

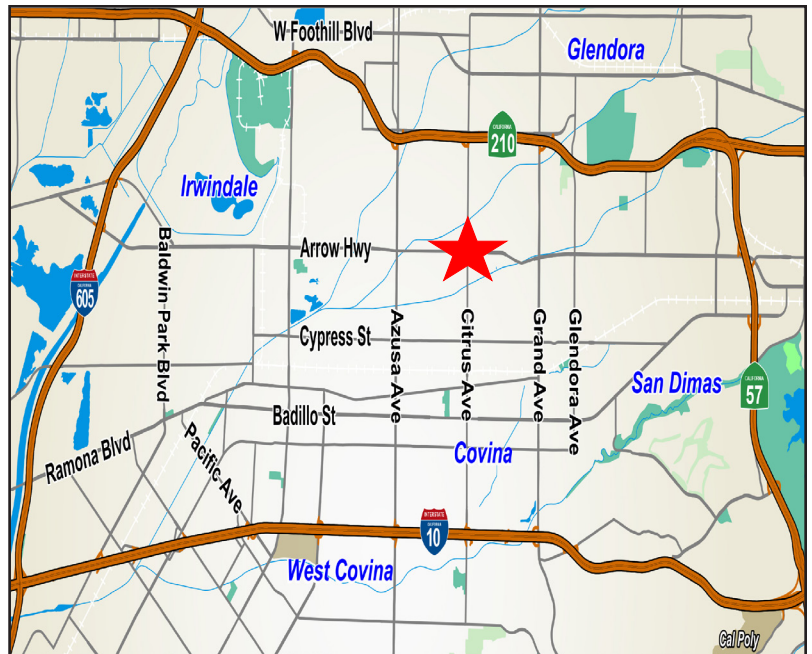
# ±10,311 SF AVAILABLE FOR LEASE

## 1325 North Grand Avenue, Suite 200 | Covina, CA



### Property Features

- COVINA TECHNOLOGY CENTER (153,000 SF Office and Technology Center)
- 10,311 SF Available
- Excellent Single Story Office Space
- Unparallel On-Site Retail Amenities (See Page 3)
- \$1.25 PSF/NNN
- Excellent local labor base
- Three (3) on-site bus stops
- Office Modifications are negotiable
- 4:1000 parking ratio
- Professionally maintained
- Free parking
- Direct access to the 210 & 10 Freeway via Grand Avenue
- Easy access to 210, 10, 57 and 71 Freeways
- Zoning provides for flexible uses
- Upgrades to Landscaping in process



## NEWMARK

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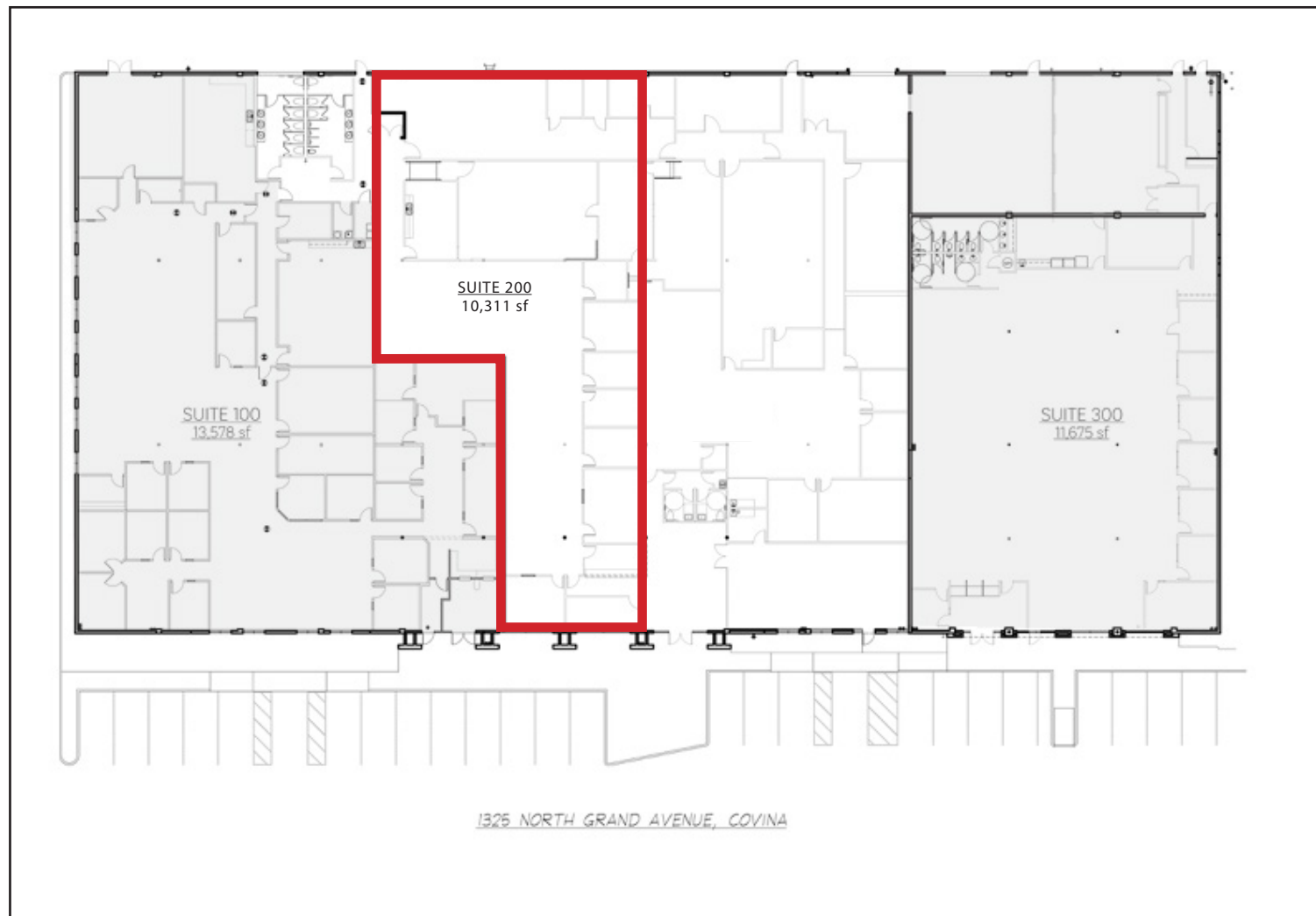
2301 Rosecrans Avenue, Suite 4100, El Segundo, California 90245 • Corp RE Licence #01355491

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### FLOOR PLAN



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## CONCEPTUAL FLOOR PLAN



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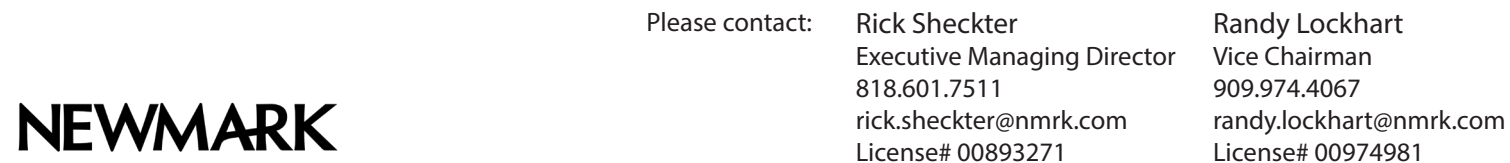
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