

FOR SALE

±4,130 PROFESSIONAL OFFICE BUILDING

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

**14788 Pipeline Avenue
Chino Hills, CA 91709**



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OFFERING INFORMATION

| | |
|----------------------|------------------|
| + Asking Price: | \$1,900,000 |
| + Price Per SF: | \$460 |
| + Total Building SF: | ±4,130 SF |
| + Lot Size: | ±5,200 SF |
| + Year Built: | 2007 |
| + Parking Ratio: | 4:1000 |
| + Zoning: | C-G |
| + APN: | 1025-251-28-0000 |

PROPERTY HIGHLIGHTS

- + Great Access to the 71,60,91, and 10 Freeways
- + Many nearby amenities
- + New 2008 construction
- + Located in "The Courts" Chino Hills Corporate Office park
- + Can be divided to Accommodate Multiple Tenants



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AERIAL PHOTOS



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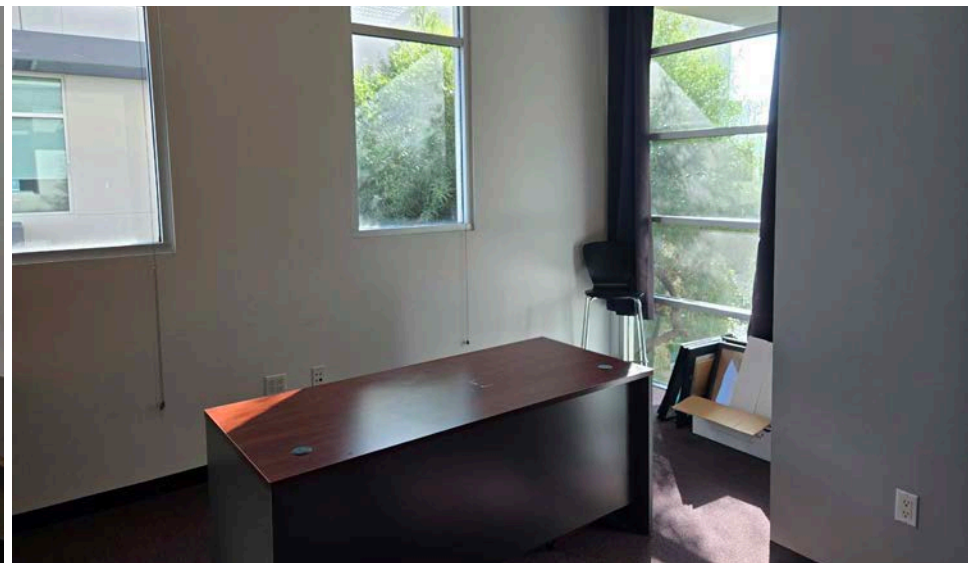
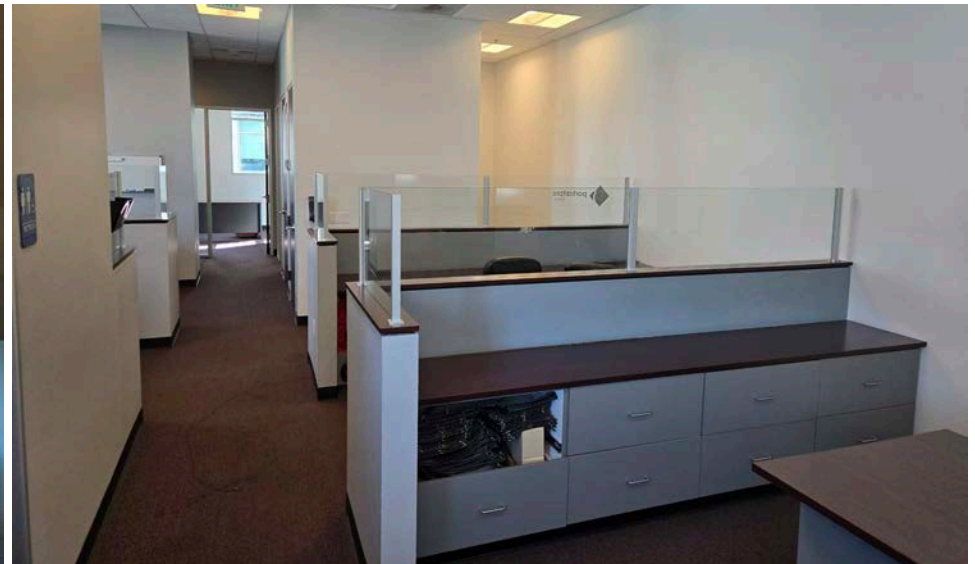
EXTERIOR PHOTOS



