

8.84% IN PLACE CAP RATE | \$18,950,000

LA CORPORATE CENTER | MONTEREY PARK, CA

FOR SALE

Investment Sale Opportunity
Institutional-Quality Office Building

**901 CORPORATE CENTER DRIVE
MONTEREY PARK, CA 91754**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



901 CORPORATE CENTER DR | MONTEREY PARK CA

\$18,950,000

Lee & Associates - Pasadena is pleased to present the sale of 901 Corporate Center in Monterey Park, California. The ±99,831 square foot Class A, institutional-quality 5-story office building is located within a prestigious 1.1 million square foot master-planned office park and is one of the most prominent office buildings within the Los Angeles Corporate Center.

The property is equipped with three elevators and has a parking ratio of ±4.1/1,000 offering a blend of surface parking and the added convenience of an adjacent three-level parking structure with a canopy of solar panels that are leased by ownership.

Strategically positioned at the core of the Central Los Angeles Basin, 901 Corporate Center boasts unparalleled accessibility, with the sprawling network of major freeways very close by. Within a mere 2.5-mile radius, the Long Beach (I-710), San Bernardino (I-10), Pomona (SR-60), and Santa Ana (I-5) freeways intertwine, creating easy access to any city in Southern California for the tenants and their clients.

INVESTMENT ADVISORS



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