

# FOR LEASE

**LIWAY PROFESSIONAL CENTER**  
41 North Garfield Avenue, Alhambra, CA 91801



**Coldwell Banker Commercial George Realty**  
1611 South Garfield Avenue  
Alhambra, CA 91801  
License 01121690  
[www.cbcworldwide.com](http://www.cbcworldwide.com)

*Exclusively  
Listed by:*

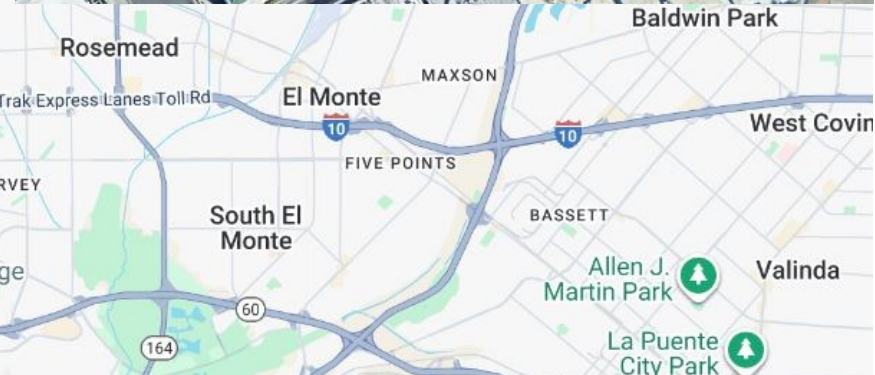
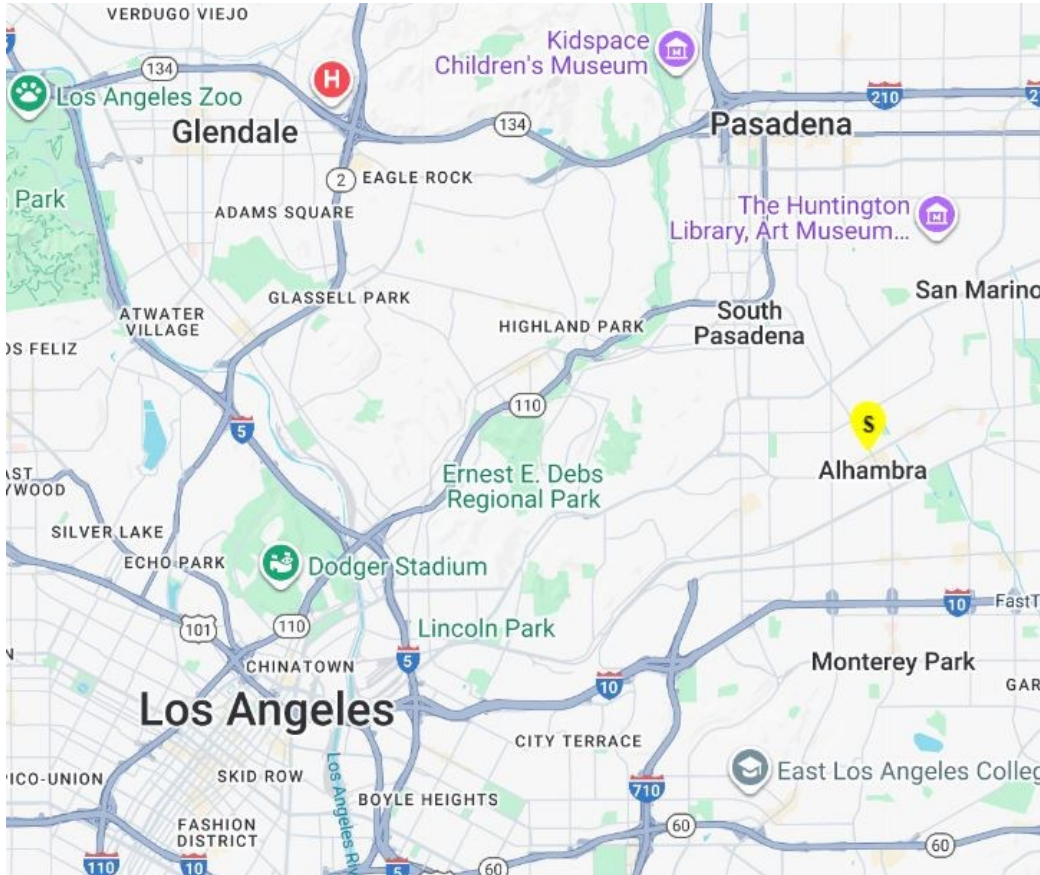
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### LOCATION, LOCATION, LOCATION!



