

FOR LEASE  
OFFICE BUILDING

2227

SOUTH ATLANTIC BLVD.

COMMERCE, CA



For more information contact:

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**COLDWELL BANKER COMMERCIAL**

CBC Blair  
333 West Broadway, Ste. 312  
Long Beach, CA 90802  
Company BRE #01330395





## BUILDING DESCRIPTION

|                          |  |
|--------------------------|--|
| <b>Address:</b>          | 2227 S. Atlantic Blvd.<br>Commerce, CA 90040 |
| <b>Available Size:</b>   | 1,964 SF                                     |
| <b>Asking Rate:</b>      | \$2.20 PSF                                   |
| <b>Lease Type:</b>       | Modified Gross                               |
| <b>Zoning:</b>           | C2   |
| <b>Building Size:</b>    | 20,560 SF                                    |
| <b>Year Built:</b>       | 2006   |
| <b>Parking Available</b> | 8 Spaces                                     |

## PROPERTY HIGHLIGHTS

- Distinctive Spanish Mediterranean-style architecture
- Secure, gated property with controlled access
- Dedicated tenant parking and additional on-site spaces (8 for the second floor)
- Well-maintained space, clean and ready for immediate occupancy
- Balcony enhances the space with natural light and ventilation

## PROPERTY DESCRIPTION

Coldwell Banker Commercial Blair is pleased to present 2227 S. Atlantic Boulevard, located in the heart of Commerce's thriving business corridor. This 1,964 square foot second-floor office space is available for lease in a free-standing, two-story commercial building situated on approximately 20,560 square feet of land near the 710 Freeway. The building features a Mediterranean architectural style and is fully gated, providing privacy and security. The space includes 2 large rooms, 1 smaller private room, a storage room, a balcony, and 2 restrooms, with 8 parking spaces available. Surrounded by retail, offices, and industrial uses, the property is easily accessible and supported by nearby businesses and neighborhoods, making it an ideal move-in ready location for professional offices, creative studios, or other commercial uses.

## ZONING

The purpose of the commercial (C-2) zone is to allow for the establishment and operation of retail and business uses in conveniently located areas of the city. These uses are intended to provide a variety of goods and services necessary to meet the needs of the resident and business populations. Development intensity is restricted in the commercial (C-2) zone to protect adjacent residential areas from unnecessary disruptions. Uses allowed in the C-2 zone include, but are not limited to, retail businesses, restaurants, personal services, offices, repair shops and parking. Uses allowed in the C-2 zone include, but are not limited to, retail businesses, restaurants, personal services, offices, repair shops and parking.

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# AVAILABLE SUITE

| FLOOR | SUITE | SF    | RATE       | TYPE   | COMMENTS  |
|-------|-------|-------|------------|--------|---|
| 2     | 2     | 1,964 | \$2.20 PSF | Office | 2 Large Rooms, 1 Smaller Room, Storage Room, Balcony, and 2 Restrooms |

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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# INTERIORS



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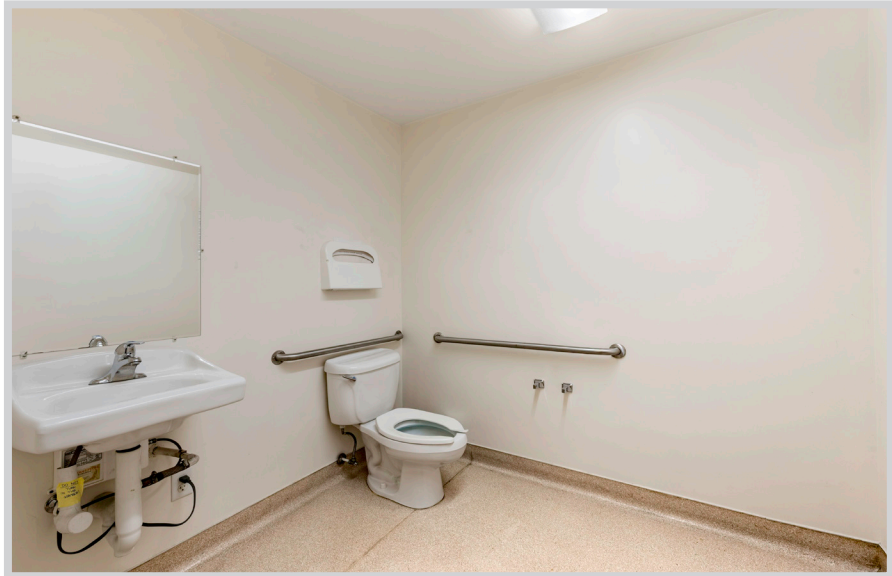
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# INTERIOR PHOTOS



