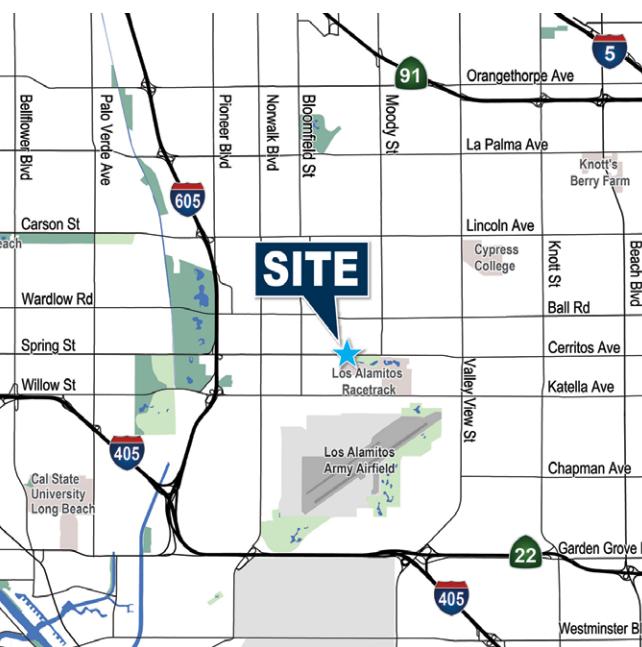


LOS ALAMITOS CORPORATE CENTER

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:



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

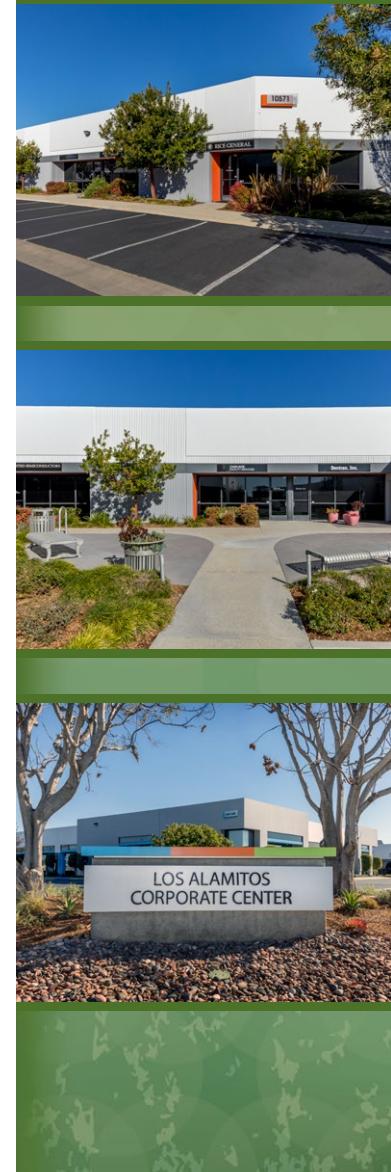
SEBASTIAN LOZANO
Senior Associate
714.935.2303
Lic. #02143474
slozano@voitco.com

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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	



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SEBASTIAN LOZANO 714-935-2303 Lic. #02143474 slozano@voitco.com

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Irvine CA 92614
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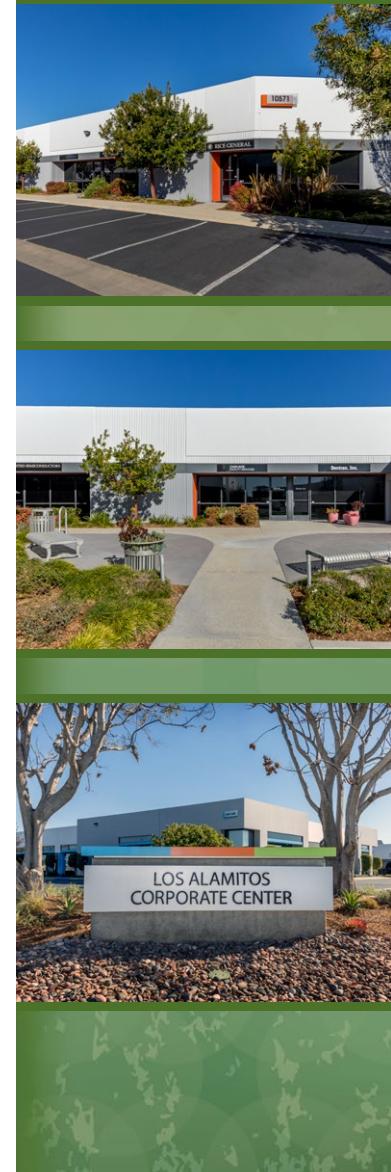
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AVAILABLE UNITS

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).



