



For Lease

The Atrium

1300 W Optical Drive (“The Atrium”) consists of two buildings - ±44,000 SF office and ±80,000 SF warehouse - totalling ±124,228 square feet on 7.28 acres of land. The Atrium features a waterfall feature lobby, inviting common areas, extensive interior and exterior project upgrades, and lush, mature landscaping. It offers ample parking with easy access to the 210, 605 and 57 freeways and is walking distance from the Irwindale Metro Gold Line Station.

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Property Overview

Address	1300 W Optical Dr Irwindale, CA
Building Size	124,228 SF
Lot Size	7.28 Acres

Office Overview

Building Size	±44,000 SF
Lot Size	4.51 Acres
Floors	2 - Office Building
Year Built	1957
Parking	3.00 per 1,000 SF

Industrial Overview

Building Size	±80,000 SF
Lot Size	2.7 Acres
Year Built	1977
Parking	1.50 per 1,000 SF
Power	1600 amps 480 V3 Phase
Loading	(1) Ground Level Roll Up Door (1) Dock High Roll Up Door
Clear Height	22'
HVAC	100% Throughout

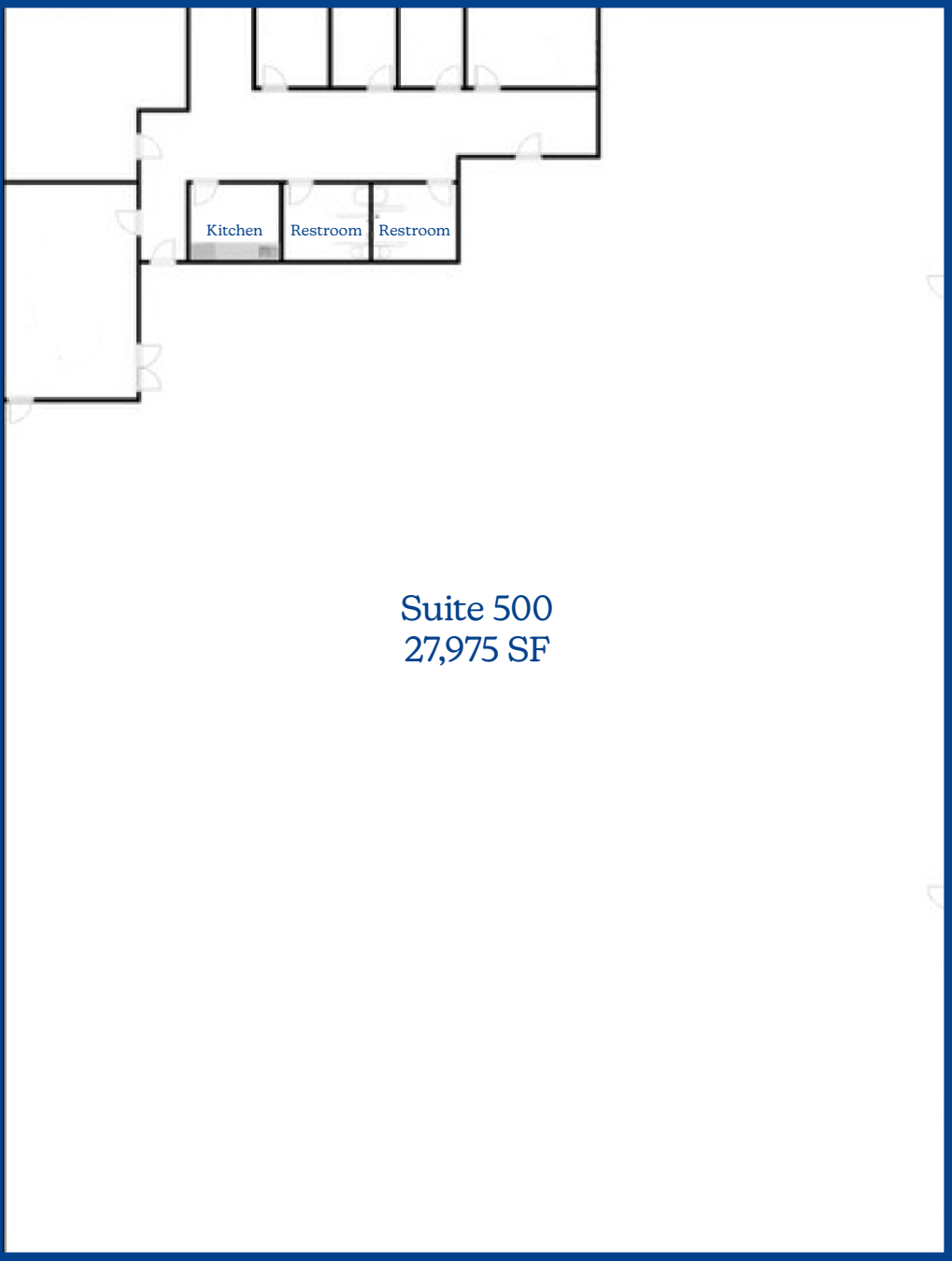


Suite	Type	Available SF	Rate
Suite 110:	Office	9,486 SF	\$2.25 PSF, Modified Gross
Suite 200:	Office	21,742 SF	\$2.25 PSF, Modified Gross
Suite 500:	Warehouse	27,975 SF	\$0.95 PSF, Net* Year 1

