

PROFESSIONAL OFFICE BUILDING

*** FOR LEASE ***

SWC Valley Blvd. / Ramona Blvd. / Main Street, El Monte, CA



11100 Valley Blvd., El Monte, CA 91731

Features

- Prime San Gabriel Valley Location. Easy Access 10 and 605 FWY.
- The Crown Jewel of the Golden Commercial Corridor of the Area.
- Right Next to Civic Center, Court House, Police Department, Post Office, All Major Banks, Downtown El Monte, and etc.
- Strong Demographics.
- Excellent Street Visibility.
- City Rewarded Professional Office Building, Beautifully Courtyard Style.
- Ample Parking Spaces, Five Entrances for Easy Ingress and Egress.
- Full Service Provided – Landlord Provide All Utilities, HVAC and Janitorial Services.
- In-House Management Office Provide Immediate Responds and Services to Tenants.

Units Information:

Suite Number	SF	(\$/SF/Month)	Monthly Rent	Type	Note
105	1,160	\$2.20	\$2,552.00	Full Service	1st Floor
110	512	\$2.40	\$1,228.80	Full Service	1st Floor
312	300	\$2.40	\$720.00	Full Service	3rd Floor

Contact:

Andy Deng
DRE # 01297692

Joe Yu
DRE # 01300686



Dengo Investment Inc.

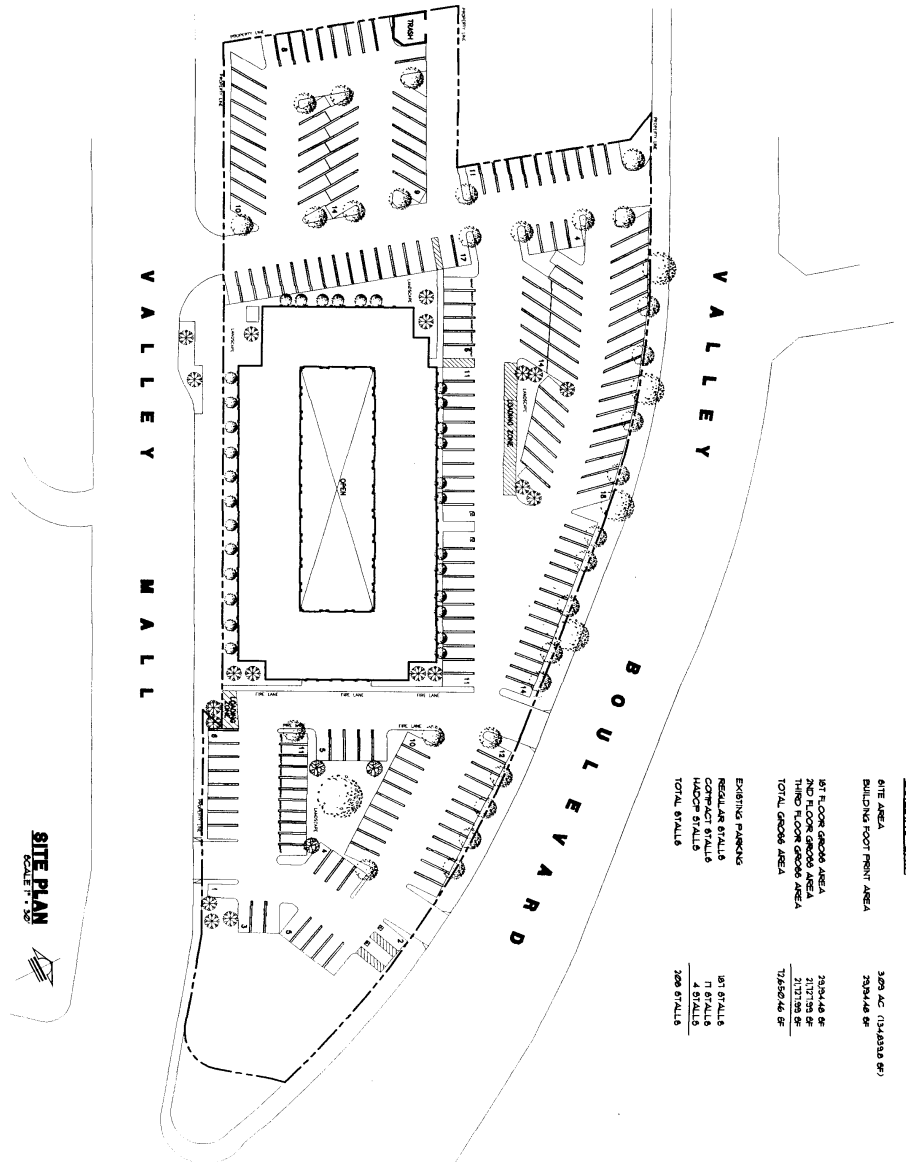
11100 Valley Blvd., Suite 316,
El Monte, CA 91731
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www.dengoinvestment.com

