

## PROPERTY HIGHLIGHTS

- Class A Office Space
- Beautifully Decorated Common Areas
- Ample Parking

### AREA AMENITIES

- Centrally Located
- Close to Highway

### SPACES AVAILABLE

- Suite 106: ±1,034 RSF
- Suite 115: ±1,426 RSF
- Suite 205: ±2,350 RSF
- Suite 211: ±1,609 RSF
- Suite 212 : ±2,626 RSF
- Suite 219 : ±1,533 RSF
- Suite 221 : ±1,109 RSF
- Suite 230 : ±8,597 RSF
- (Max Contiguous ±9,706 RSF Suites 221 & 230 Combined)
- Asking Rent \$1.80/RSF/MG (Excludes Utilities/Janitorial)



### Alex Balfour, SIOR

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### Susan Moreno

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## PROPERTY PHOTOS



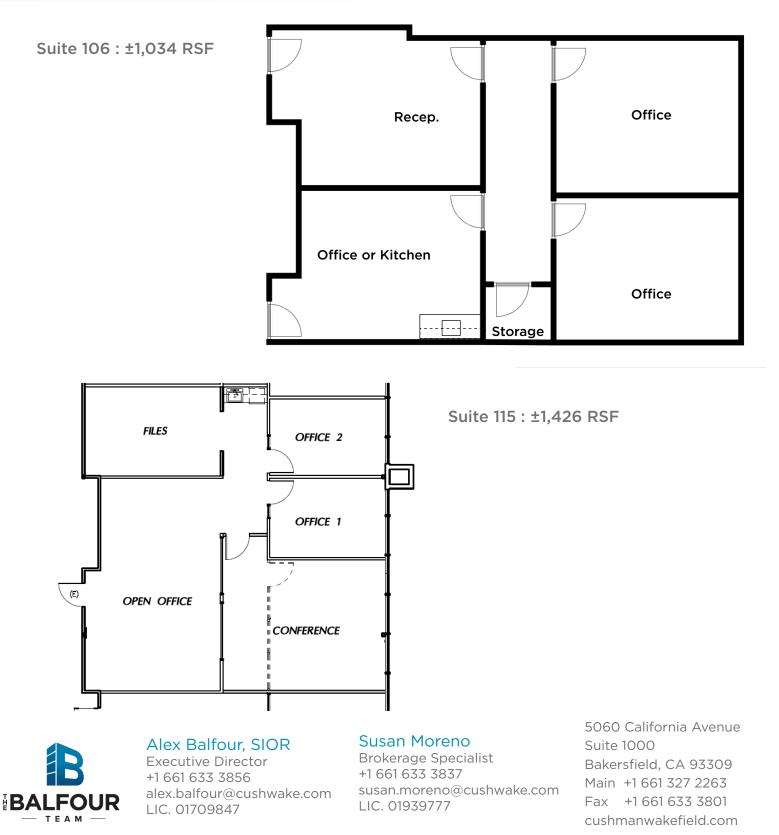






# **FLOOR PLAN**

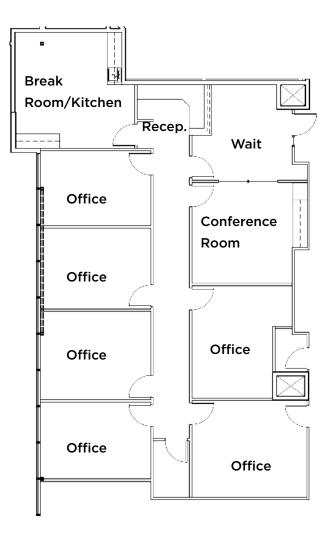
### 5001 California Avenue



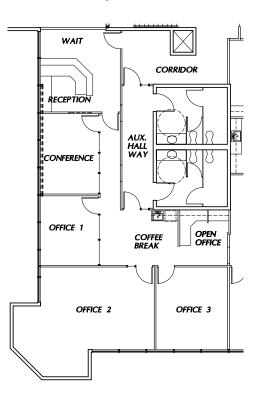
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## **FLOOR PLAN** 5001 California Avenue