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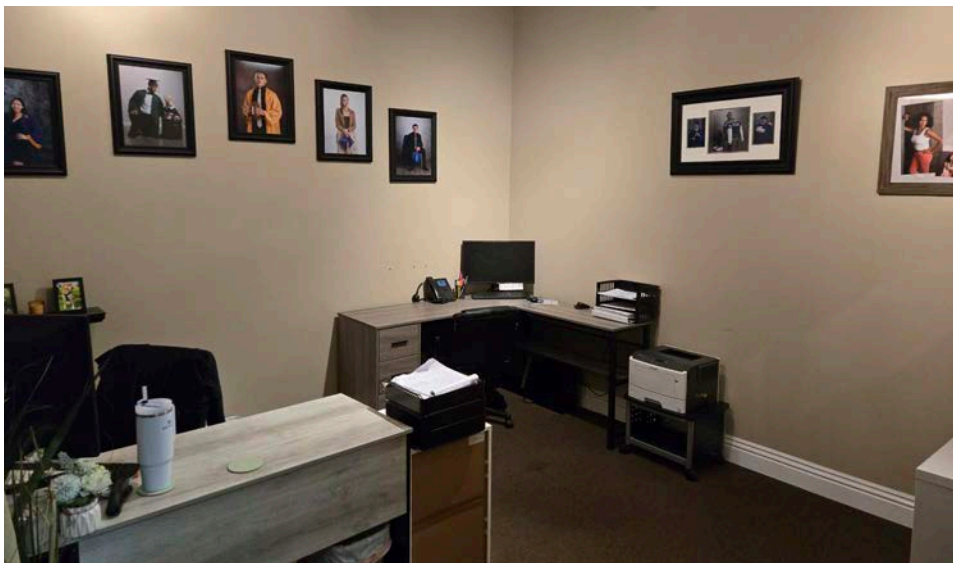
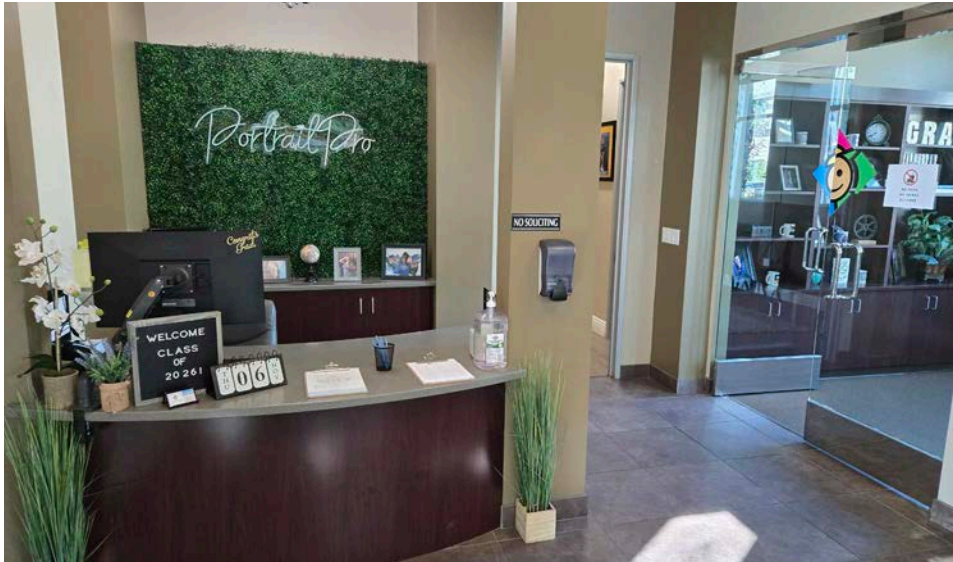
INTERIOR PHOTOS



