



2675 Junipero

2675 Junipero Ave, Signal Hill, CA 90755

David Lawee

Lawee Investments

2675 Junipero Ave, Suite 900, Signal Hill, CA 90755

laweed@outlook.com

(562) 818-0603



2675 Junipero

\$20.40 /SF/YR

Modern office building with 8 suites. R&D space and office / warehouse suites consisting 1,200 feet of office and 640 feet of warehouse. 2 units are pure office located on the North side of the building on the second floor.

Ideally located between both Los Angeles and Orange County. Just blocks from the 405 freeway with quick access to Four major freeways just moments away....

- Walking distance to numerous eateries and shopping. Costco and Office Depot minutes away.



Rental Rate: \$20.40 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 13,000 SF

Year Built: 1973

Rental Rate Mo: \$1.70 /SF/MO

1st Floor Ste 200

| | |
|-----------------|----------------|
| Space Available | 1,840 SF |
| Rental Rate | \$20.40 /SF/YR |
| Date Available | Now |
| Service Type | Modified Gross |
| Office Size | 1,200 SF |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 2 - 5 Years |

This suite has dedicated restrooms and HVAC, as well as in-suite coffee bar. This suite includes 1,200 square feet of office space, 640 square feet of warehouse space, and a 10X10 roll up gate. This suite was recently renovated with new carpet and paint.

