

# 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:

**LOREN CARGILE, MBA**  
Vice President  
714.935.2306  
Lic. #01431329  
lcargile@voitco.com









**MIKE BOUMA, SIOR**  
Senior Vice President  
714.935.2340  
Lic. #01070753  
mbouma@voitco.com

**SEBASTIAN LOZANO**  
Senior Associate  
714.935.2303  
Lic. #02143474  
slozano@voitco.com

**Voit**  
REAL ESTATE SERVICES

# AVAILABLE UNITS

## LOS ALAMITOS CORPORATE CENTER

ADDRESS	UNIT SIZE	ASKING RATE PSF*	BASE RENT	COMMENTS	CLICK TO VIEW FLOOR PLAN
4434 Cerritos Ave., Suite K4434 (Building K)	1,380 SF	\$1.90 PSF	\$2,622.00	Reception, Open Office Area, Restroom, Available Now	
10541 Calle Lee, Suite 117 (Building B)	1,508 SF	\$1.90 PSF	\$2,865.20	Reception, private office, open office area, restroom, ample warehouse, ground level loading door, available on March 1, 2026	
10541 Calle Lee, Suite 119 (Building B)	1,532 SF	\$1.90 PSF	\$2,910.80	Reception, Private Office, Open Office Area, Restroom, Ample Warehouse, Ground Level Loading Door, Major Street Frontage (Cerritos Ave), Available Now	
10571 Calle Lee, Suite 167 (Building C)	1,755 SF	\$1.90 PSF	\$3,334.50	Open Office Area, Kitchen, Restroom, Warehouse, Available March 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	
10541 Calle Lee, Suite 115 (Building B)	1,774 SF	\$1.90 PSF	\$3,370.60	Reception, One (1) Private Office, Private Restroom, Ample Warehouse, Ground Level Loading Door, Available on March 1, 2026	
10572 Calle Lee, Suite 134 (Building H)	1,957 SF	\$1.90 PSF	\$3,718.30	Reception, Private Office, Restroom, Kitchenette Area, Warehouse, Ground Level Loading Door, Available Now	
4431 Corporate Center Dr., Suite 125 (Building L)	2,348 SF	\$1.90 PSF	\$4,461.20	Reception, Open Office, Restroom, Warehouse, Available June 1, 2026	



**LOREN CARGILE, MBA** 714.935.2306 Lic. #01431329 lcargile@voitco.com  
**MIKE BOUMA, SIOR** 714.935.2340 Lic. #01070753 mbouma@voitco.com  
**SEBASTIAN LOZANO** 714-935-2303 Lic. #02143474 slozano@voitco.com

**Voit**  
REAL ESTATE SERVICES




2020 Main Street, Suite 100  
Irvine CA 92614  
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as Real Estate Broker, Salesperson and Broker by the DRE. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785



# AVAILABLE UNITS

## LOS ALAMITOS CORPORATE CENTER

ADDRESS	UNIT SIZE	ASKING RATE PSF*	BASE RENT	COMMENTS	CLICK TO VIEW FLOOR PLAN
4431 Corporate Center Dr., Suites 113-115 (Building L)	2,936 SF	\$1.90 PSF	\$5,578.40	Reception, four (4) private offices, open office area, two (2) restrooms, kitchenette area, ample warehouse, two (2) ground level doors, available on 30 days from lease execution	
10541 Calle Lee, Suite 125 (Building B)	3,856 SF	\$1.90 PSF	\$7,326.40	Reception, three (3) private offices, conference room, two (2) restrooms, kitchenette area, ample warehouse, two (2) ground level loading doors, available on March 1, 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 \$0.13 PSF for common area maintenance applies (subject to change).



**LOREN CARGILE, MBA** 714.935.2306 Lic. #01431329 lcargile@voitco.com  
**MIKE BOUMA, SIOR** 714.935.2340 Lic. #01070753 mbouma@voitco.com  
**SEBASTIAN LOZANO** 714-935-2303 Lic. #02143474 slozano@voitco.com

