



## 2675 Junipero

2675 Junipero Ave, Signal Hill, CA 90755

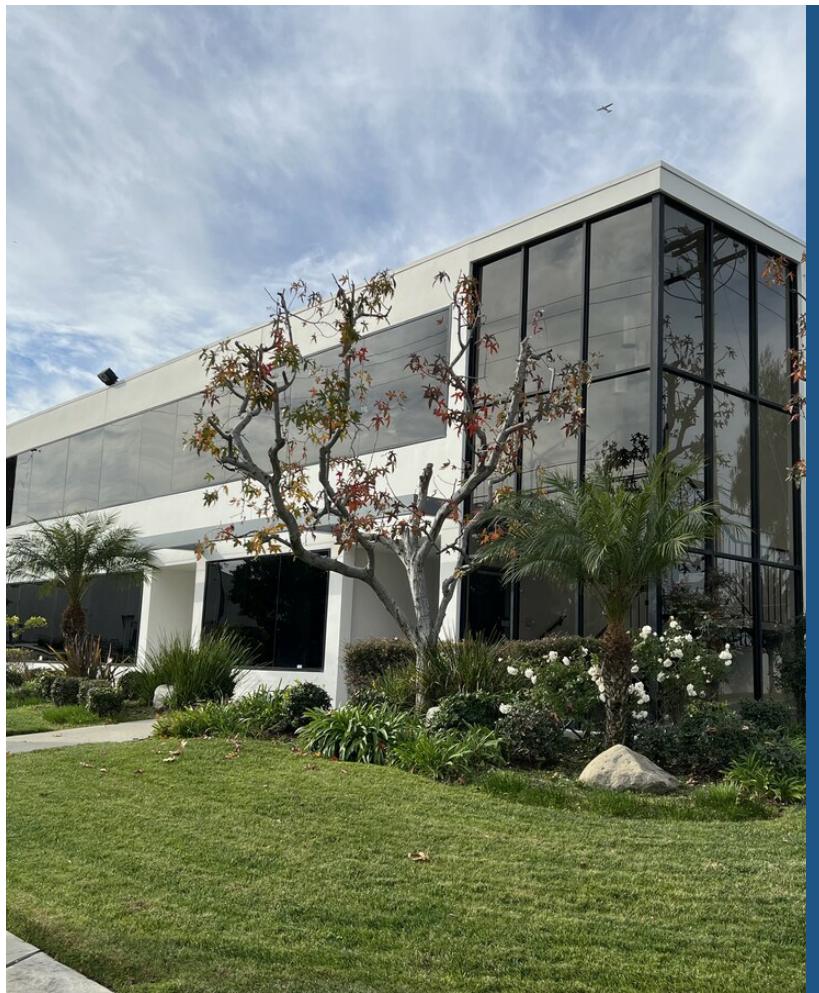
**David Lawee**

Lawee Investments

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

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(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.

