

25212

MARGUERITE PKWY

FOR LEASE

**YOUR SIGN
HERE**

25212

TEASER RATE

\$1.00 PSF

3 YEAR MINIMUM

**Building Signage Subject to Governmental and Landlord Approval*

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

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ERIC DARNELL
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FLEXIBLE OPEN AREA



BREAK ROOM



PRIVATE OFFICES

PROPERTY FEATURES

- 2 Story Professional Office Building
- Free Surface Parking
- Close Proximity to the 5 and 73 Freeways
- Easy Access to Suites
- Professionally Operated and Managed
- Retail Amenities Nearby
- Monument & Building Top Signage Available
(Building Signage for Suite 200 only. Building Signage Subject to Governmental and Landlord Approval)
- Available Now - Call to Show
- Teaser Rate: \$1.00 FSG (Up to 6 Months) and \$2.25 FSG Thereafter

AVAILABILITIES

- **SUITE 130:** ±1,167 SF - 3 Window Line Offices with a Breakroom
- **SUITE 200:** ±3,142 SF



CORNER OFFICE



RECEPTION



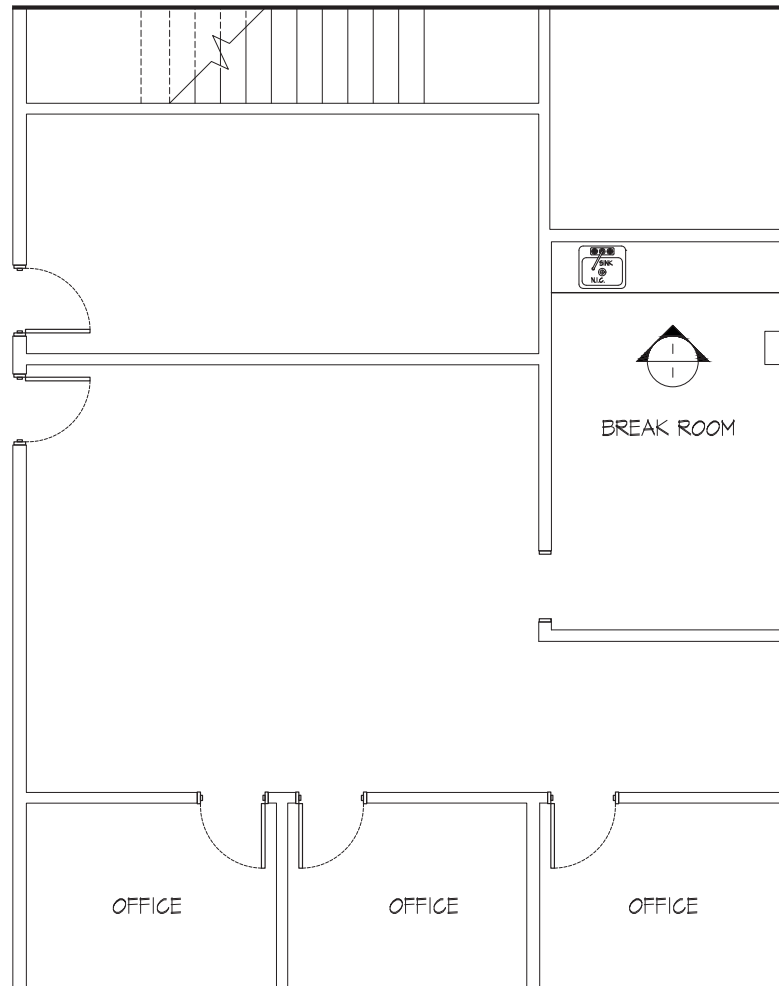
