

OFFICE

FOR SALE

MAXIMUM
 CONTIGUOUS SF: 1,300
 TOTAL AVAIL SF: 2,240
 TOTAL BLDG SF: 2,240



ADDRESS 3146 MONTROSE AV, GLENDALE CA ZIP 91214

**RARE CREATIVE/FLEX BUILDING IN THE FOOTHILLS AREA
 CUSTOM BUILT IN 1992 W/CATHEDRAL CEILING AND SKYLIGHTS
 ARTIST'S STUDIO, PROFESSIONAL OFFICES OR WAREHOUSING
 HIGH CEILING GARAGE CAN BE USED AS WORKSHOP/STUDIO
 DUAL A/C, BALCONY, RESTROOMS ON BOTH FLOORS
 GATED DRIVEWAY/BLDG ENTRY, IMMEDIATE ACCESS TO 210 FWY**

LEASE RENTAL \$ NFL Rate/SF \$ _____ FSG Rentable Usable Load % 5.00
 Lease Terms _____ Tenant Improvement Allowance/SF \$0.00
 SALE PRICE \$ 695,000 Price/SF \$ 310.27 Possession Immediate
 Sale Terms TERMS ACCEPTABLE TO OWNER
 Maximum Contig. SF 1,300 Building Name 3146 MONTROSE
 Minimum Available SF 2,240
 Total Available SF 2,240 Land SF 4,069 Current Building _____ Landlord _____ Tenant _____
 # Floors Total 2 # Floors Available 2 Typical Floor Size 1,300 Taxes 10-11 8,707
 Existing Improvements LAMINATE HARD WOOD ON FIRST Insurance _____
FLOOR AND CARPET ON SECOND Utilities _____
 Pkg. Spaces 3 / 1000 Rate 0.00 Year Built 1992 Sprkd Y Janitorial _____
 Elevators 0 Const CON,MIX Air Conditioning _____
 Thomas Bk Pg# 534-F1 Zone GLC2-1 To Show Call Broker - ALARMED Sp. Feat. ATRM,FLEX,FREE
 AGENT George Khachatourian, CCIM (818)249-1005 Region NW Listing # 1225924
 FIRM New Horizons Properties. 01/22/10
 FTCF CB250N000S000/AOAA Notes _____

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
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