



HIGHLIGHTS

- IRWINDALE EXECUTIVE PLAZA
- Professional two-story office building
- Recently updated lobby and common areas
- Open central atrium in elevator lobby
- Abundant free surface parking
- Highly visible from signalized intersection at Arrow Highway and Irwindale Ave.
- Immediate access to 210 freeway
- Easy connection to 10, 60 and 605 freeways
- Variety of eateries within walking distance

RENTAL RATE

\$1.95 PSF/FSG

SUITE

APPROX. SQ. FT.

220

3,251

246

698



PROPERTY DETAILS

Building Size

±42,814

Year Built

1990

Parking

4/1,000

Elevator

One (1)

For more information please contact:

CHRISTOPHER LARIMORE

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LICENSE ID 01314464

VINCENT MOLITOR

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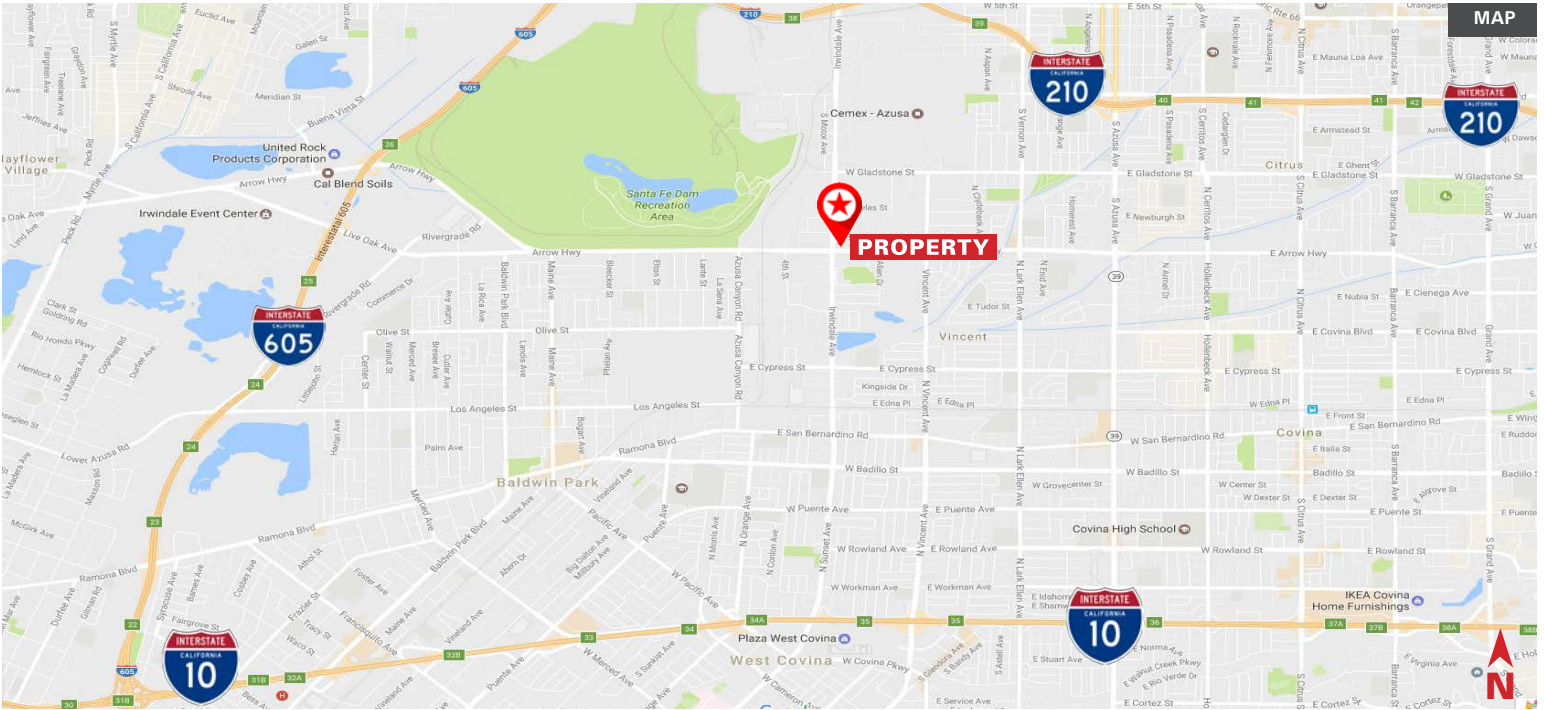
LEE & ASSOCIATES - PASADENA, INC.