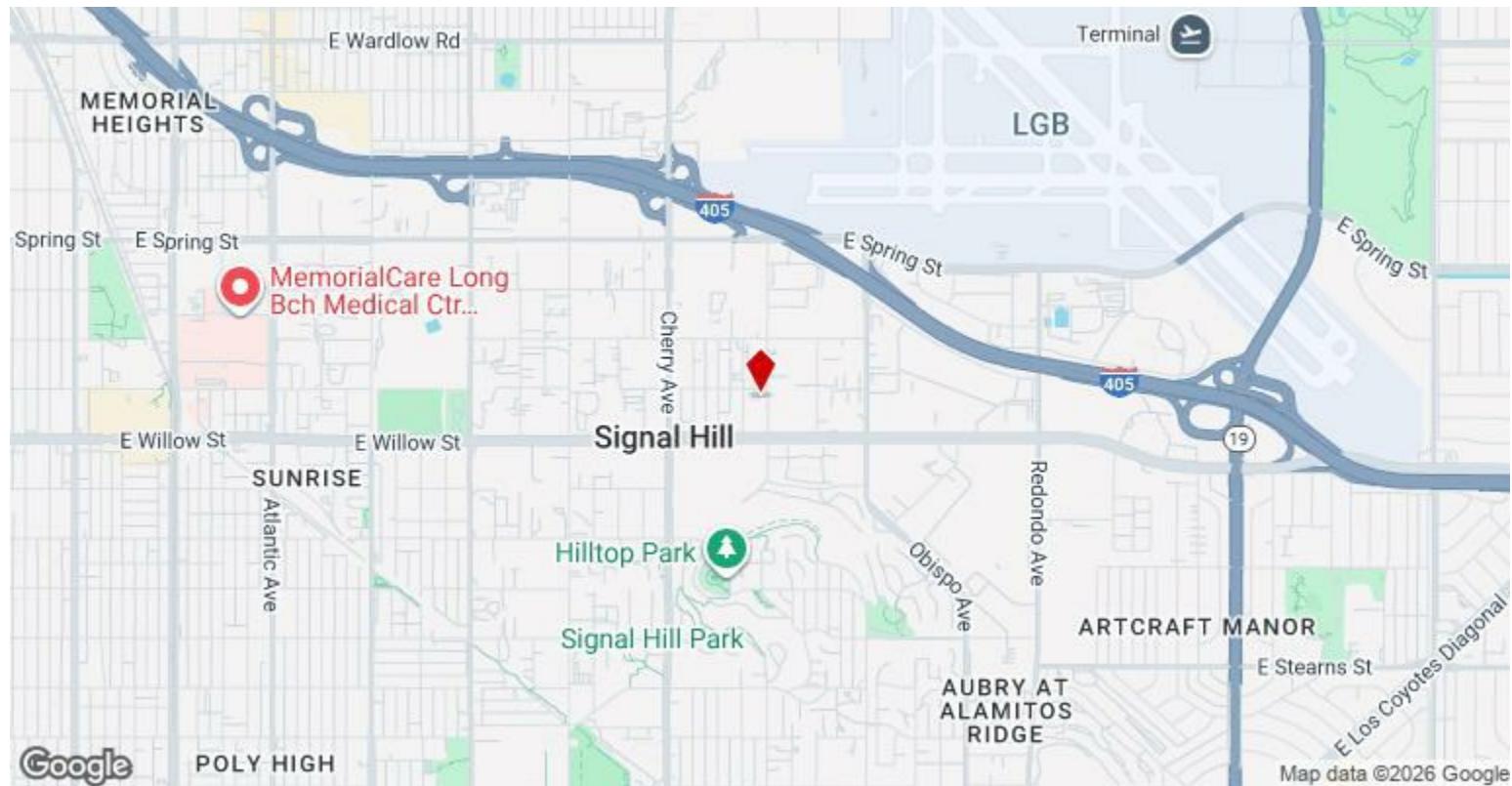
1

## 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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## Property Photos



