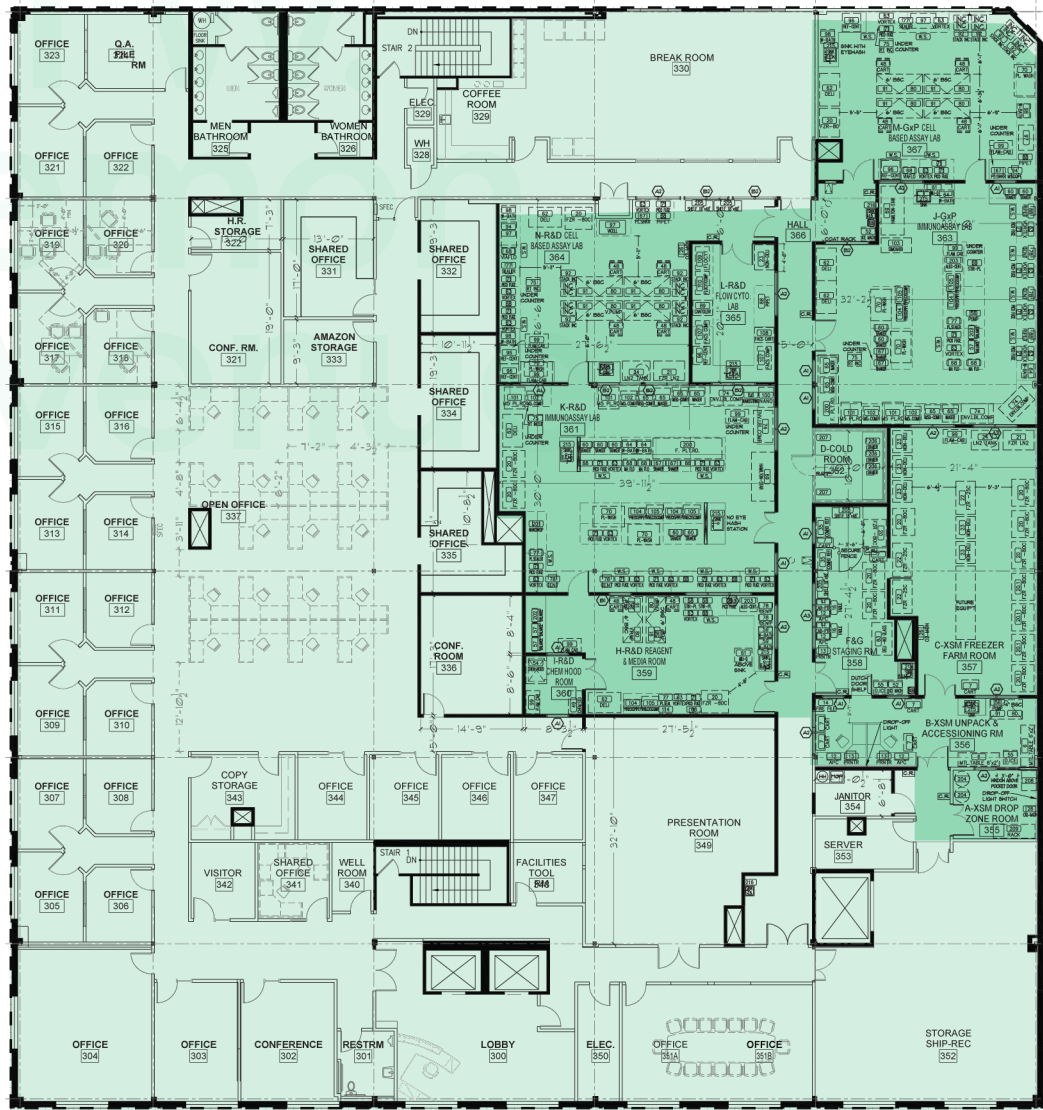


Second Floor 24,962 SF

Includes:

- 60 Lab Stations
- 40 Offices
- Vivarium
- Glass Wash Facility
 - Millipore rios water system
 - Getinge glass washers (2)
 - Lancer autoclave sterilizer
- Chemical Hoods
- Tissue Culture Rooms
- Cold Room
- Mobile Laboratory Benches & Chairs
- Mobile Storage Cabinets
- Office Furniture

Offices
 Lab Area



Third Floor 24,962 SF

Includes:

- 37 Lab Stations
- 63 Offices
- Chemical Hoods
- Cold Room
- Mobile Laboratory Benches & Chairs
- Mobile Storage Cabinets
- Office Furniture
- Presentation Room
- Conference Room
- 27 Private Offices & Open Bullpen
- Executive Office
- Print/Copy Area
- Storage Area

Offices Lab Area

111 W. Lemon Avenue



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Interested? Get in contact.

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