

LOS ALAMITOS CORPORATE CENTER

4380-4478
CERRITOS AVE

10541-10681
CALLE LEE

4392-4465
CORPORATE CENTER DR
LOS ALAMITOS, CA



INDUSTRIAL / OFFICE / FLEX UNITS FOR LEASE

Professionally Owned By:

ALERE

FOR ADDITIONAL INFORMATION:

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AVAILABLE UNITS

LOS ALAMITOS CORPORATE CENTER

ADDRESS	UNIT SIZE	ASKING RATE PSF*	BASE RENT	COMMENTS	CLICK TO VIEW FLOOR PLAN
10571 Calle Lee, Suite 145 (Building H)	1,494 SF	\$1.90 PSF	\$2,838.60	Reception, One (1) Private Office, Open Office Areas, One (1) Private Restroom, Warehouse, Available on September 1, 2026	
10541 Calle Lee, Suite 113 (Building B)	1,757 SF	\$1.90 PSF	\$3,338.30	Reception, open office area, private office, restroom, ample warehouse, ground level loading door, available on March 1, 2026	
10611 Calle Lee, Suite 129 (Building D)	1,853 SF	\$1.90 PSF	\$3,522.41	Reception, Two (2) Private Offices, Restroom, Kitchenette, Warehouse, Ground Level Door, Available on April 1, 2027	n/a
4430 Cerritos Ave., (Building K)	2,869 SF	\$1.90 PSF	\$5,451.10	Reception, Open Office Area, Breakroom, Restroom, Ample Warehouse, Ground Level Loading Door, Available August 1st, 2026	
10542 Calle Lee, Suite 118 (Building I)	3,080 SF	\$1.90 PSF	\$5,582.00	Reception, Three Private Offices, Large Open Office Area, One (1) Restroom, Ample Warehouse, 14ft Warehouse Ceiling Clearance, One (1) Ground Level Loading Door, Available May 1st, 2026	
10621 Calle Lee, Suite 153 (Building F)	4,077 SF	\$1.90 PSF	\$7,746.30	Reception, Four (4) Private Offices, Breakroom, Two (2) Restrooms, Warehouse, Ground Level Doors, Available October 1st, 2026	
10542 Calle Lee, Suite 102 (Building I)	4,655 SF	\$1.90 PSF	8,844.50	Reception, two (2) private offices, conference room/large office area, open office area, large breakroom, two (2) restrooms, ample warehouse, two (2) ground level doors, available on 30 days from lease execution	
10641 Calle Lee, Suite 185 (Building G)	11,833 SF	\$1.80 PSF	\$21,299.40	Reception, Open Office Area, Conference Room, Breakroom, Ten (10) Private Offices, Four (4) Restrooms, Warehouse Area, Five (5) Ground Level Loading Doors, Available Now. *Layout Can Be Modified to Accommodate More Warehouse).	

* An additional \$0.19 PSF for common area maintenance applies, with annual increases of \$0.01 PSF (subject to change).