1055 E. Colorado Blvd., Suite 330

Pasadena, CA 91106

Corporate ID 02059558

lee-pasadena.com



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FLOOR PLAN

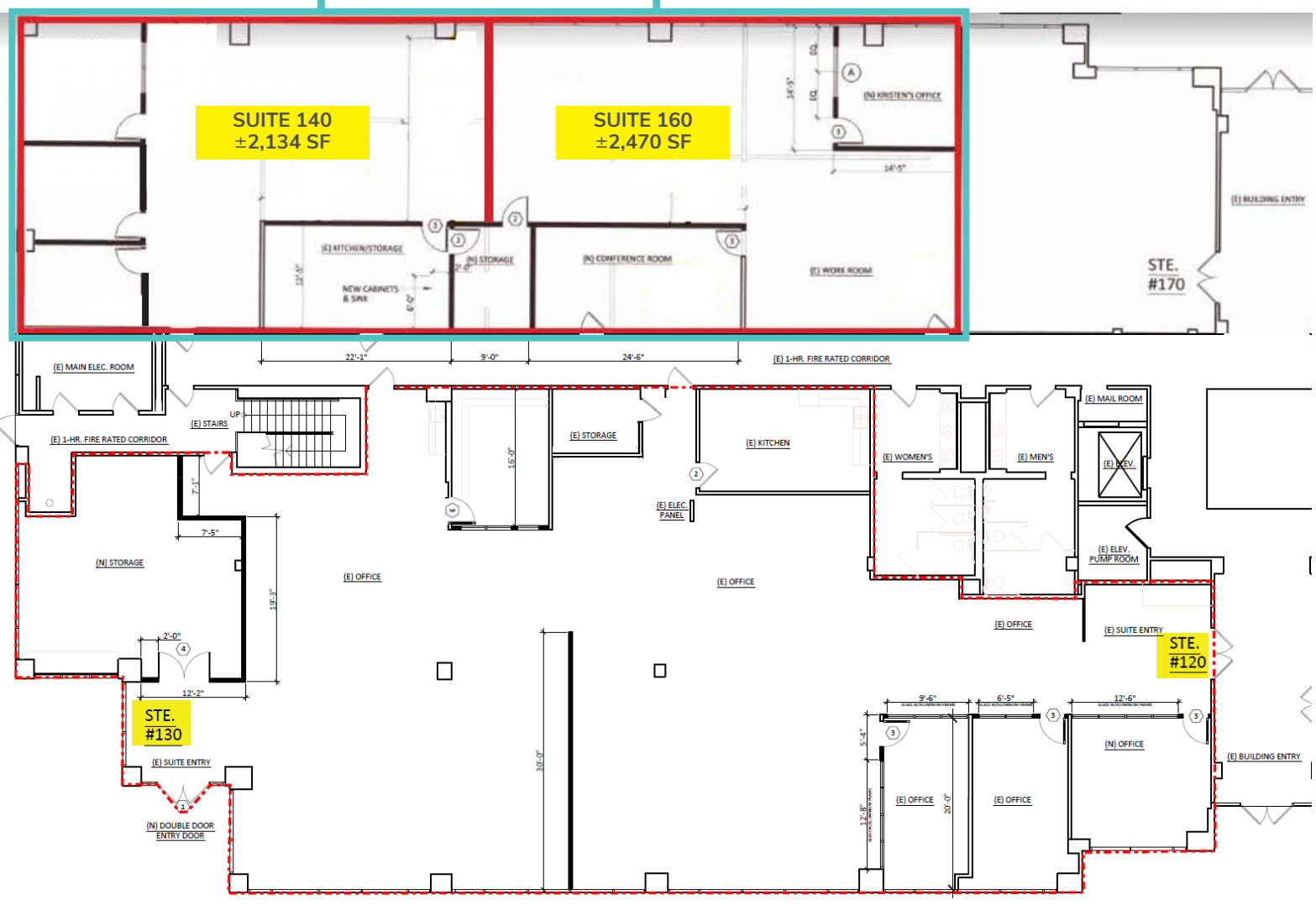
GROUND FLOOR

Suite 120-130	±7,406 RSF
Suite 160	±4,604 RSF

**SUITE 150
±4,604 SF**