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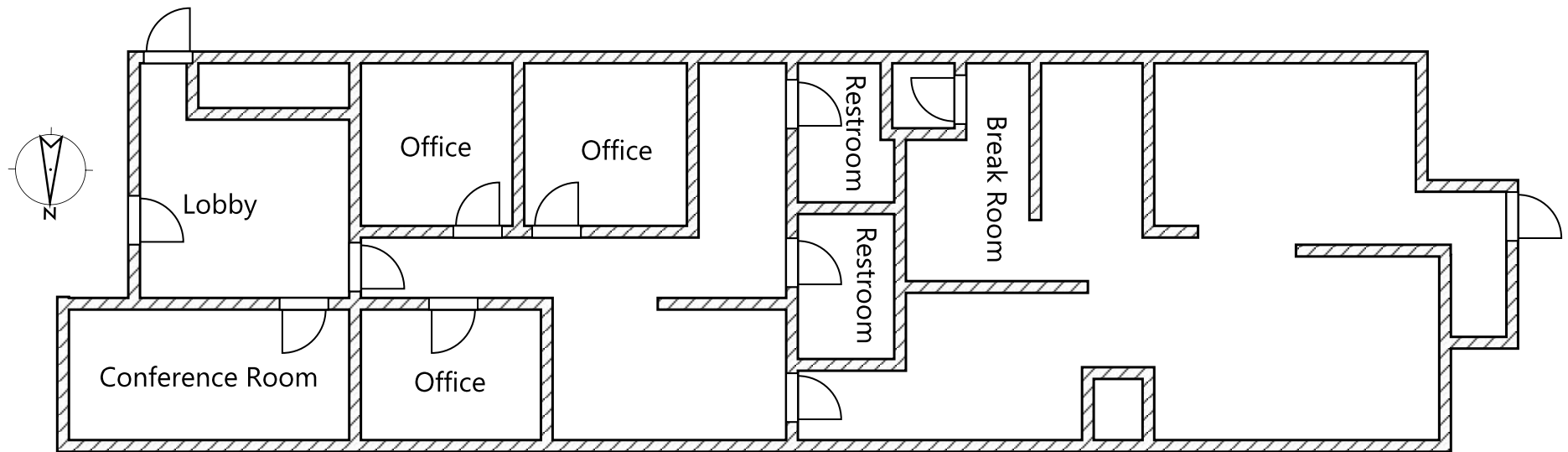
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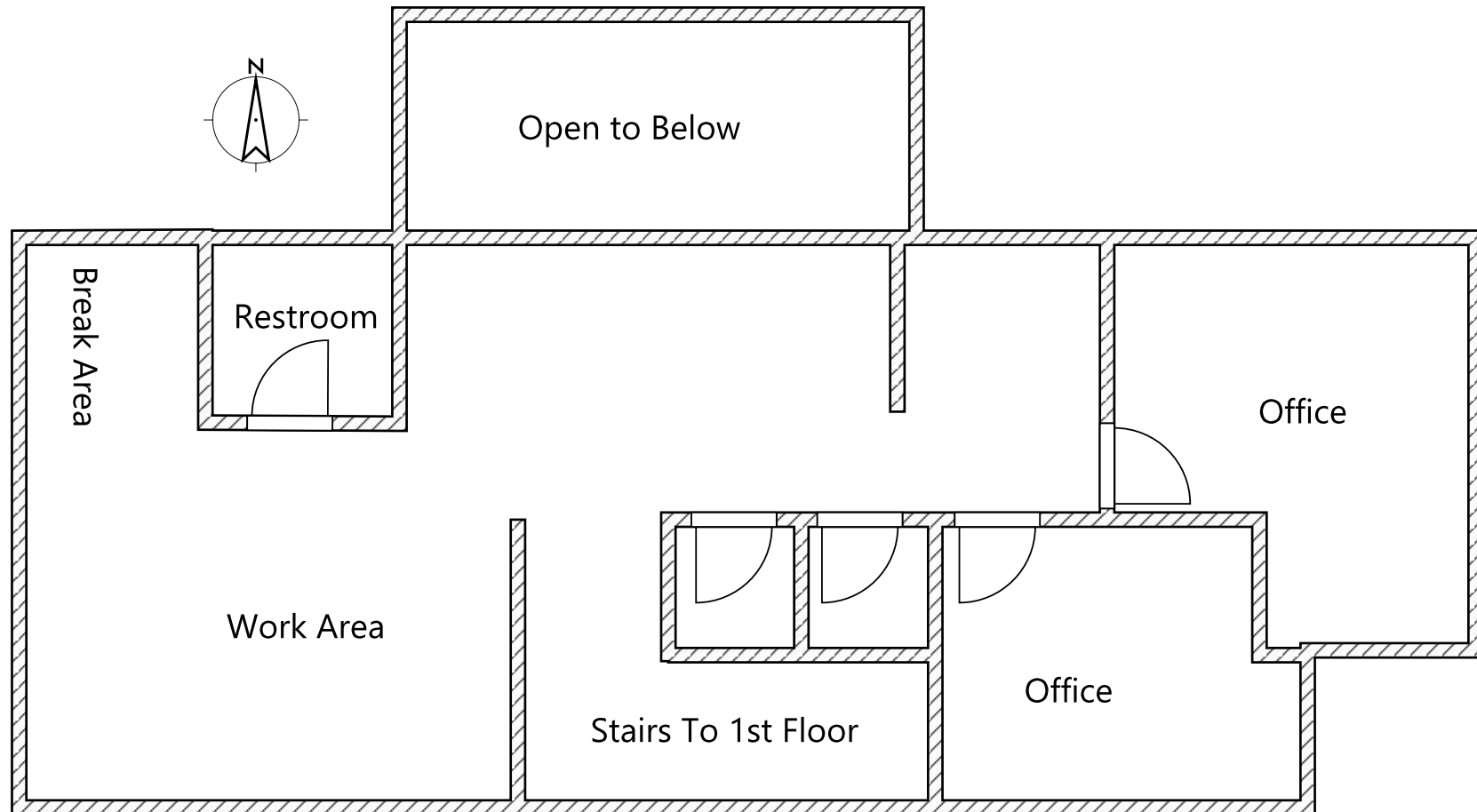
FLOOR PLAN | 1ST FLOOR



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FLOOR PLAN | 2ND FLOOR



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