** Year 1 Teaser Rate. Year 2 Rate will be \$1.30 PSF*

Floor Plan - Warehouse

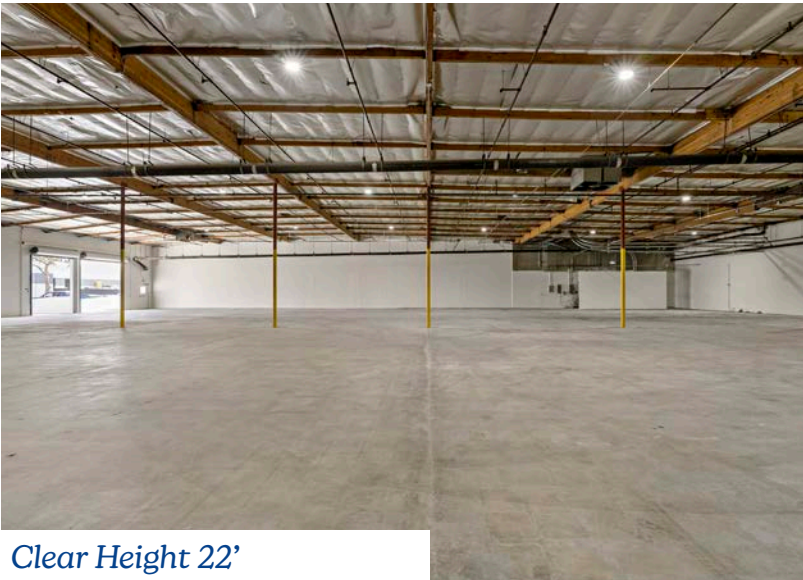
Entrance



Suite 500
27,975 SF

Ground Level
Roll Up Door

Truck Well with
Dock High
Roll Up Door

