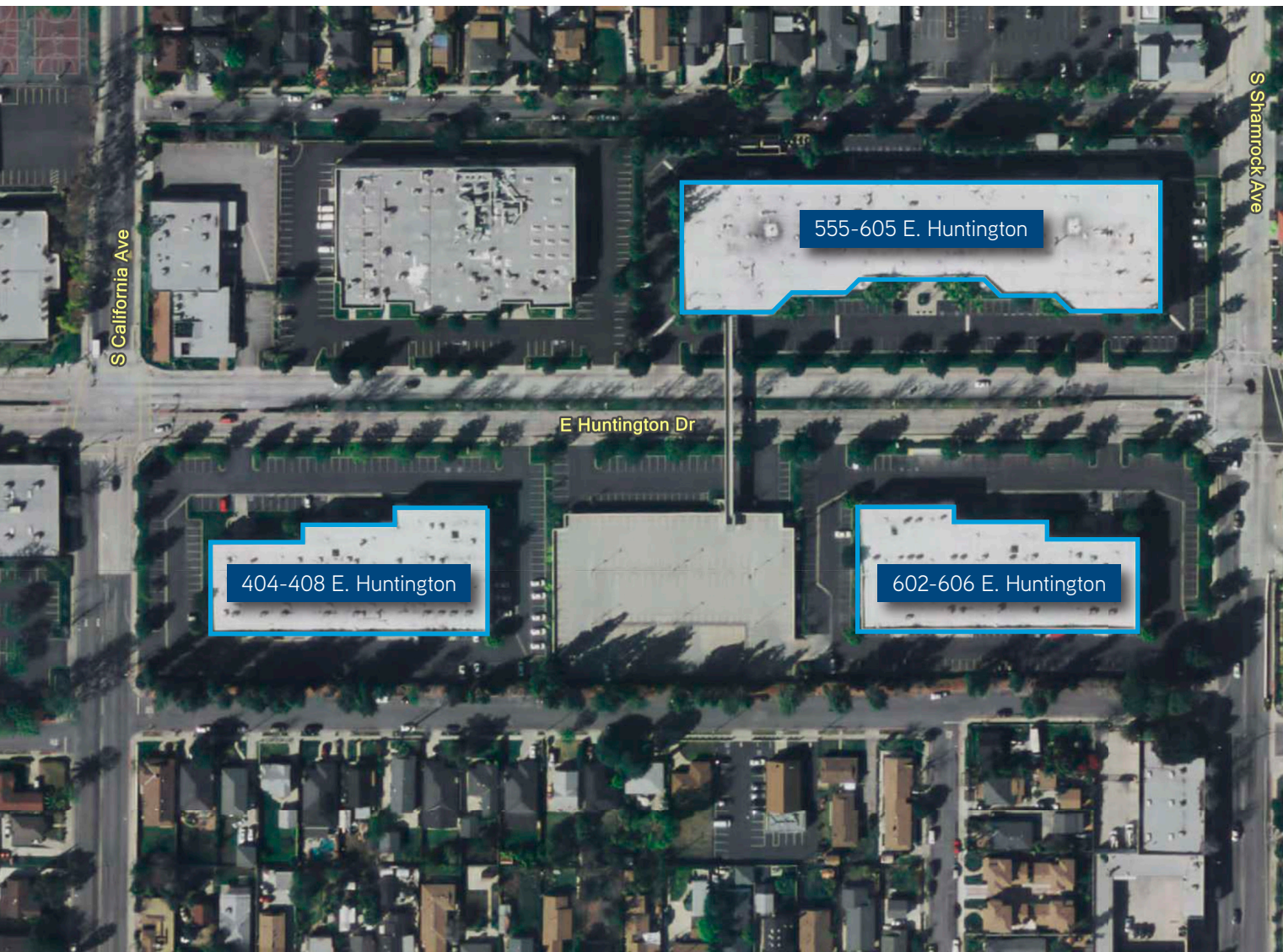


FOR LEASE > OFFICE SPACE

FOOTHILL TECHNOLOGY CENTER

MONROVIA, CALIFORNIA 91016





the property

Foothill Technology Center is a 3 building campus consisting of approximately 254,032 RSF. The campus was built from 1985-1987 and consists of the following buildings:

- > 404-408 E. Huntington Dr.
- > 555-605 E. Huntington Dr.
- > 602-606 E. Huntington Dr.

