

Downey Office Space For Lease
8201 4th Street
Downey, California 90241

- **Asking Rent: \$1.95/SF/month NNN**
- **CAM: ~\$0.43/SF/month**
- **Suites Available:**
783 square feet (Suite B & F)
2,700 square feet (Suite J)
- **Lot Size: 21,228 square feet**
- **Parking: 18 stalls**
- **Year Built / Zoning: 1974 / C3**
- Excellent visibility on a highly trafficked corner pad office property
- Spacious parking lot and ample street parking available
- Strong demographics with 248,137 population within a 3-mile radius
- Vibrant and walkable neighborhood with restaurants and shops (Walk Score: 85)
- Significant nearby developments are bringing more residents and economic activity to the neighborhood



Dylan McCarthy
Associate
BRE #: 01972863
dylan@canonproperties.com
O: 310.273.1975 x 103
C: 310.400.9896

CANON
BUSINESS PROPERTIES INC
190 North Canon Drive,
Suite 304
Beverly Hills, California 90210