



CAMPUS@ MONTEREY PARK

601 POTRERO GRANDE DR. & 2100 SATURN ST.
MONTEREY PARK, CA

Unlimited Potential | For Lease

CBRE

A workplace with Infinite Possibilities

Campus @ Monterey Park is a premier 2-building office campus located in Monterey Park. This spacious and well-maintained property offers over 119,000 SF of flexible space suitable for any type of professional, technology, data center or creative use. The property offers above-standard parking, easy access to major freeways and all of the perks of a low-rise campus environment.

Availabilities

2100 Saturn Street

Floor	Size	\$/SF
1st Floor	9,609 SF	\$2.65 FSG
2nd Floor	9,609 SF	\$2.65 FSG
3rd Floor	9,609 SF	\$2.65 FSG

Parking Ratio: 3/1,000 Free of Charge

601 Potrero Grande Drive

Floor	Size	\$/SF
1st Floor	28,600 SF	\$2.65 FSG
2nd Floor	31,000 SF	\$2.65 FSG
3rd Floor	31,000 SF	\$2.65 FSG

Parking Ratio: 4/1,000 Free of Charge



**CAMPUS@
MONTEREY PARK**

Campus Highlights

More than just an office.



Easy freeway access with the Shops at Montebello just a short drive away on the 60 freeway



Ample and spacious parking with an above-standard parking ratio



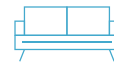
Center courtyard offers charming retreat in the heart of campus