The campus offers an abundant of surface and structured parking and a bridge over Huntington Drive for easy access. The parking ratio is 3.3/1000 SF.

the location

- > Easy access to the 210 and 605 Freeways
- > Great Huntington Drive identity
- > Located in the Huntington High-Tech Corridor



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the buildings

- > 4000 Amps of Power
- > Verizon Smart Park Advanced Telecommunications System with Full Copper and Fiber Optic Infrastructure
- > Back-up Generator
- > Ground Level and Dock High Loading Doors
- > High Volume HVAC system with additional package units and make up air, Computer Room Air
- > Clean room capabilities in various parts of building



availabilities

402-408 EAST HUNTINGTON DRIVE			
Suite	SF	Rate	Availability
406	7,181 SF	\$2.25 PSF FSG	VACANT

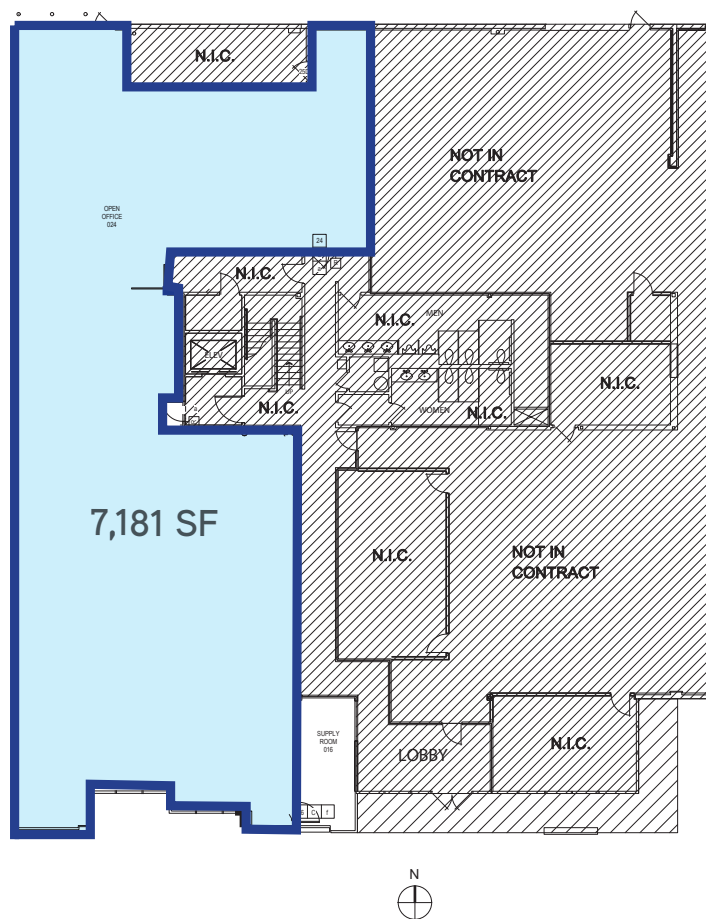
555-605 EAST HUNTINGTON DRIVE			<i>*Tenant pays electrical separately</i>
Suite	SF	Rate	Availability
204	4,086 SF	\$2.15 PSF MG	VACANT