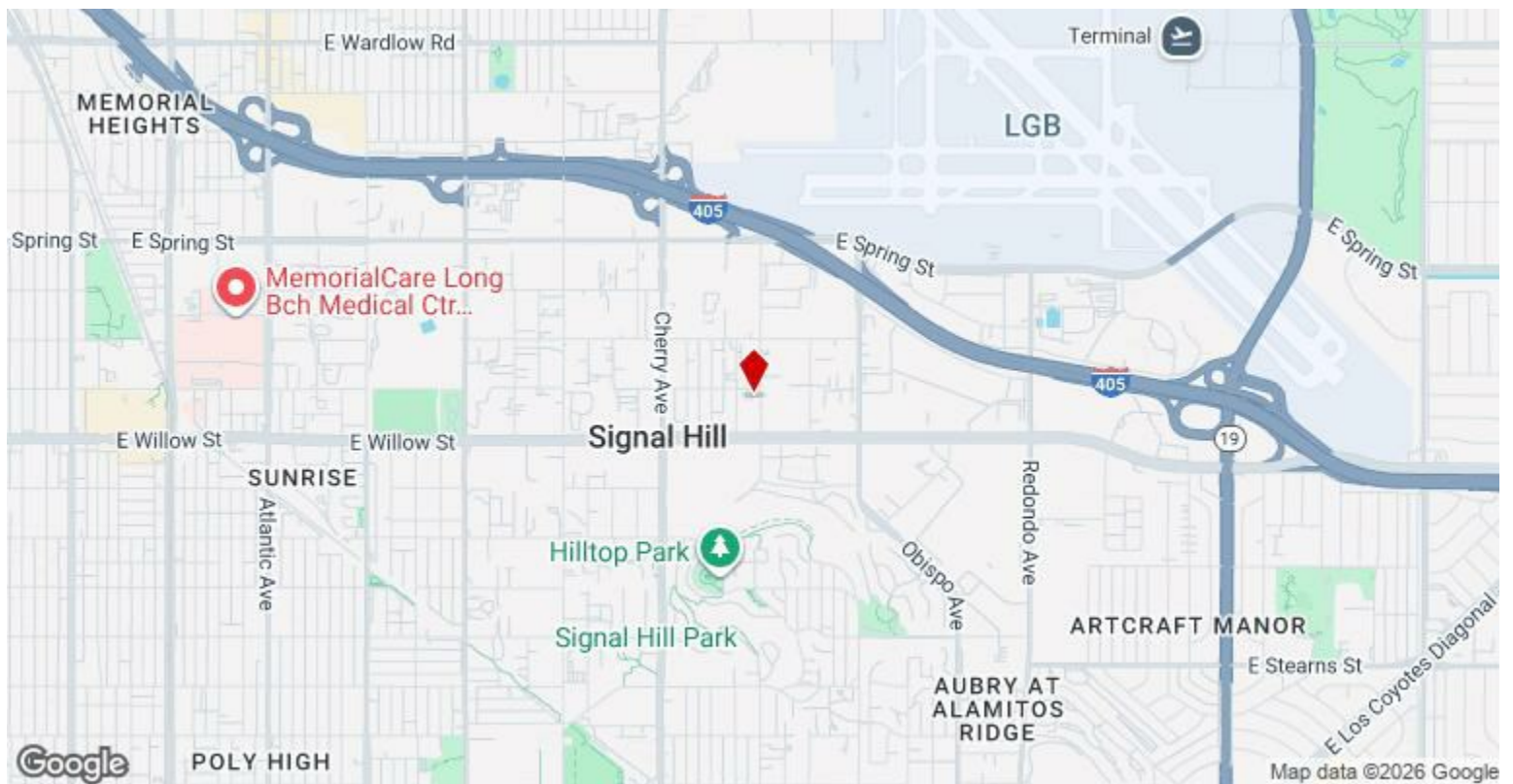
1

1st Floor Ste 500

| | |
|-----------------|----------------|
| Space Available | 1,900 SF |
| Rental Rate | \$20.40 /SF/YR |
| Date Available | 60 Days |
| Service Type | Modified Gross |
| Office Size | 800 SF |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 2 - 5 Years |

This suite has dedicated restrooms and HVAC, as well as in-suite