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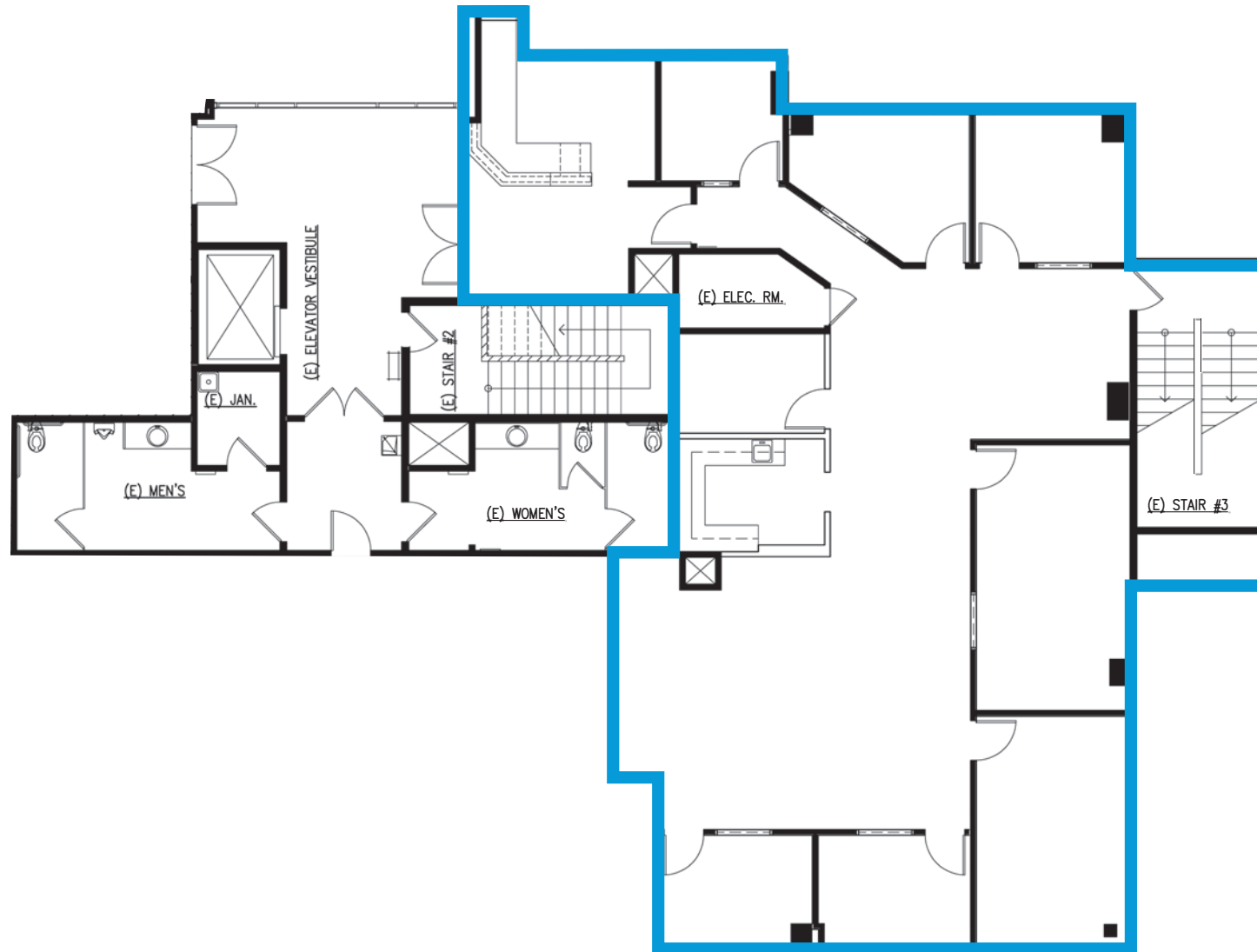
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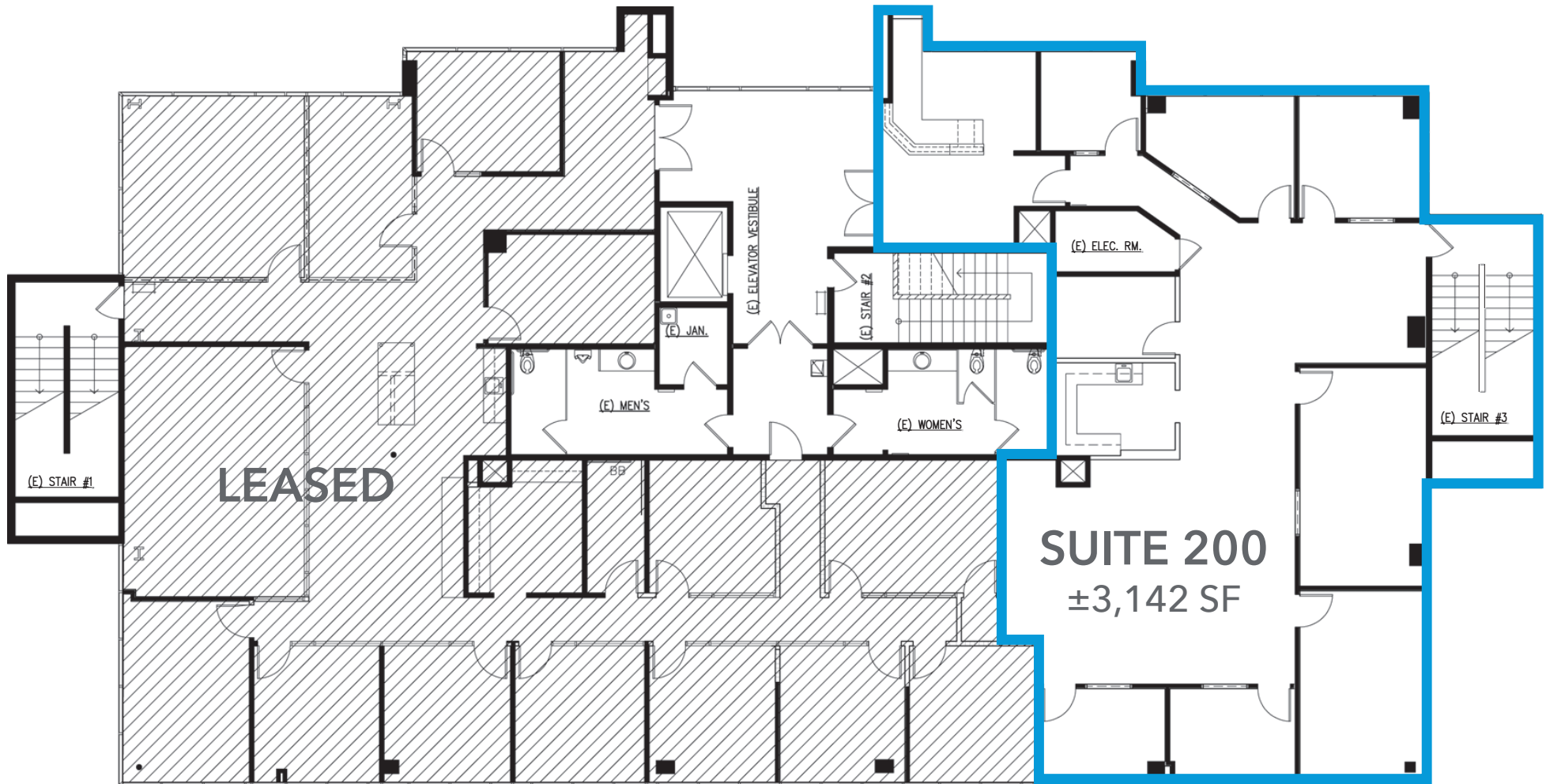
25212 MARGUERITE - SUITE 130



25212 MARGUERITE - SUITE 200



25212 MARGUERITE - FLOORPLAN



BUILDING & MONUMENT SIGNAGE AVAILABLE



1.2 MILES AWAY

MARGUERITE PKWY

29,408 CARS PER DAY



LA PAZ RD



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MARGUERITE PKWY

FOR LEASE

±1,167 - 3,142 SF OFFICE SPACE



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