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Site Plan



SITE PLAN
SCALE: 1/8" = 1'-0"

BUILDING DATA	
SITE AREA	3295 AC. (134,893.8 SF)
BUILDING FOOT PRINT AREA	709,946 SF
1ST FLOOR GOODS AREA	73,944 SF
2ND FLOOR GOODS AREA	217,795 SF
3RD FLOOR GOODS AREA	217,795 SF
TOTAL GOODS AREA	715,534 SF
EXISTING PARKING	
REGULAR STALLS	308 STALLS
COMPACT STALLS	1 STALL
HAZOP STALLS	4 STALLS
TOTAL STALLS	313 STALLS

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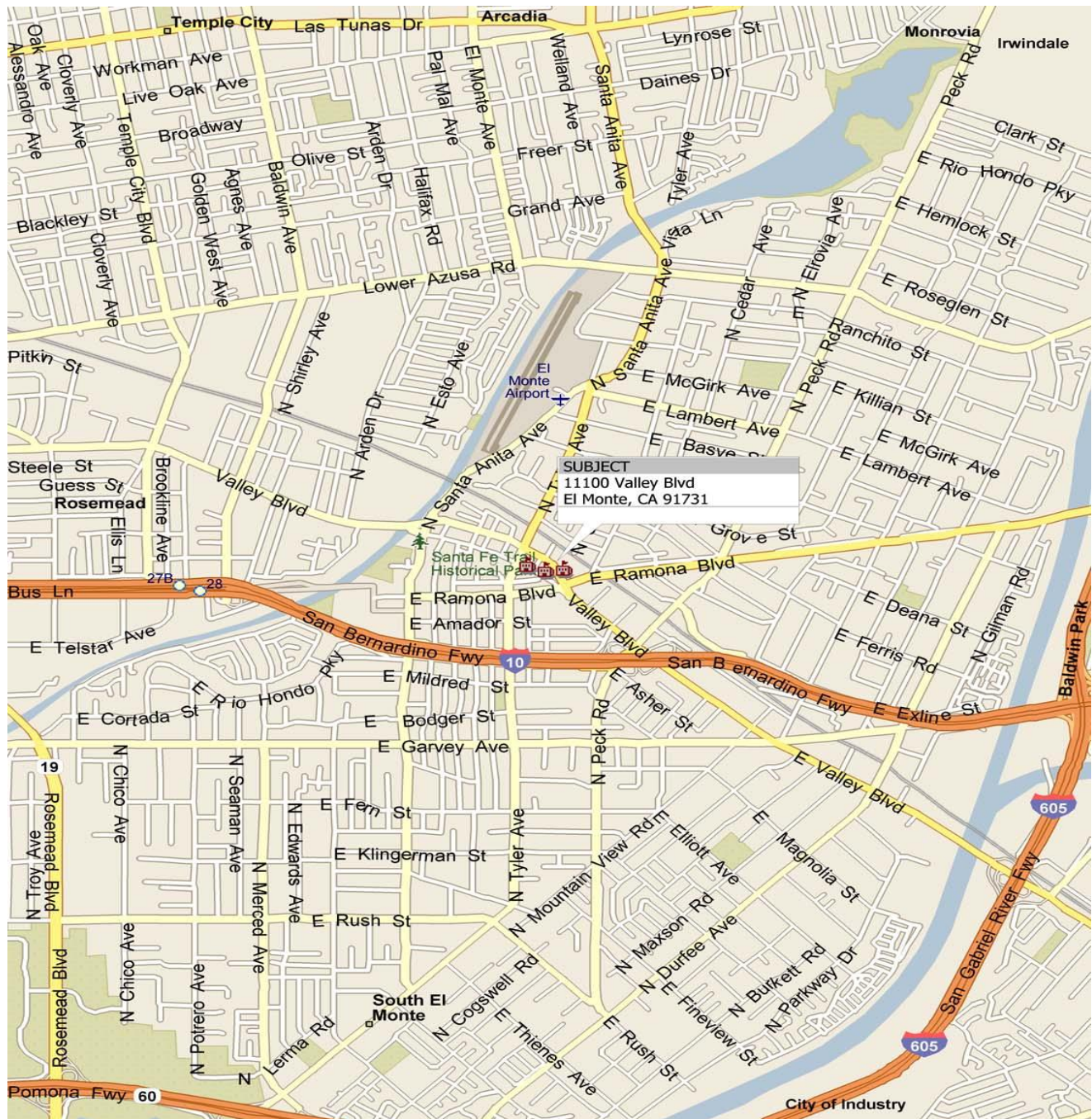
All information listed has obtained from sources deemed reliable. However, we accept no responsibility for its correctness. Subject to change without notice.

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Regional Map



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