South East photo



North East photo

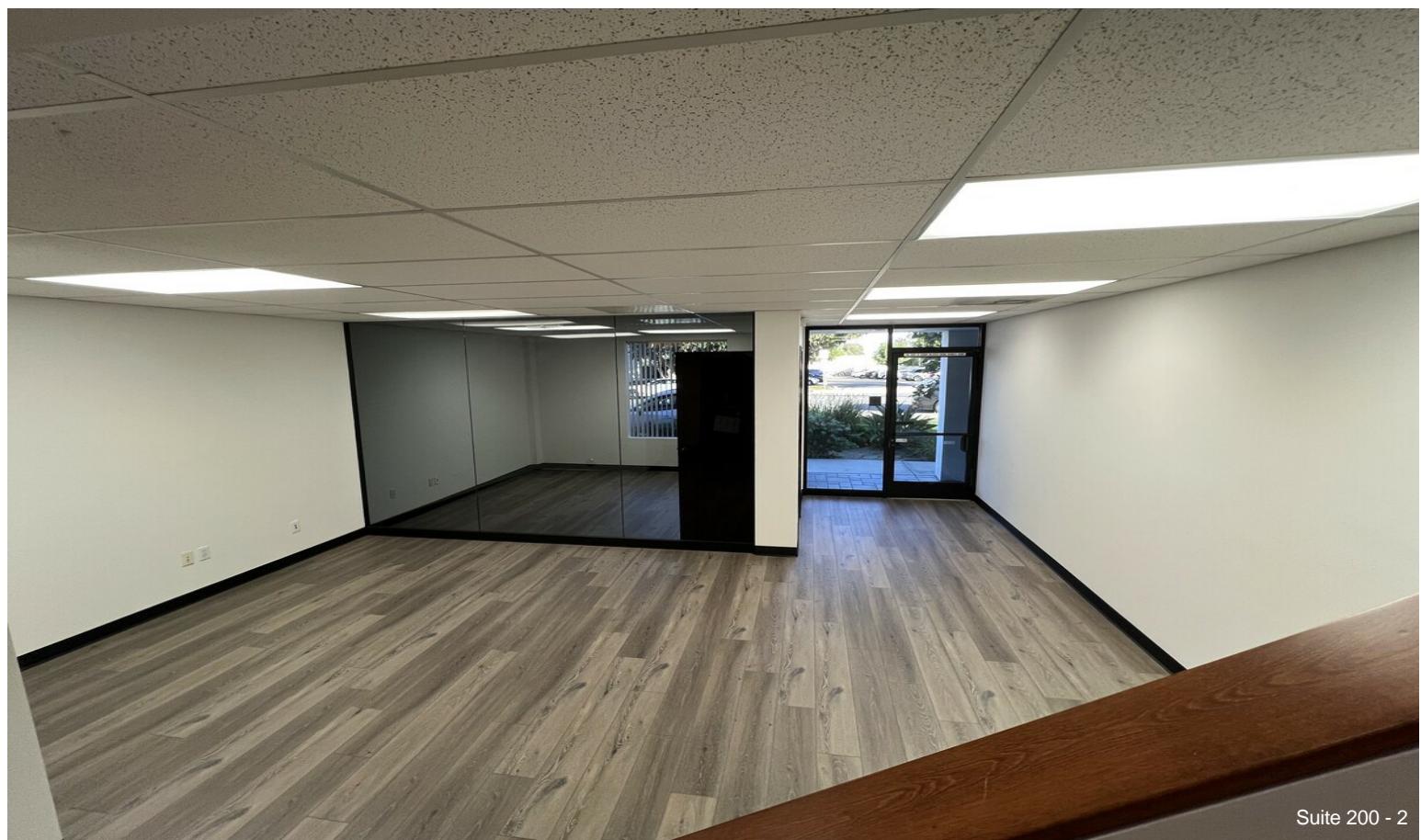
# Property Photos



## Property