**SUITE 140
±2,134 SF**

**SUITE 160
±2,470 SF**



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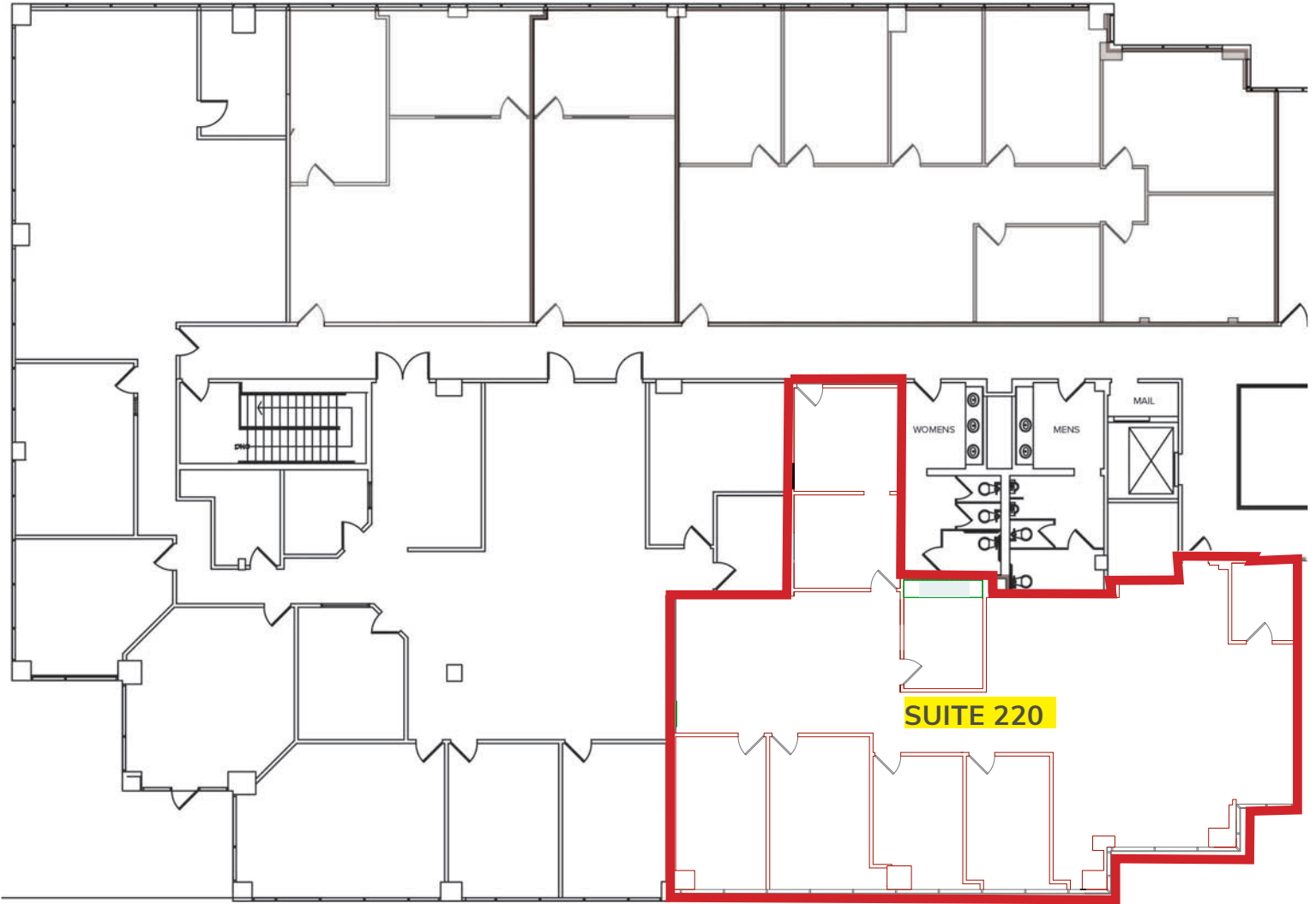
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FLOOR PLAN

SECOND FLOOR

Suite 220 ±3,251 RSF



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