

800 ROYAL OAKS DRIVE

MONROVIA, CA

**Office Sublease
Available**



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

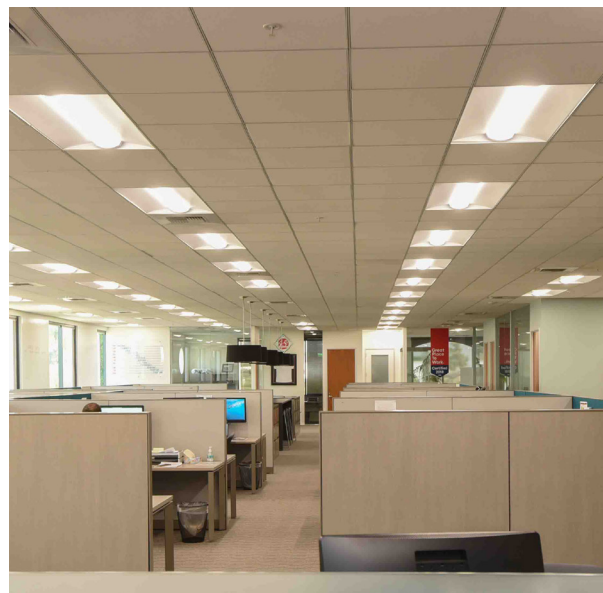
Details



Sublease Available | 28,430 SF

- Turnkey space (**FURNITURE INCLUDED**)
- Available Immediately
- Term Expires June 30, 2026 (Lease Term Flexible)
- Direct Access to the 210 Freeway
- Parking Ratio 3.5/1,000 (**at NO CHARGE**)
- Building top signage available
- Sublease Rate: Negotiable

[Click here to view more photos](#)



Map



Area Overview

Monrovia, CA

All the warmth of Southern California and the advantages of a gorgeous natural environment unite to create a place that is at once beautiful, historic, cultural, economically diverse and inviting. Located 20 miles northeast of Los Angeles at the base of the San Gabriel Mountains, Monrovia is part of the San Gabriel Valley, just eight miles east of the City of Pasadena in Los Angeles County.

This growing city of nearly 40,000 residents distinguishes itself from other communities with its dynamic small-town charm and collection of high-tech industry. A world of amenities is available here: everything from world-class cultural facilities to glorious recreational outlets to top-rated education and healthcare is available right at residents' fingertips.

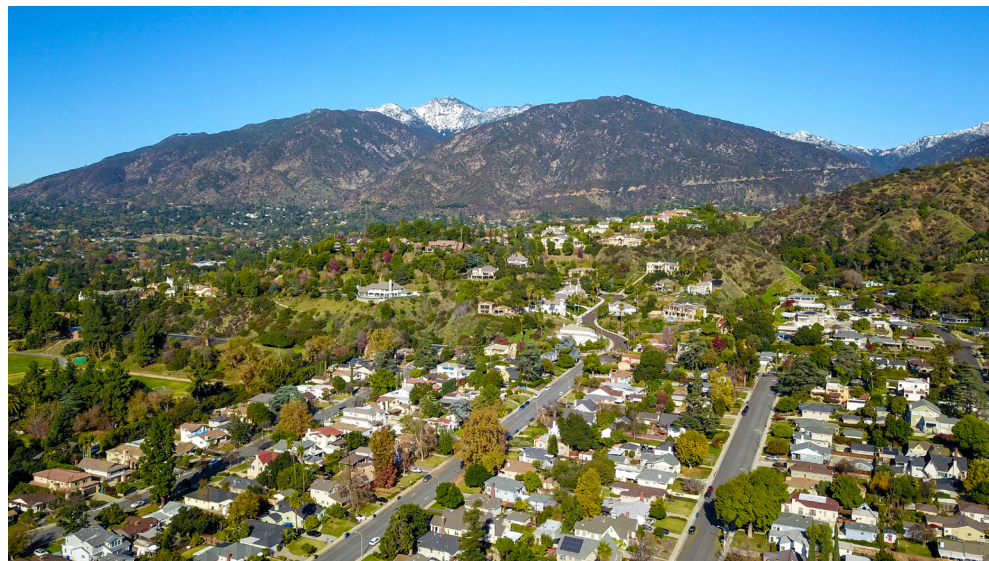
Monrovia is ideally positioned to continue its trend for controlled growth. The city's vibrant economy fosters enhanced job creation while a commitment to revitalization and development ensures that Monrovia maintains its attractive neighborhoods. Visitors are encouraged to experience all that Monrovia has to offer: a welcoming community, the brilliant California backdrop, and the promise for a prosperous future.

Old Town Monrovia is considered by the community to be the heart of the City. Here the community embraces the historic past, while still enjoying an exciting and vibrant future. This unique downtown environment blends charm and classic American themes with modern day conveniences. Historic buildings fill Old Town's streets, where you can find an array of boutique shops selling everything from baseball cards to vintage concert t-shirts, and beautiful home furnishings, a diverse selection of restaurant and cafes, entertainment, and luxury living. Residents and visitors alike head to Old Town regularly for its inviting atmosphere and signature community events. Old Town offers a sophisticated environment with spectacular mountain views you won't find anywhere else.