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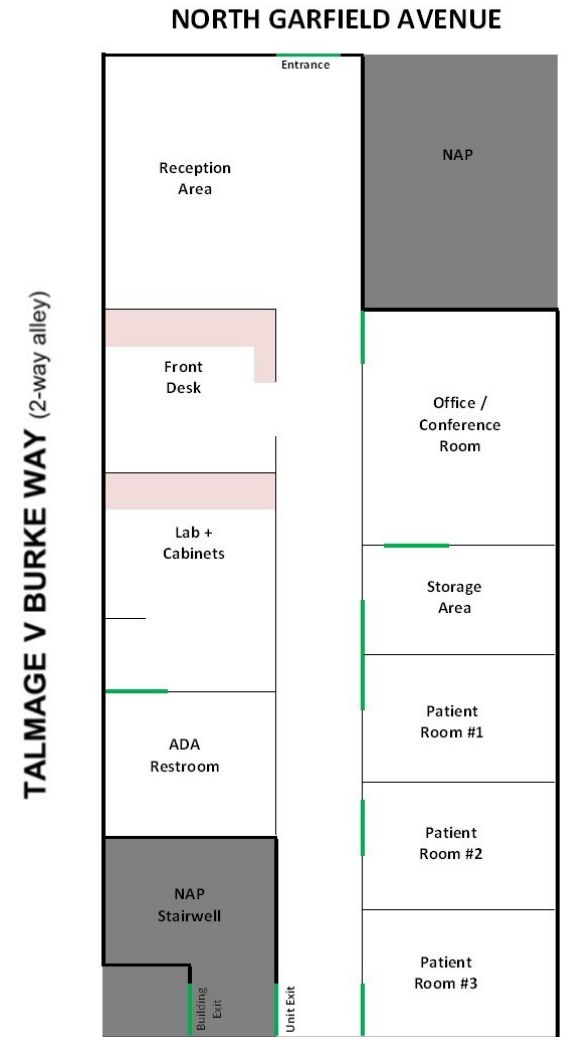
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|                       |                                                                                                    |
|-----------------------|----------------------------------------------------------------------------------------------------|
| Premise:              | 41 North Garfield Avenue<br>Alhambra, CA 91801                                                     |
| Zoning:               | Central Business District /<br>Downtown Specific Plan Overlay<br>Check with City for specific uses |
| Available Space:      | 1st Floor, Suite 103                                                                               |
| Size (RSF):           | 1,075                                                                                              |
| Preferred Term:       | 3-5 Years                                                                                          |
| Rate (SF/Mo):         | \$2.25                                                                                             |
| Space Use:            | Medical Office, Professional Office (ie. Insurance, Mortgage,<br>Real Estate, CPA, etc.)           |
| Lease Type:           | Modified Gross Lease (no nets)                                                                     |
| Condition of Premise: | Full Build Out (former acupuncture office); Signage Available                                      |
| Parking:              | 2 on-site uncovered parking spaces<br>Off-site parking structures with employee permit parking     |
| Available:            | Now                                                                                                |



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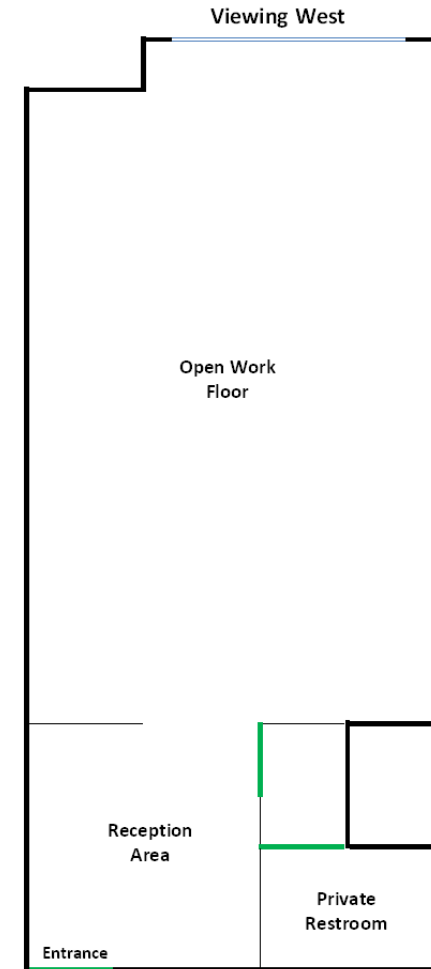
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| Premise:              | 41 North Garfield Avenue<br>Alhambra, CA 91801                                                      |
| Zoning:               | Central Business District /<br>Downtown Specific Plan Overlay<br>Check with City for specific uses  |
| Available Space:      | 2nd Floor, Suite 201                                                                                |
| Size (RSF):           | 700                                                                                                 |
| Preferred Term:       | 3-5 Years                                                                                           |
| Rate (SF/Mo):         | \$2.00                                                                                              |
| Space Use:            | General Office, Creative Office, Studio Office (ie. Photography/videography, content creator, etc.) |
| Lease Type:           | Modified Gross Lease (no nets)                                                                      |
| Condition of Premise: | Open Floor Plan (former engineering office)                                                         |
| Parking:              | 2 on-site uncovered parking spaces<br>Off-site parking structures with employee permit parking      |
| Available:            | Now                                                                                                 |



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