coffee bar. This suite includes 800 square feet of office space, 1,100 square feet of drop ceiling warehouse space, and a 8 X 10 roll up gate. This suite was recently renovated.

2



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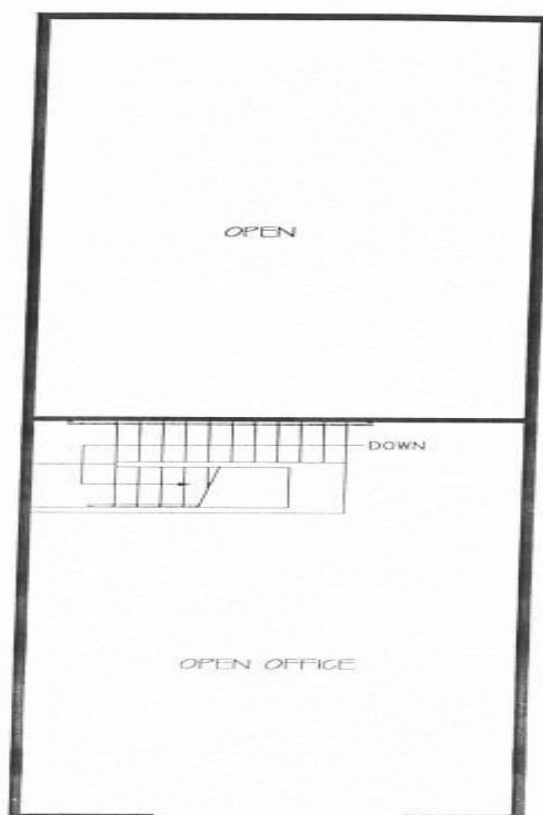
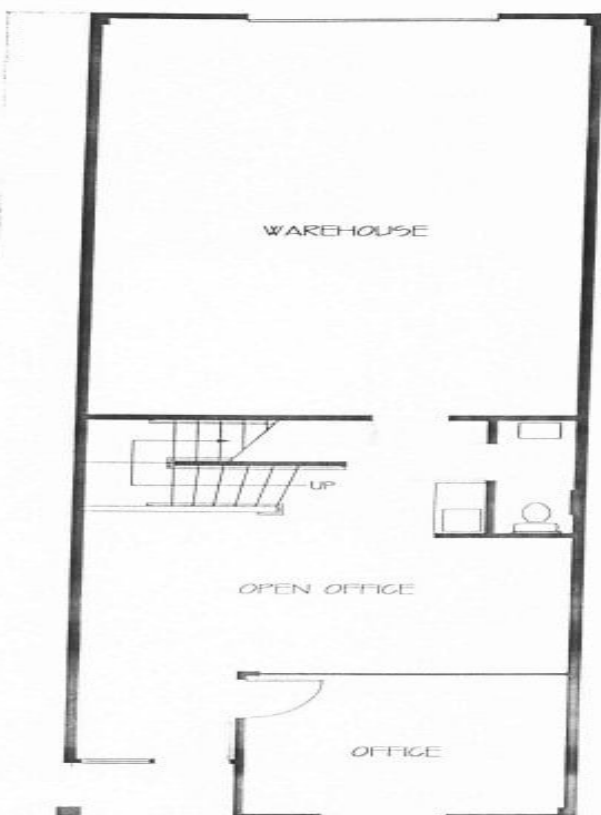
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Property Photos