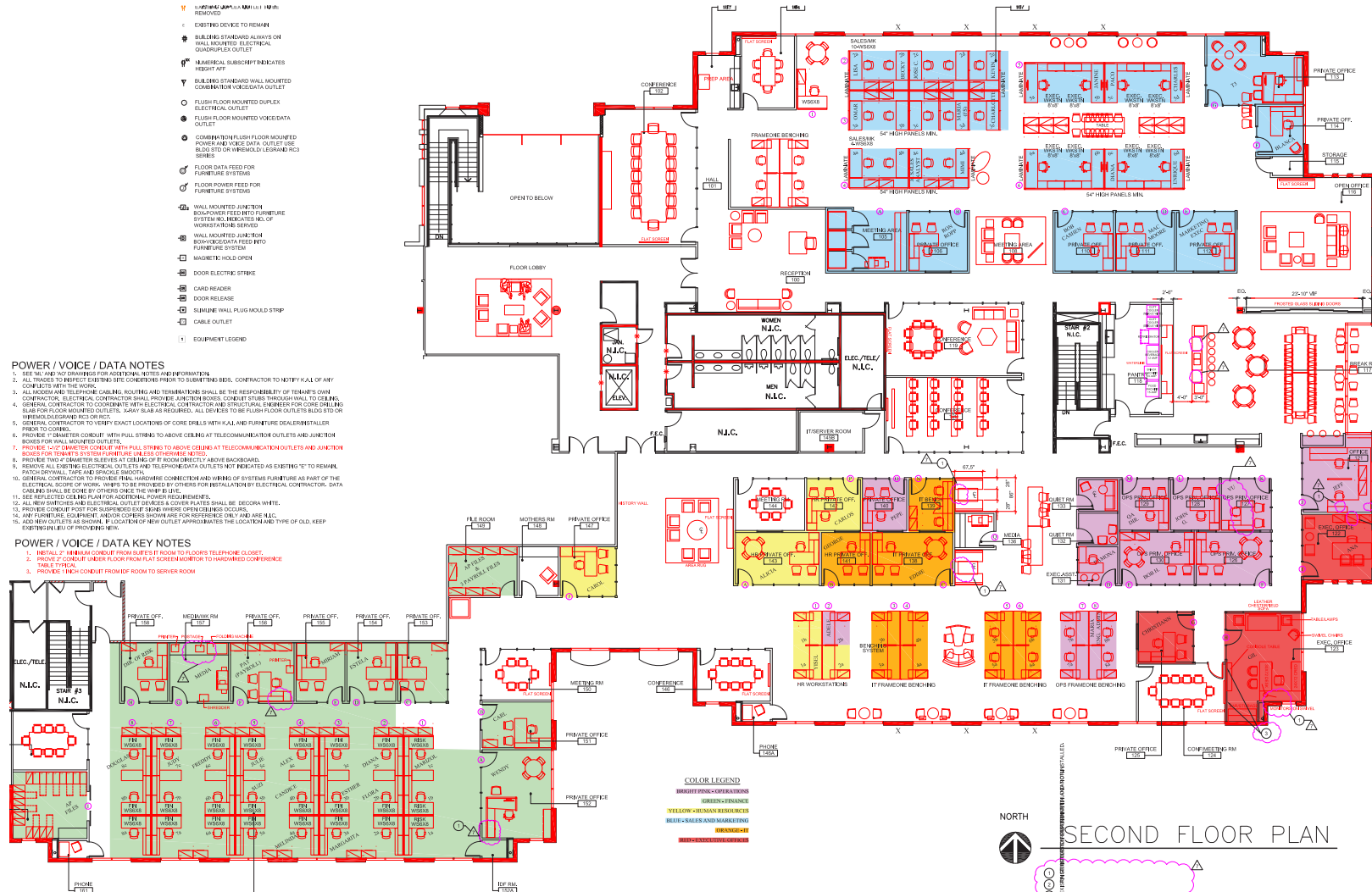
Accessible along the 210 and 605 freeways, historic Route 66, Huntington Drive and a stop along the Metro Gold Line, Monrovia is great choice for so many residents and businesses. The 11.5-mile Gold Line Foothill extension runs from Pasadena to Azusa, connecting cities in the Gabriel Valley to downtown and beyond to East L.A.

Monrovia distinguishes itself from other communities with its dynamic small-town charm. The City of Monrovia operates a Business Improvement District in the Old Town Area. Monrovia is renowned for its historic and beautifully preserved Old Town, and the diverse mix of industry, retail, manufacturing and high tech business. It is also the home of Mt. Sierra College which serves the ever-growing need for leaders in design and media arts, business and technology. Mt. Sierra College offers bachelor degree programs in three areas of study: media arts, business, and technology. Graduates from Mt. Sierra College offer local companies access to a continuous pool of highly skilled of employees.

Huntington Drive in Monrovia features a cluster of high-tech, bio-tech and aerospace industries, including the City's bustling commercial corridor. Monrovia's high tech companies, manufacturing facilities and industry organizations within the City's High Tech Corridor pool creative and entrepreneurial minds to collectively build diverse clusters of innovation for cutting-edge design.



Site Plan



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