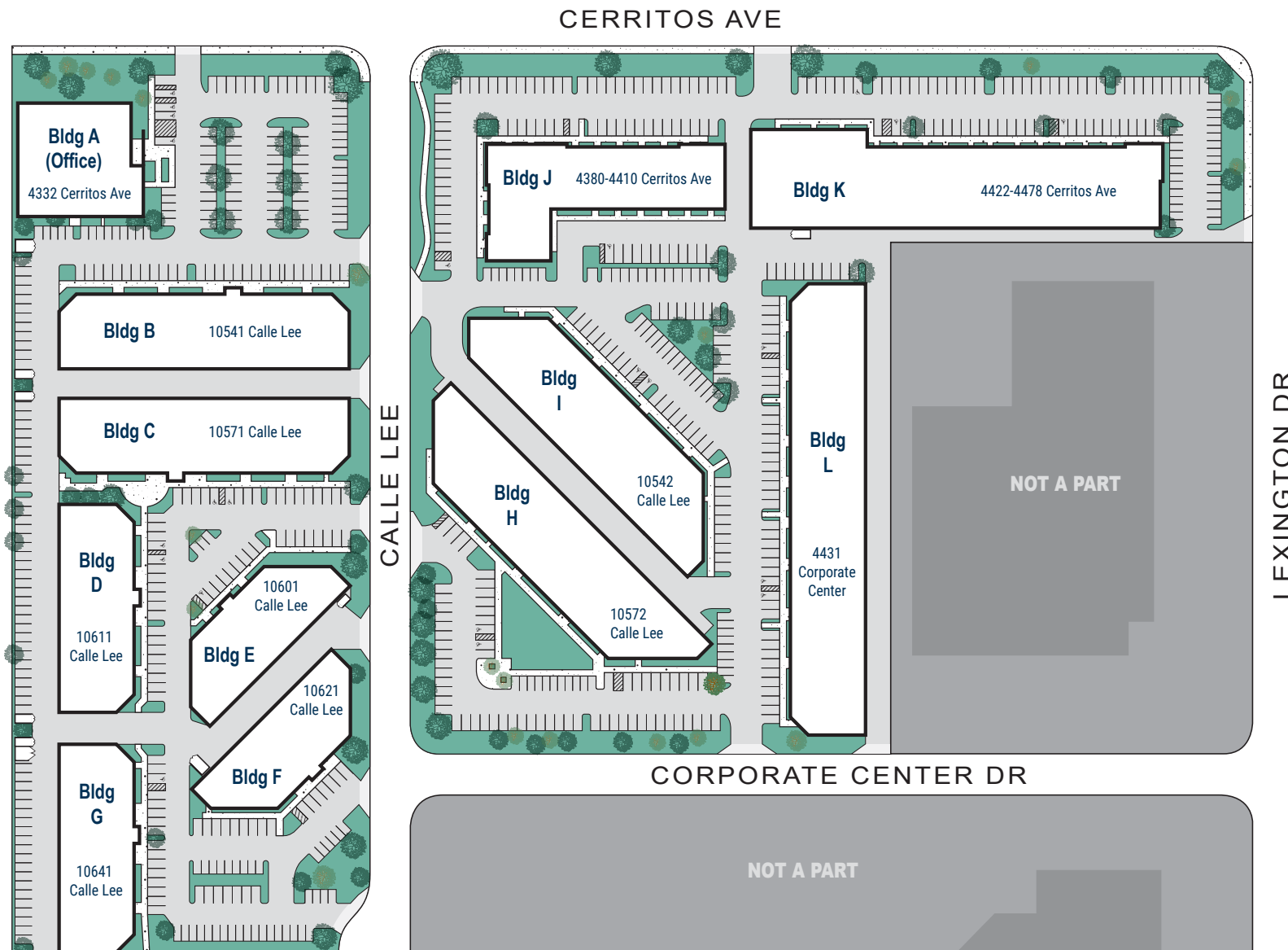
**Voit**  
REAL ESTATE SERVICES

2020 Main Street, Suite 100  
Irvine CA 92614  
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as Real Estate Broker, Salesperson and Broker by the DRE. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

# 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

**LOREN CARGILE, MBA** 714.935.2306 Lic. #01431329 [lcargile@voitco.com](mailto:lcargile@voitco.com)  
**MIKE BOUMA, SIOR** 714.935.2340 Lic. #01070753 [mbouma@voitco.com](mailto:mbouma@voitco.com)  
**SEBASTIAN LOZANO** 714-935-2303 Lic. #02143474 [slozano@voitco.com](mailto:slozano@voitco.com)