Well capitalized, strong ownership



Excellent window line provides abundant natural light



Inviting and expansive lobbies



Two (2) elevators in each building



Prominent building top signage opportunities

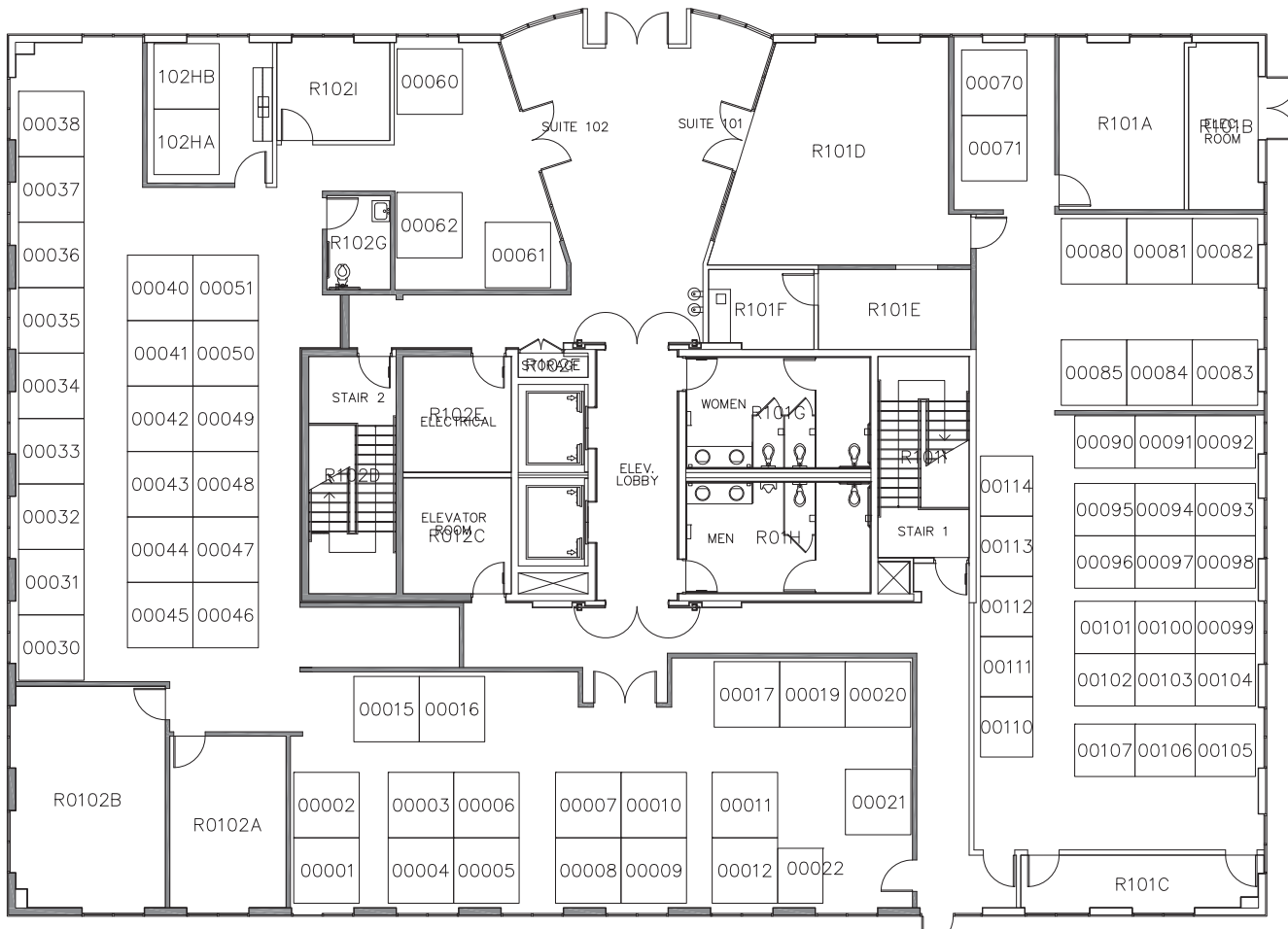


Efficient floor plate divisible floor by floor

Floor Plan

2100 SATURN STREET

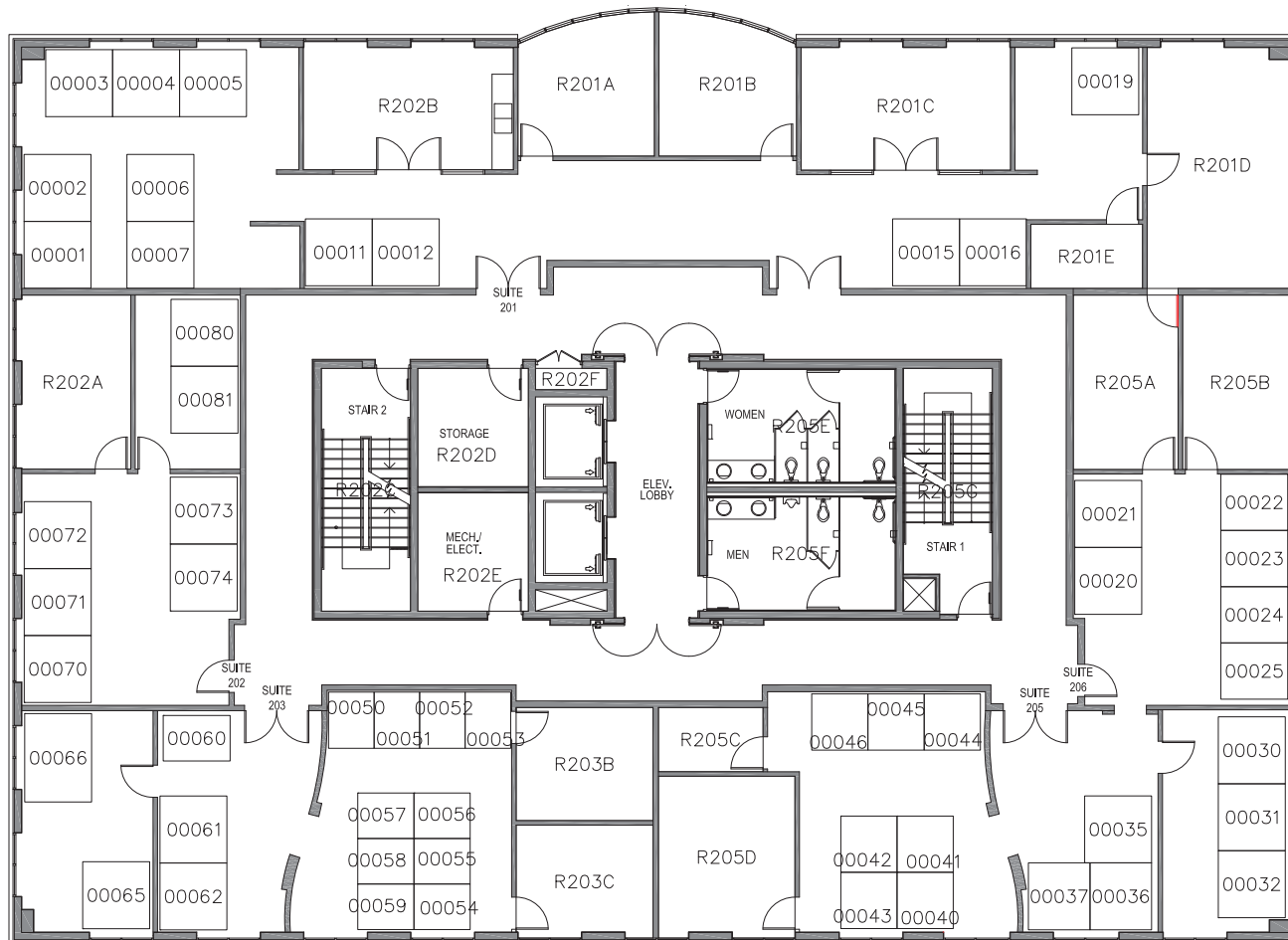