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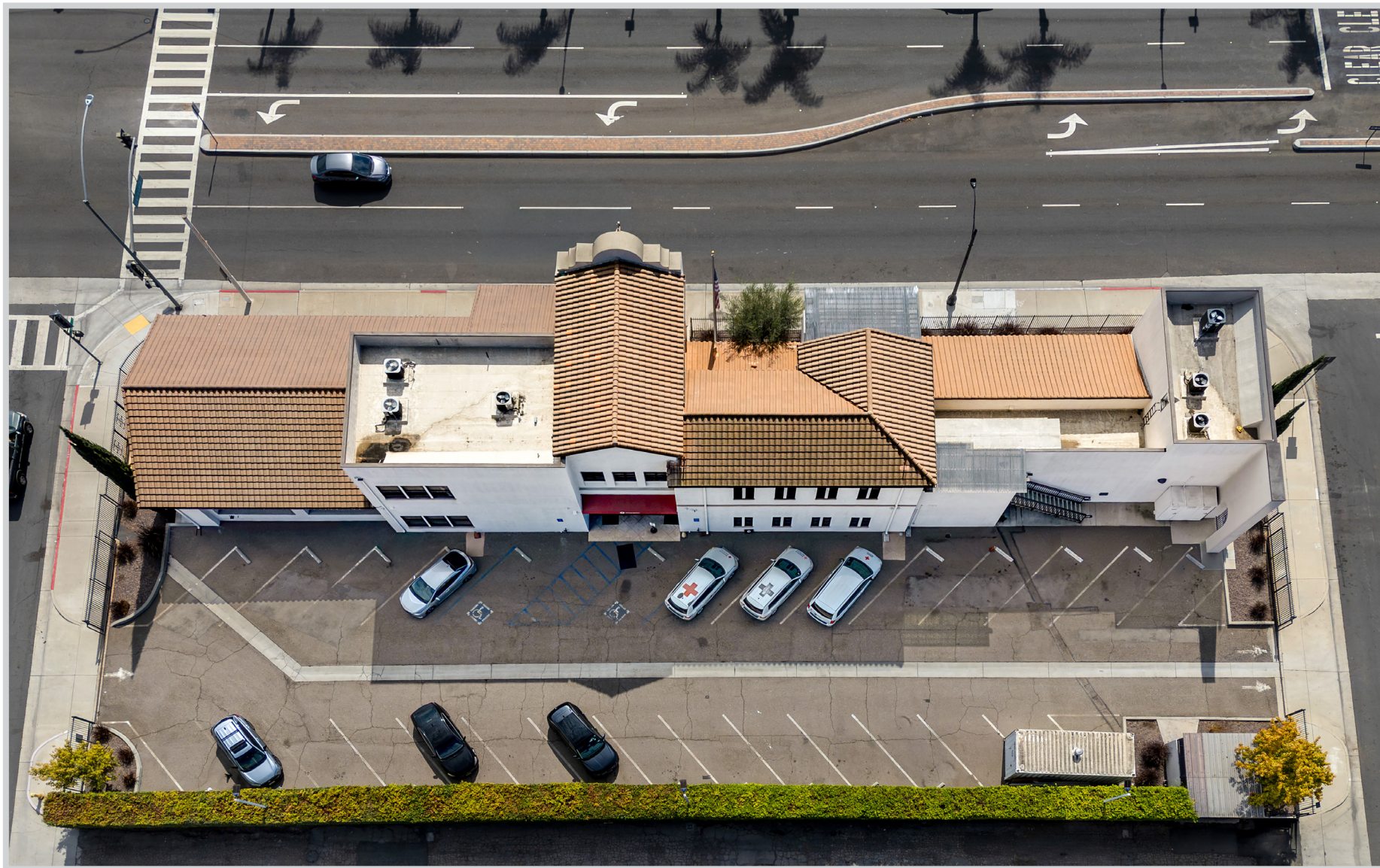
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# PARKING LOT