Property Photos



Property Photos



Suite 200 - 1



Suite 200 - 2

Property Photos



Property Photos



Suite 200 - 5



Suite 200 - 6

Property Photos

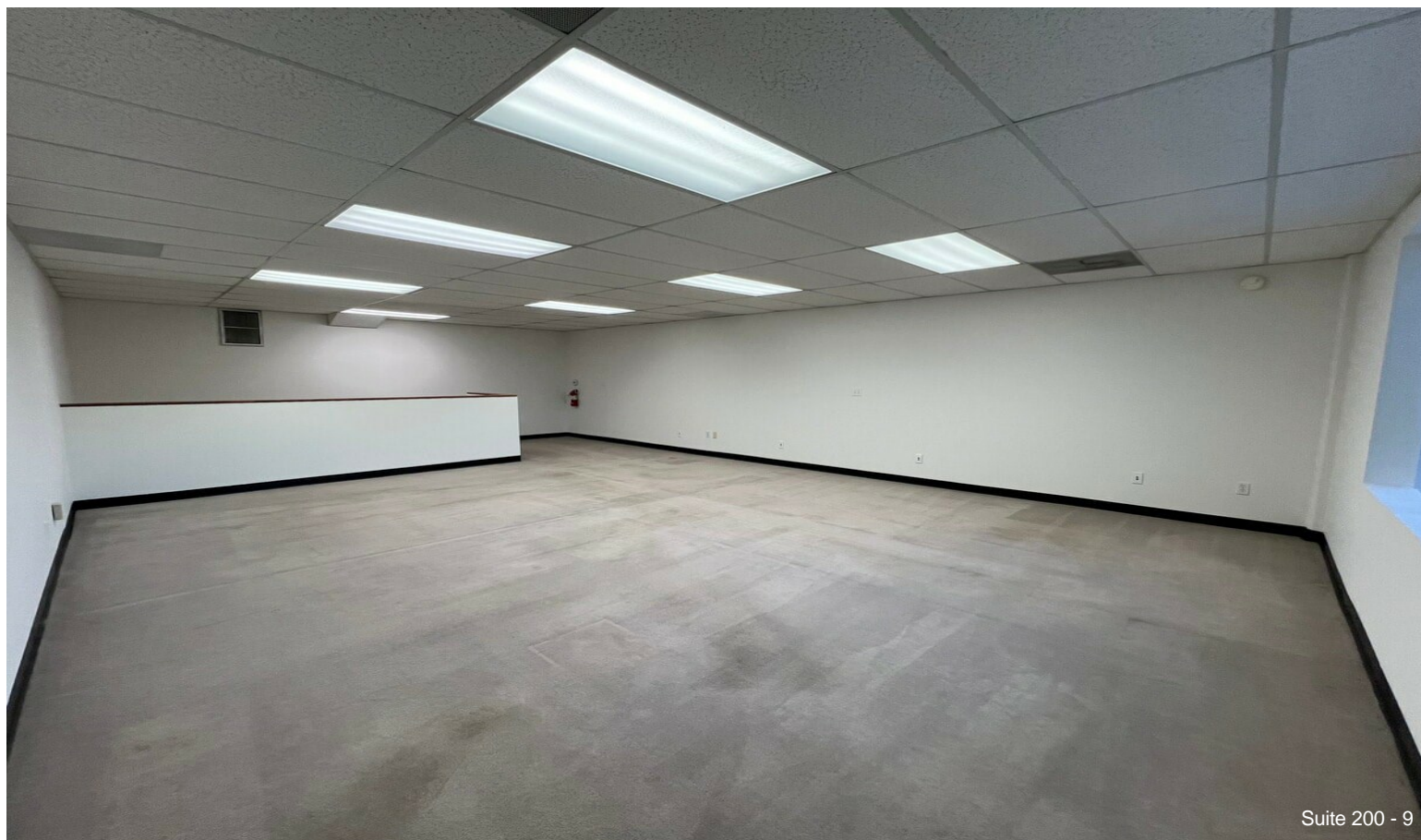


Suite 200 - 7

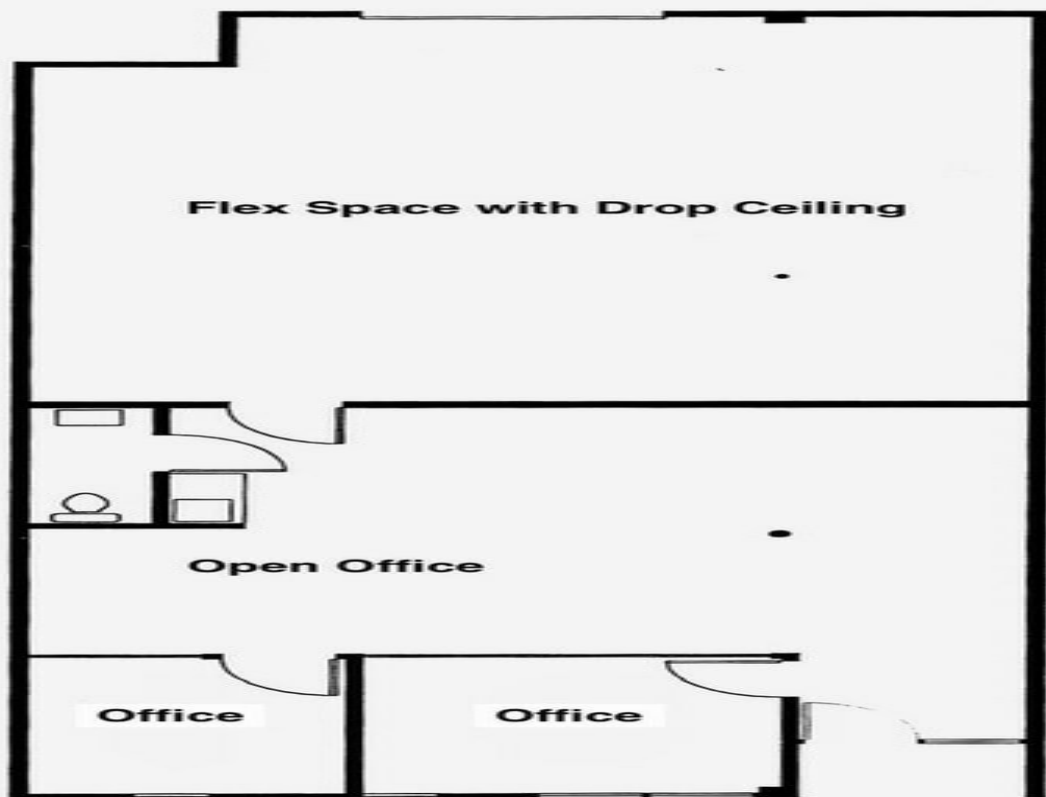


Suite 200 - 8

Property Photos



Suite 200 - 9



Suite 500

Property Photos