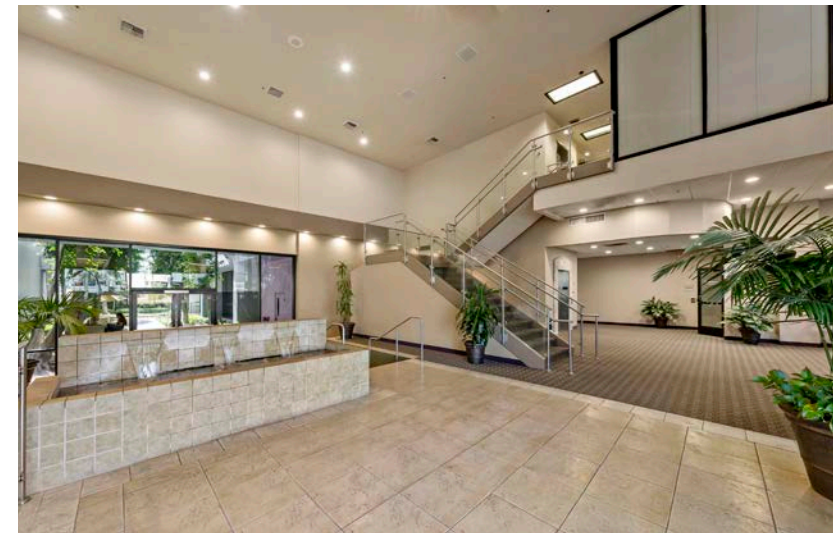
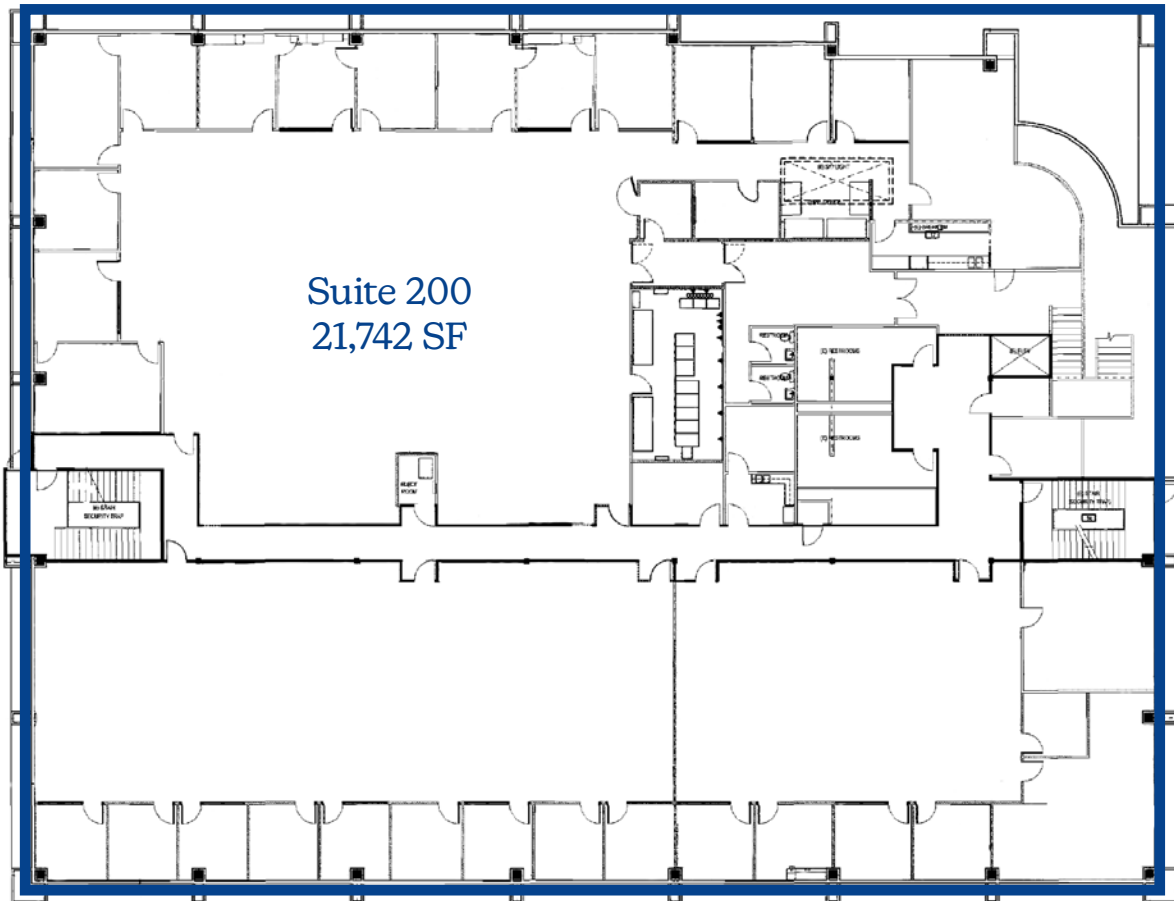
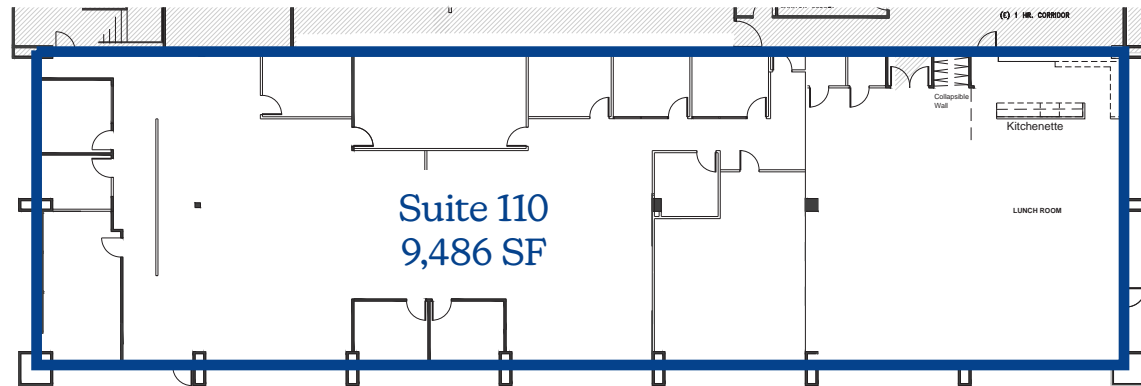


Clear Height 22'



Newly Built Out Office Area

Floor Plan - Office



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