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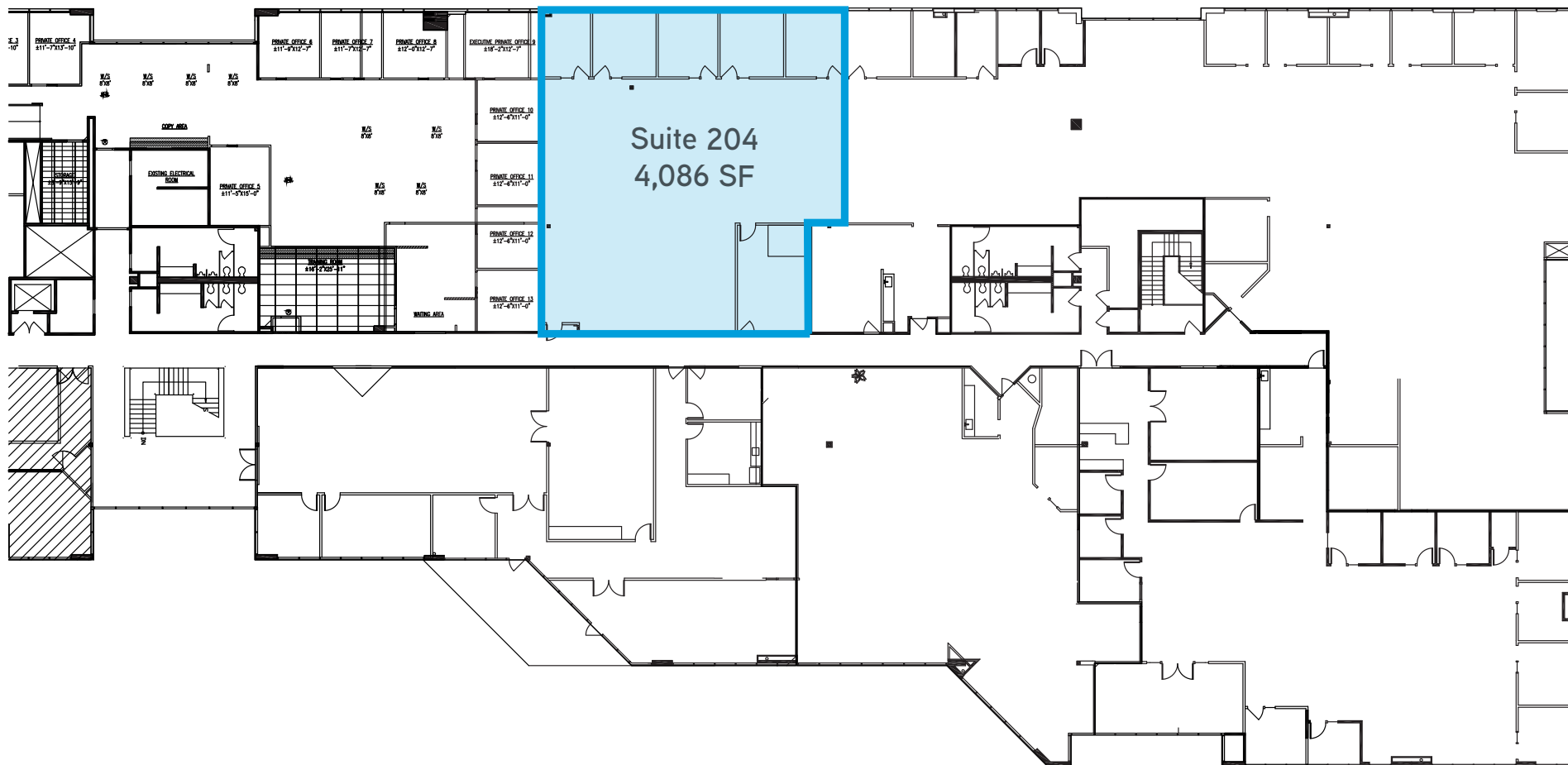
floor plans > 406 E HUNTINGTON > 7,181 SF



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floor plans > 555-605 E HUNTINGTON > Suite 204 (4,086 SF)



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