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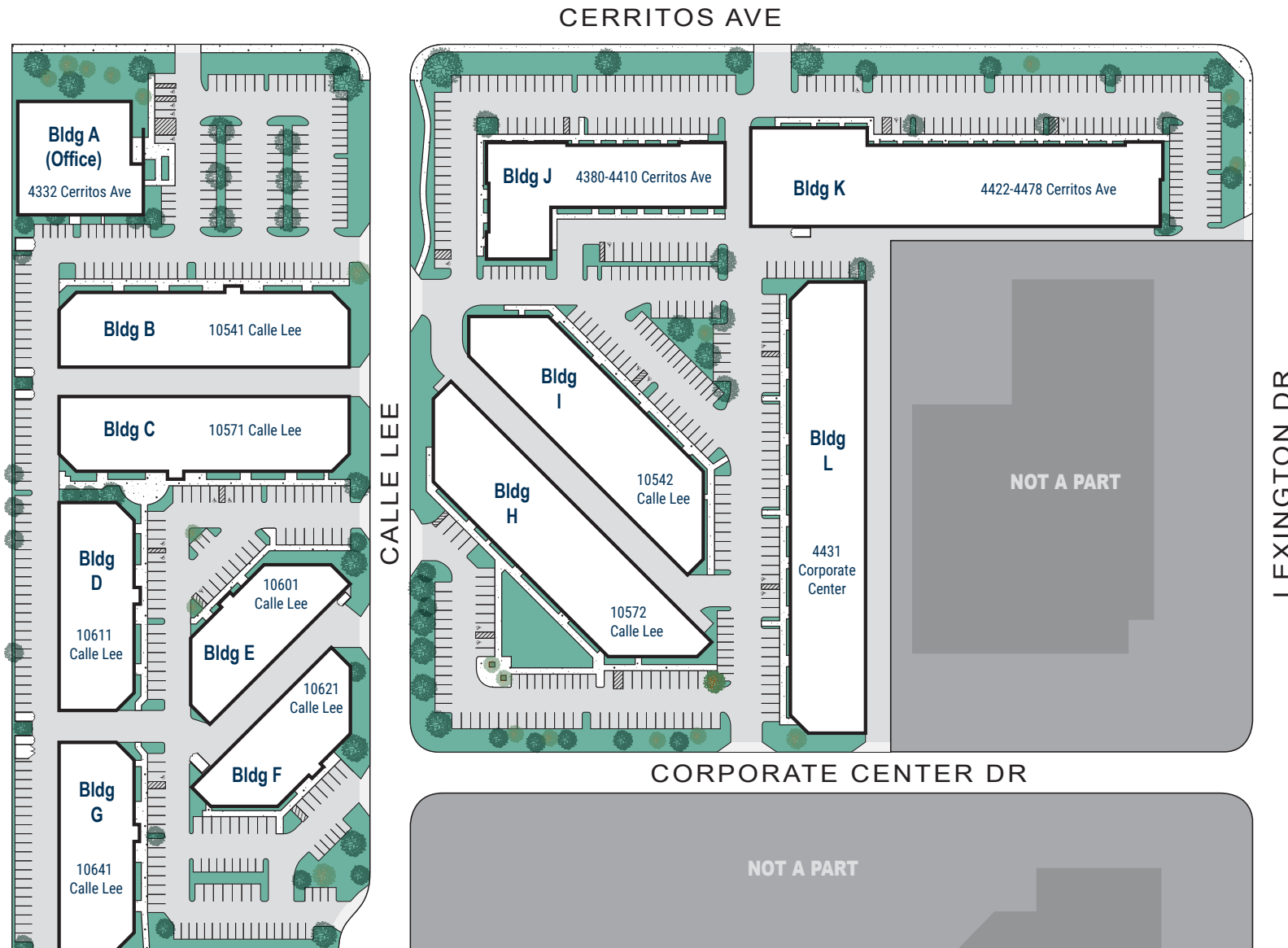
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SITEPLAN

* Site plan may not be to scale.

LOS ALAMITOS CORPORATE CENTER



Class "A" Premier
Business Park



Variety of
Multi-Tenant Flex and
Flex/Frontage Units



Flexible Office Layouts
to Accommodate a
Wide Range of Uses

Units can be combined to
accommodate a variety of sizes.



