

# LOMA TEN BUSINESS PARK

1111 Barranca Drive | Suite 400

## AVAILABILITIES

- **Suite 400:** 3,500 SF  
Inline Retail Space  
\$10.00 PSF Base Rent +  
\$5.50 PSF CAMs  
(Total of: \$4,521/month)
- **Suite 600:** 4,000 SF  
Inline Retail Space  
\$10.00 PSF Base Rent +  
\$5.50 PSF CAMs  
(Total of: \$5,167/month)

## KEY HIGHLIGHTS

- Base rent includes office space with refrigerated air, ADA-compliant men's and women's restrooms, rear grade-level overhead doors, evaporative air, and gas heat in the warehouse area. 14 ft. clear height.
- Excellent I-10 Location

## ZONING

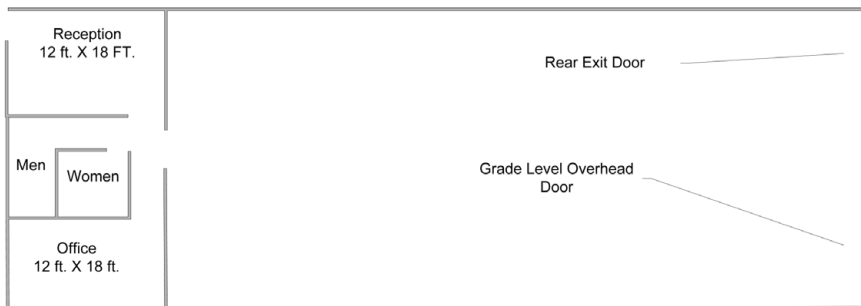
- C-4 (Commercial)

## TENANT IMPROVEMENT ALLOWANCE

- Available, to be amortized over the base lease term at 10% interest, subject to landlord approval of the tenant's financial statement.

## FLOOR PLANS:

### Suite 400

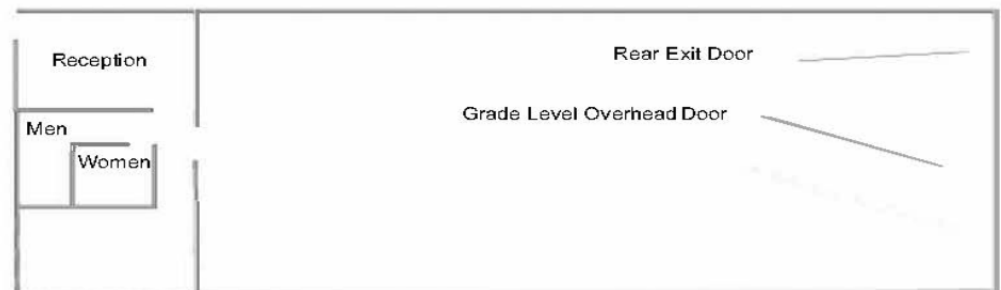


## FOR MORE INFORMATION PLEASE CONTACT:

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### Suite 600



SITEPLAN

BARRANCA DR

PYLON SIGN

GATEWAY BLVD W

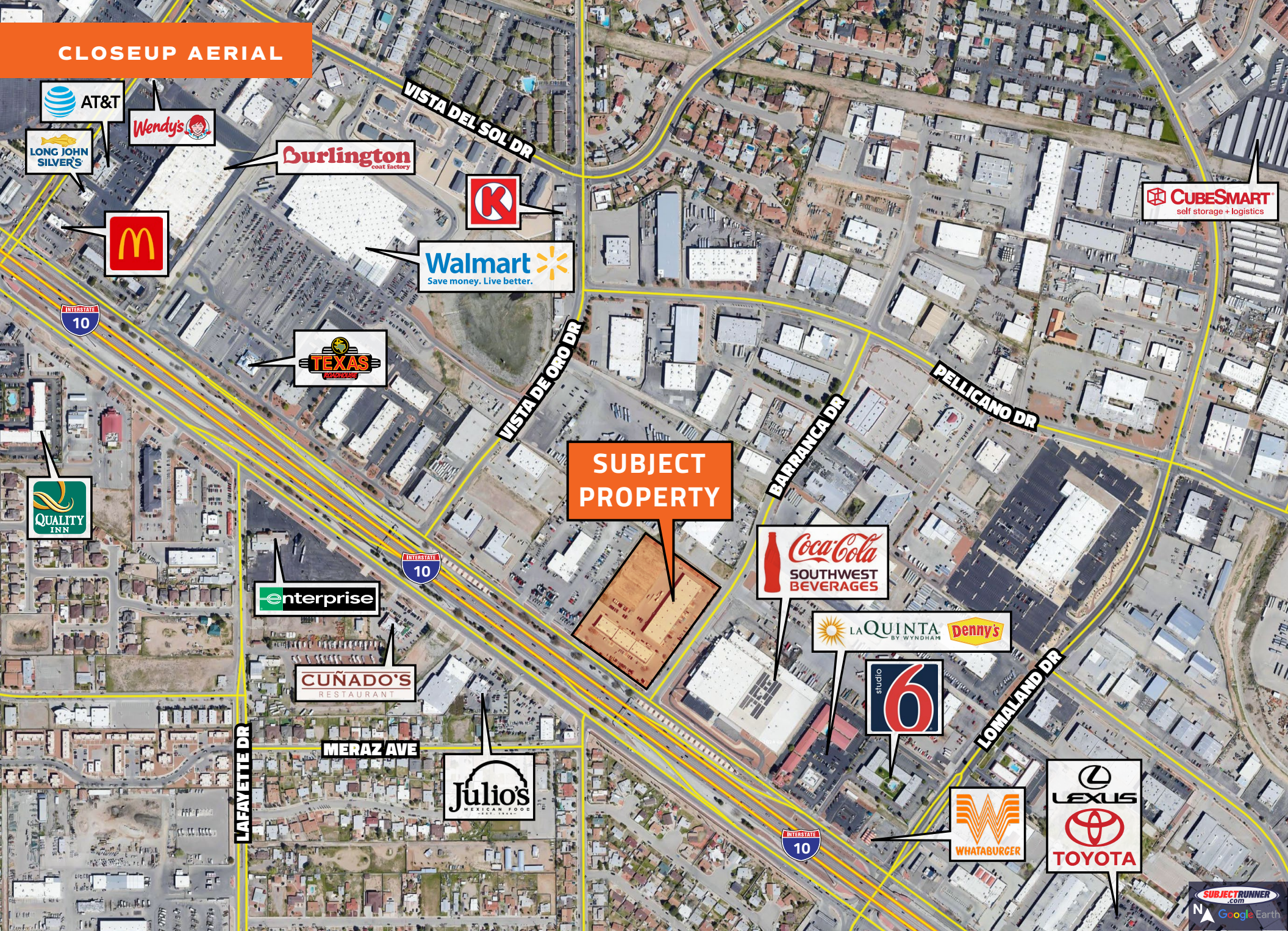


		4,000 SF AVAILABLE		3,500 SF AVAILABLE		
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CLOSEUP AERIAL



SUBJECT PROPERTY

1111 BARRANCA DRIVE | SUITE 400



# MARKET AERIAL



1111 BARRANCA DRIVE | SUITE 400