Suite 205 : ±2,350 RSF



Suite 211 : ±1,609 RSF





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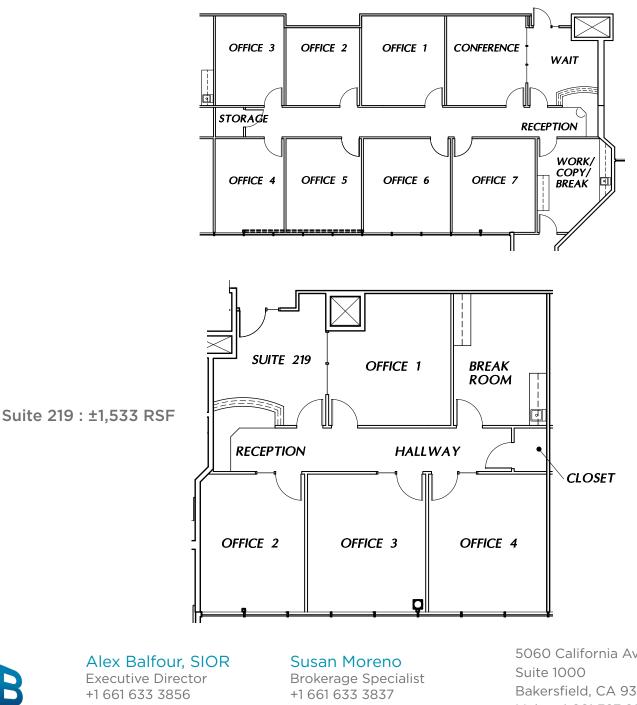
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# **FLOOR PLAN**

5001 California Avenue

Suite 212 : ±2,626 RSF



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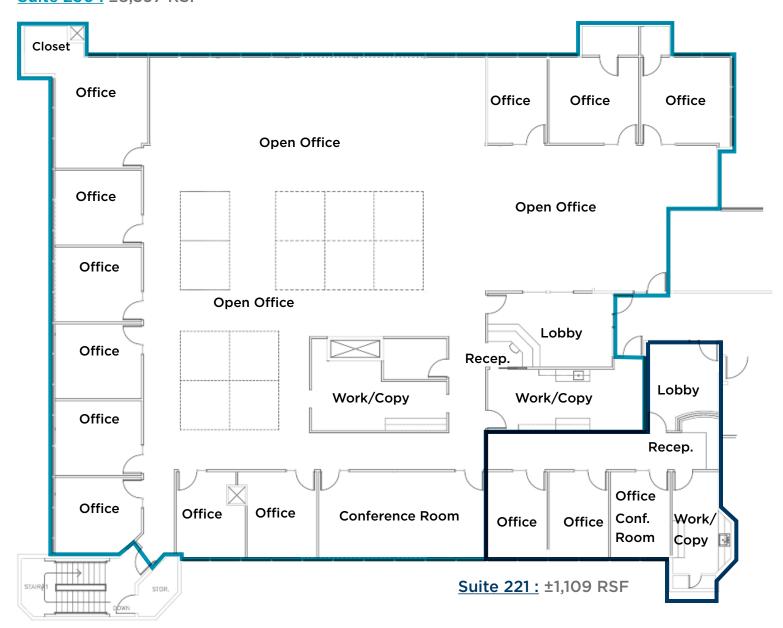
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## **FLOOR PLAN** 5001 California Avenue

Suite 230 : ±8,597 RSF



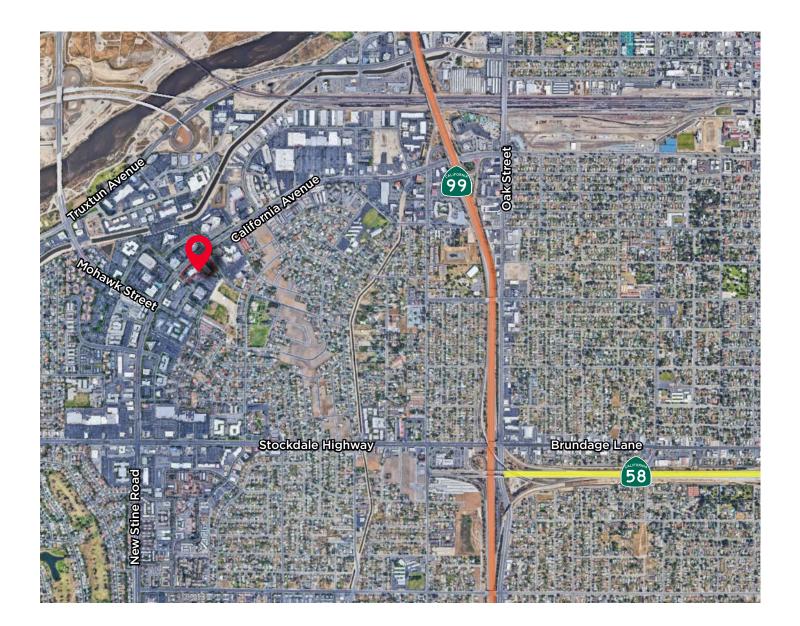
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# THE LOCATION





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