14' Minimum
Warehouse
Clearance



Ample Parking
2.9:1,000 SF



Functional Site
Loading and
Circulation



12' x 12'
Ground Level
Loading Doors



Excellent
Access
to Freeways

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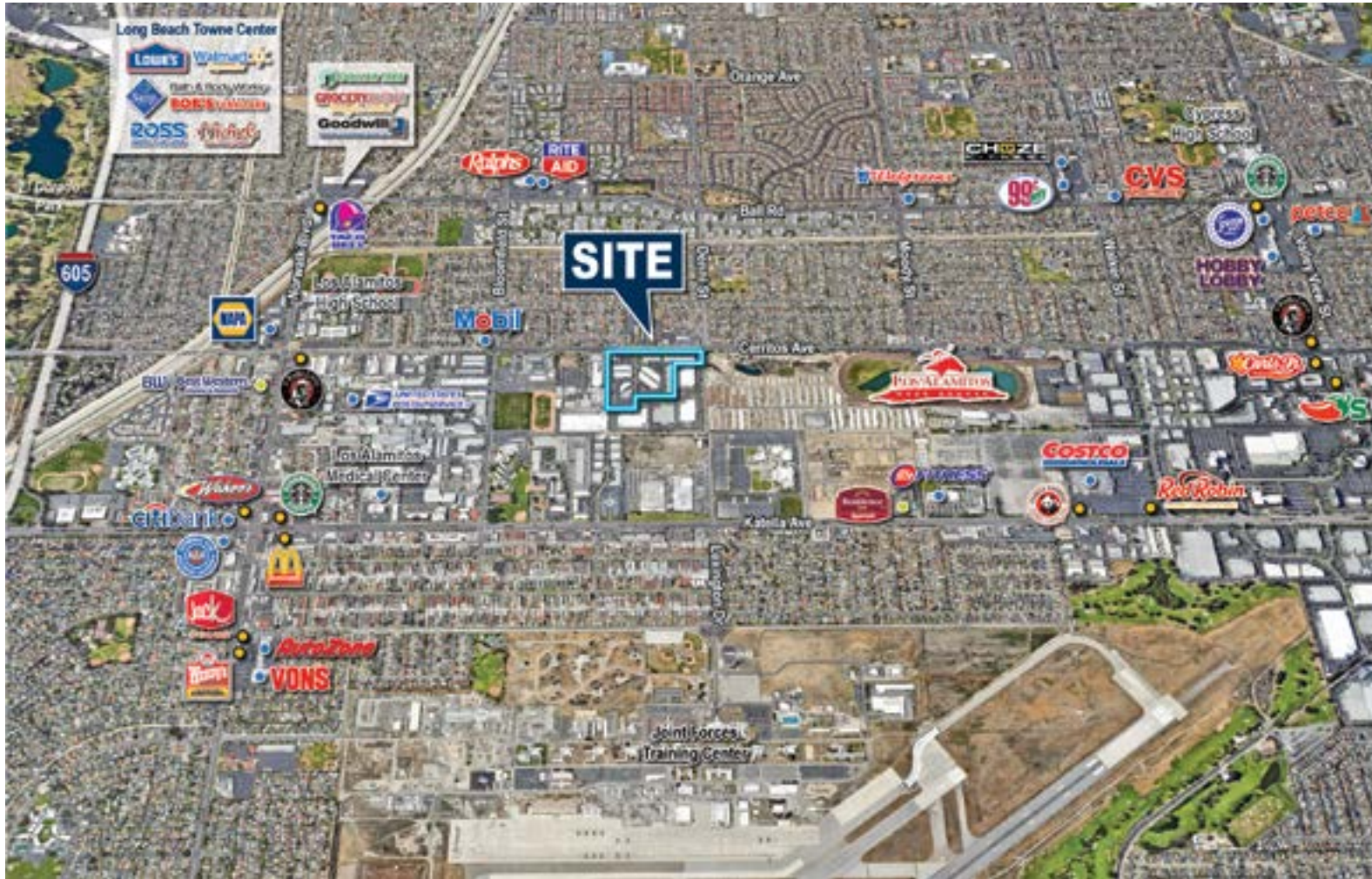
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LOCAL AMENITIES

LOS ALAMITOS CORPORATE CENTER



27 Miles to LAX
5 Miles to LGB
21 Miles to JWA



20 Miles to Port
of Los Angeles
18.5 Miles to
Port Long Beach



1 Mile
to Bus
Station



9 Miles
to Train
Stations



2 Miles
to Charging
Station



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