Photos

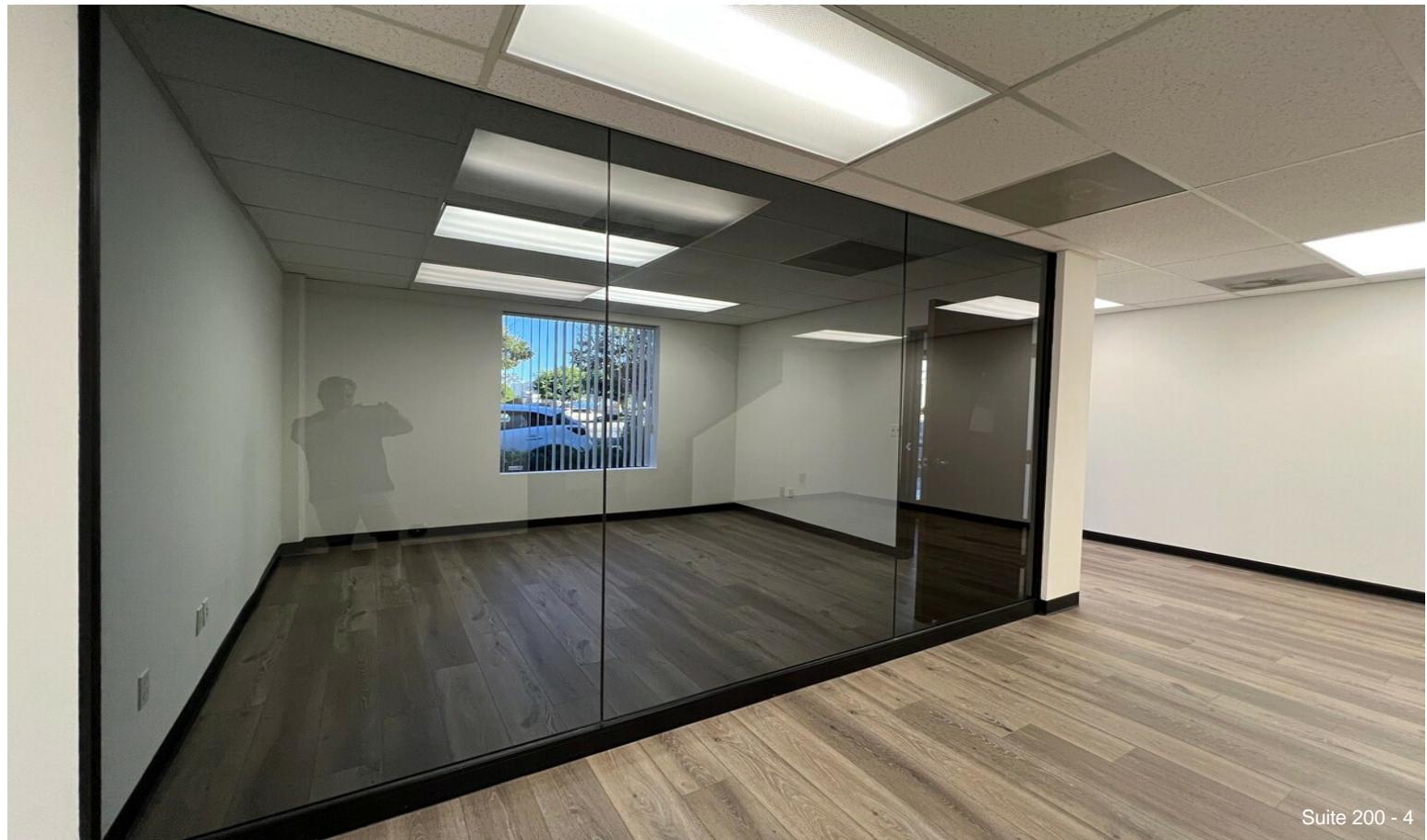


Suite 200 - 1

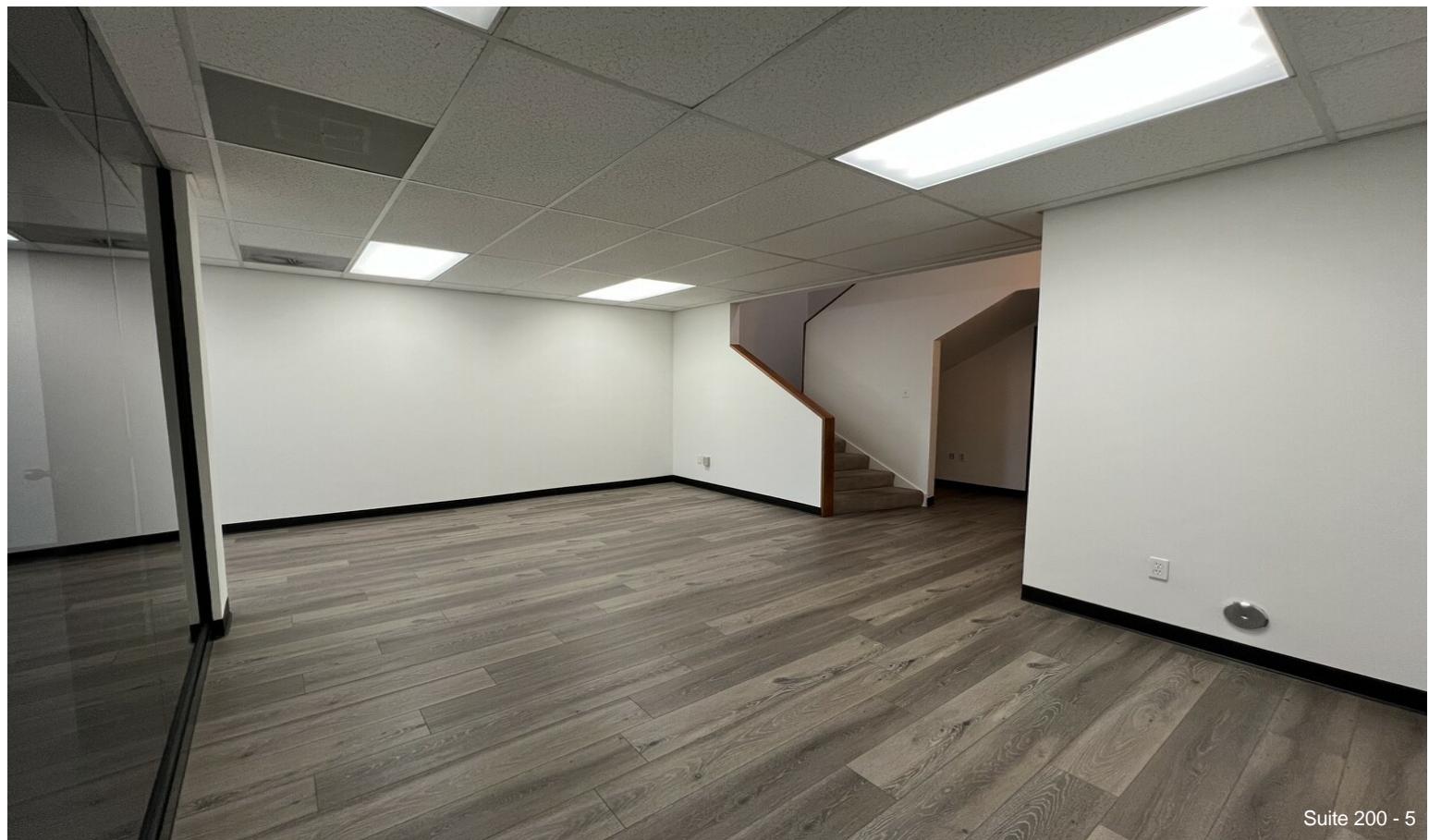