**Voit**  
REAL ESTATE SERVICES

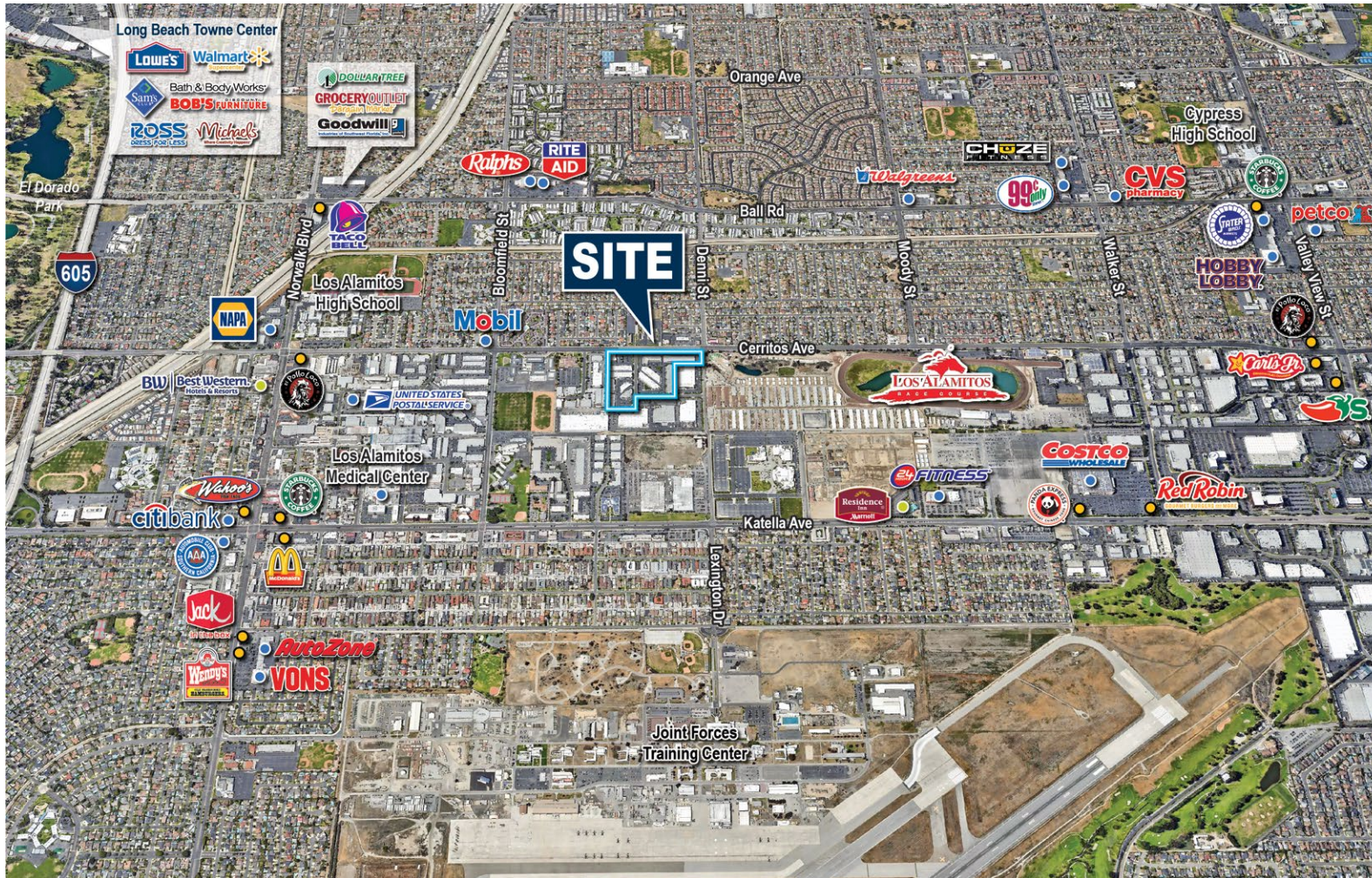
2020 Main Street, Suite 100  
Irvine CA 92614  
[www.voitco.com](http://www.voitco.com)

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as Real Estate Broker, Salesperson and Broker by the DRE. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785



# 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

**LOREN CARGILE, MBA** 714.935.2306 Lic. #01431329 [lcargile@voitco.com](mailto:lcargile@voitco.com)  
**MIKE BOUMA, SIOR** 714.935.2340 Lic. #01070753 [mbouma@voitco.com](mailto:mbouma@voitco.com)  
**SEBASTIAN LOZANO** 714-935-2303 Lic. #02143474 [slozano@voitco.com](mailto:slozano@voitco.com)

**Voit**  
REAL ESTATE SERVICES

2020 Main Street, Suite 100  
Irvine CA 92614  
[www.voitco.com](http://www.voitco.com)

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as Real Estate Broker, Salesperson and Broker by the DRE. ©2025 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785