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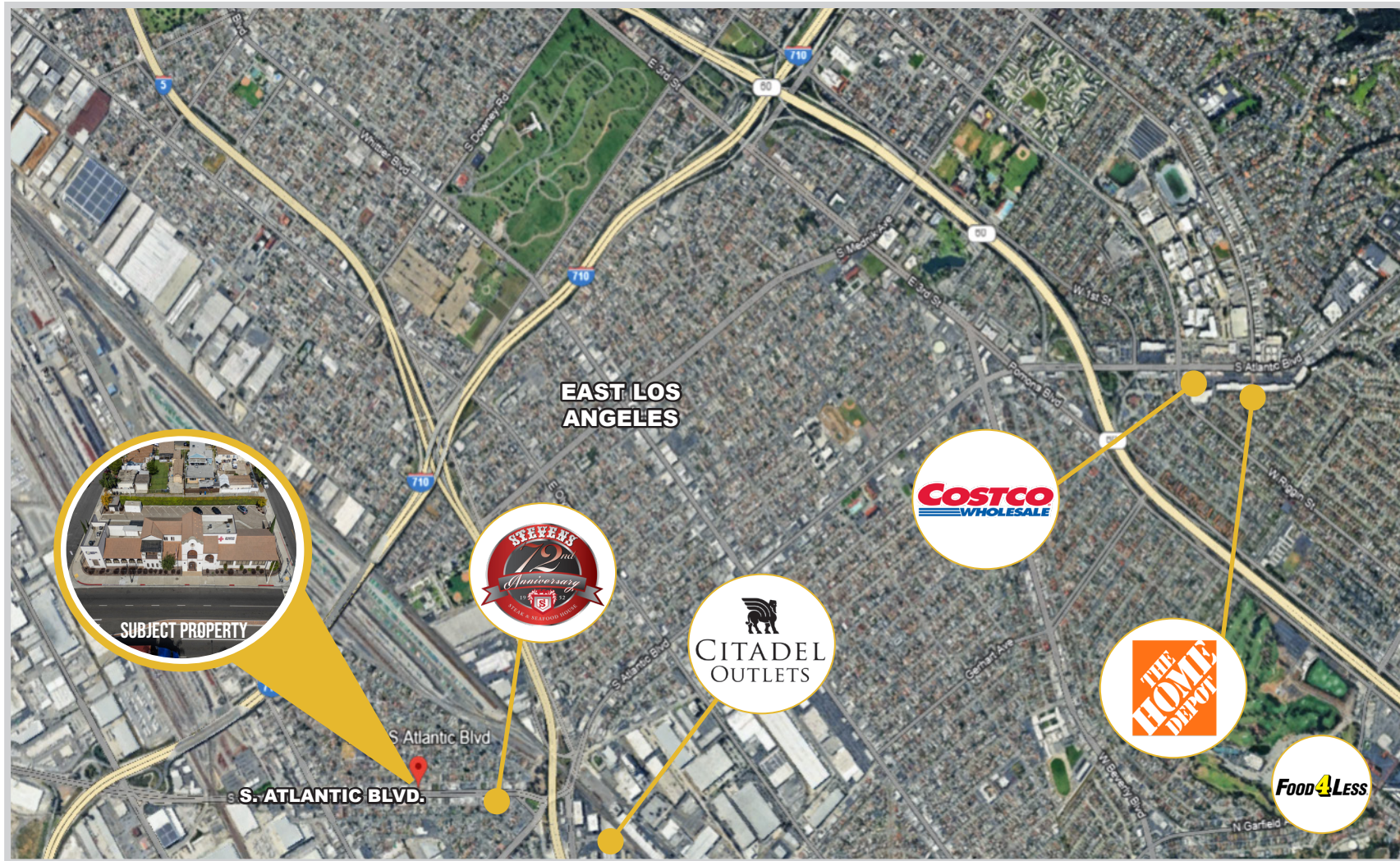
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# RETAILERS / AMENITIES



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