Suite 200 - 2

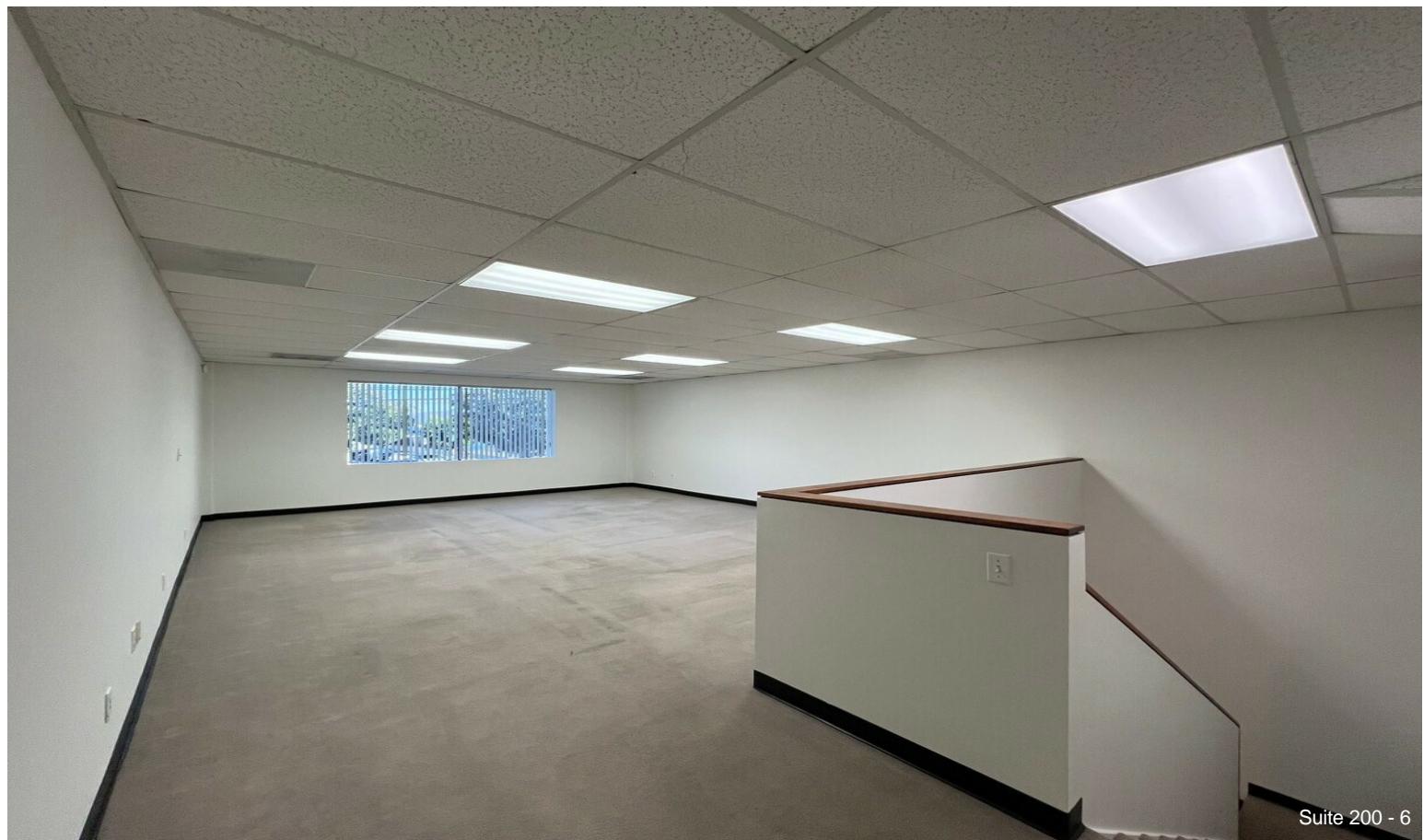
## Property Photos



## Property Photos



Suite 200 - 5