1ST FLOOR - 9,609 SF



Floor Plan

2100 SATURN STREET

2ND FLOOR - 9,609 SF



Floor Plan

2100 SATURN STREET

3RD FLOOR - 9,609 SF



Signage opportunities

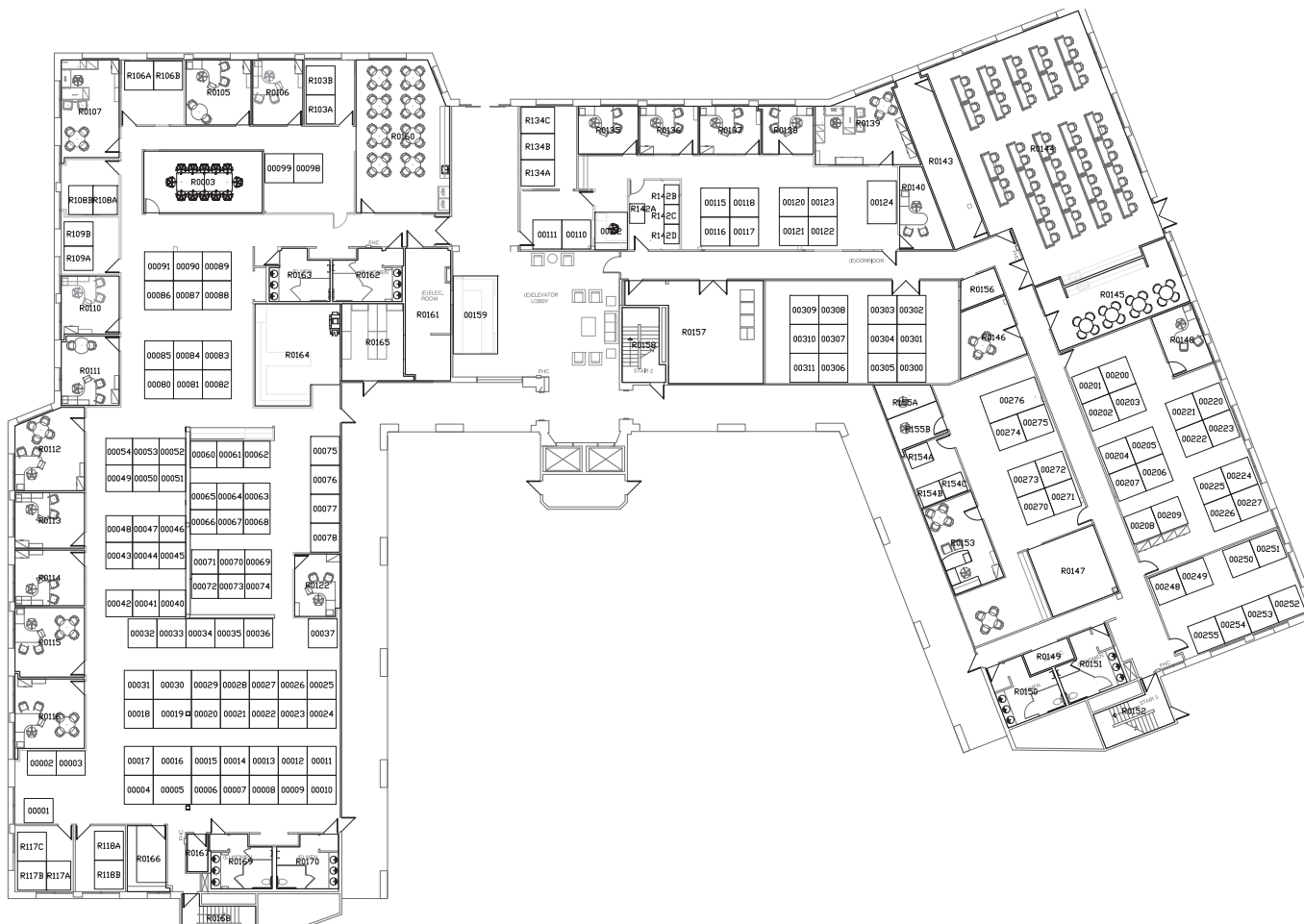


Welcoming and spacious lobby

Floor Plan

601 POTRERO GRANDE DRIVE

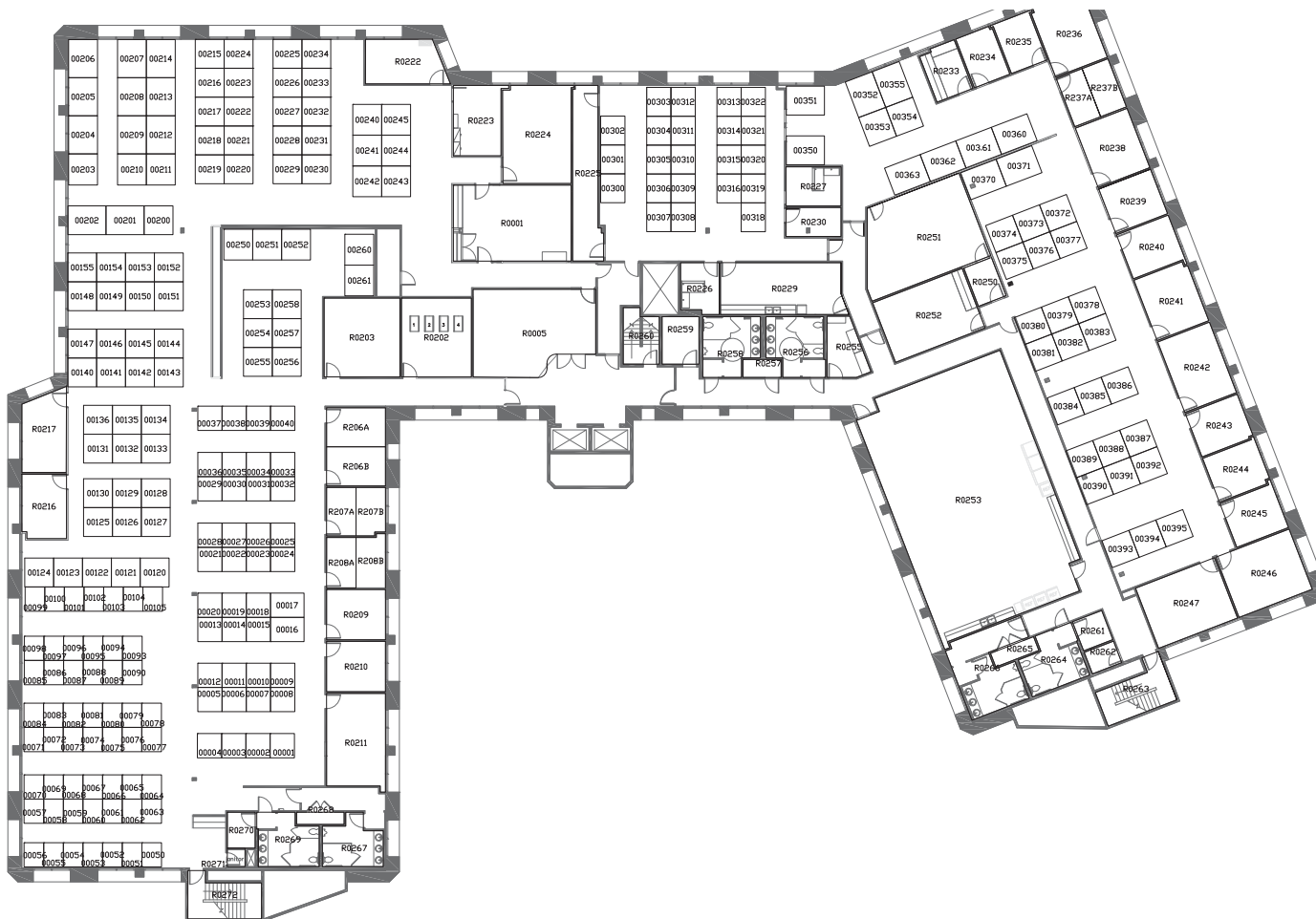
1ST FLOOR - 28,600 SF



Floor Plan

601 POTRERO GRANDE DRIVE

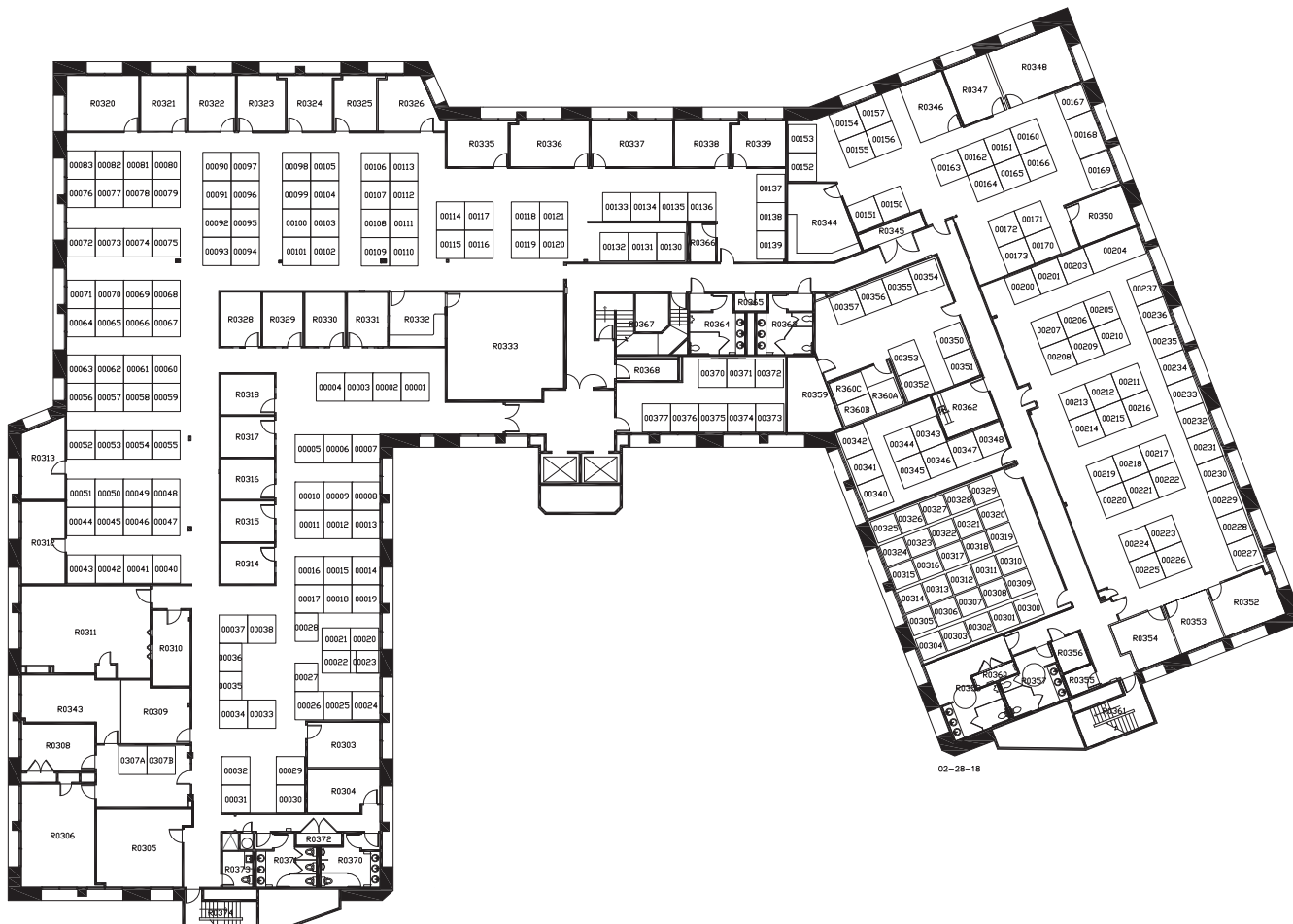
2ND FLOOR - 31,000 SF



Floor Plan

601 POTRERO GRANDE DRIVE

3RD FLOOR - 31,000 SF



Courtyard offers charming retreat



Large, efficient floorplates

A Prime Location for your Business



Monterey Park is a place where you can enjoy the best of both worlds:
A suburban lifestyle with urban convenience



Local Amenities



 **CAMPUS@**
MONTEREY PARK

MONTEREY PARK MARKETPLACE
  

THE SHOPS AT MONTEBELLO
   

 **BAYMONT**
BY WYNNDHAM

BANK OF AMERICA 
KOHL'S **Office DEPOT**
    
Quest **FLAME** **BROILER** **SUBWAY**

Smart & Final
 **Ford of Montebello**
In the box

 **KAISER PERMANENTE**

MONTEBELLO TOWN SQUARE
 
 

DOWNTOWN LOS ANGELES
7 MILES

7 MILES TO 605 FREEWAY 



CAMPUS@ MONTEREY PARK

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