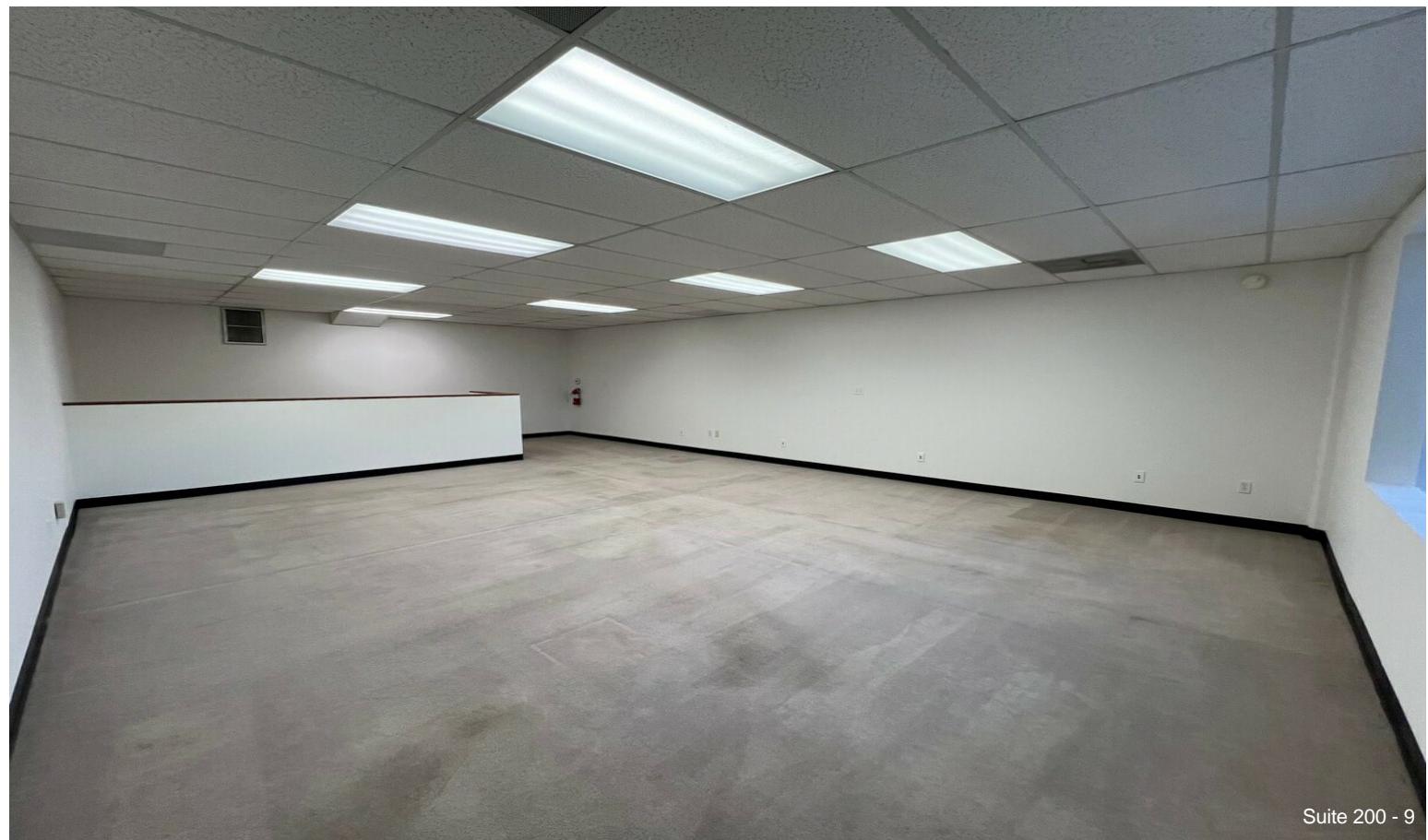


Suite 200 - 6

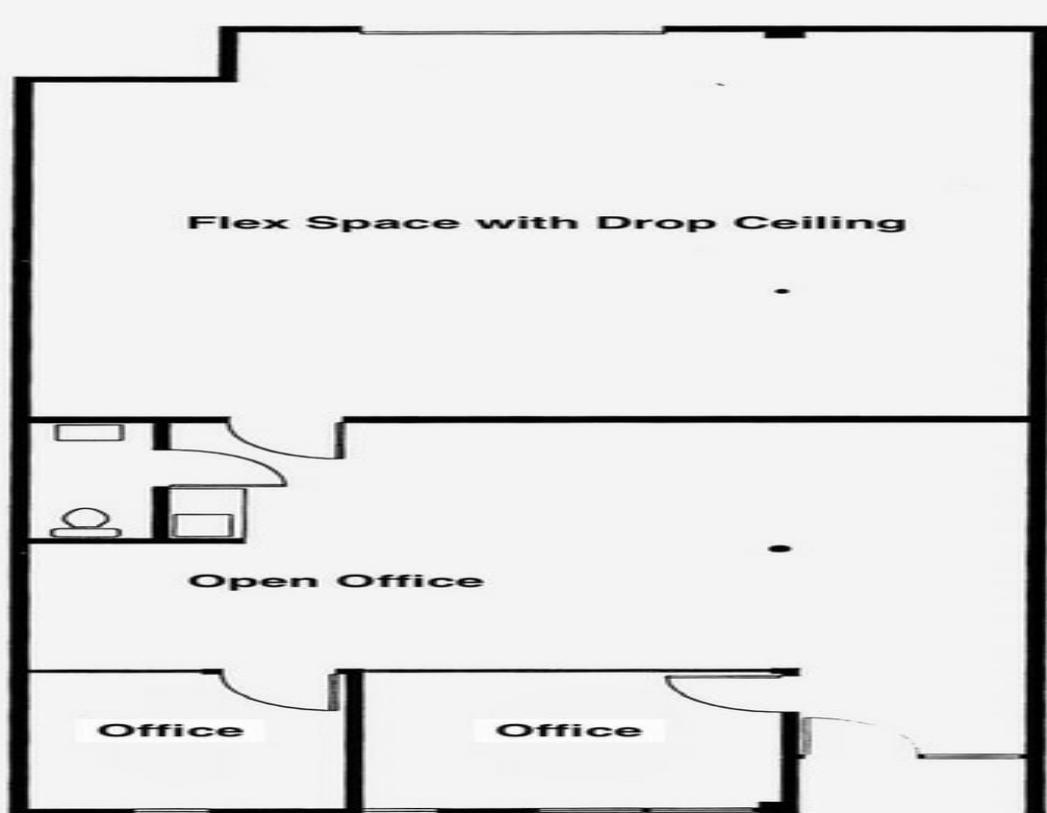
## Property Photos



# Property Photos



Suite 200 - 9



**Suite 500**

Suite 500 Floor Plan 2675 Junipero

## Property Photos