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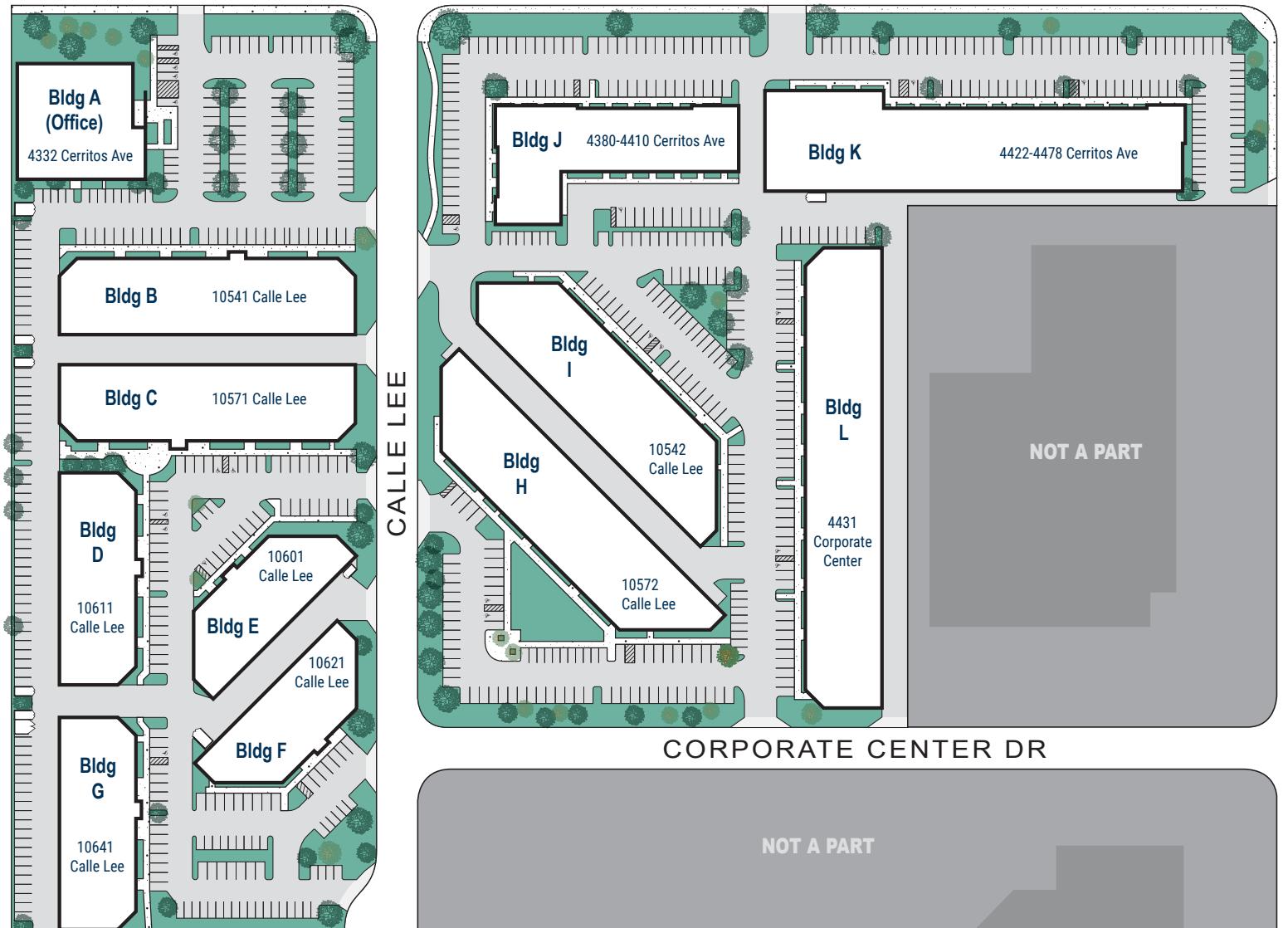
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SITEPLAN

* Site plan may not be to scale.

CERRITOS AVE



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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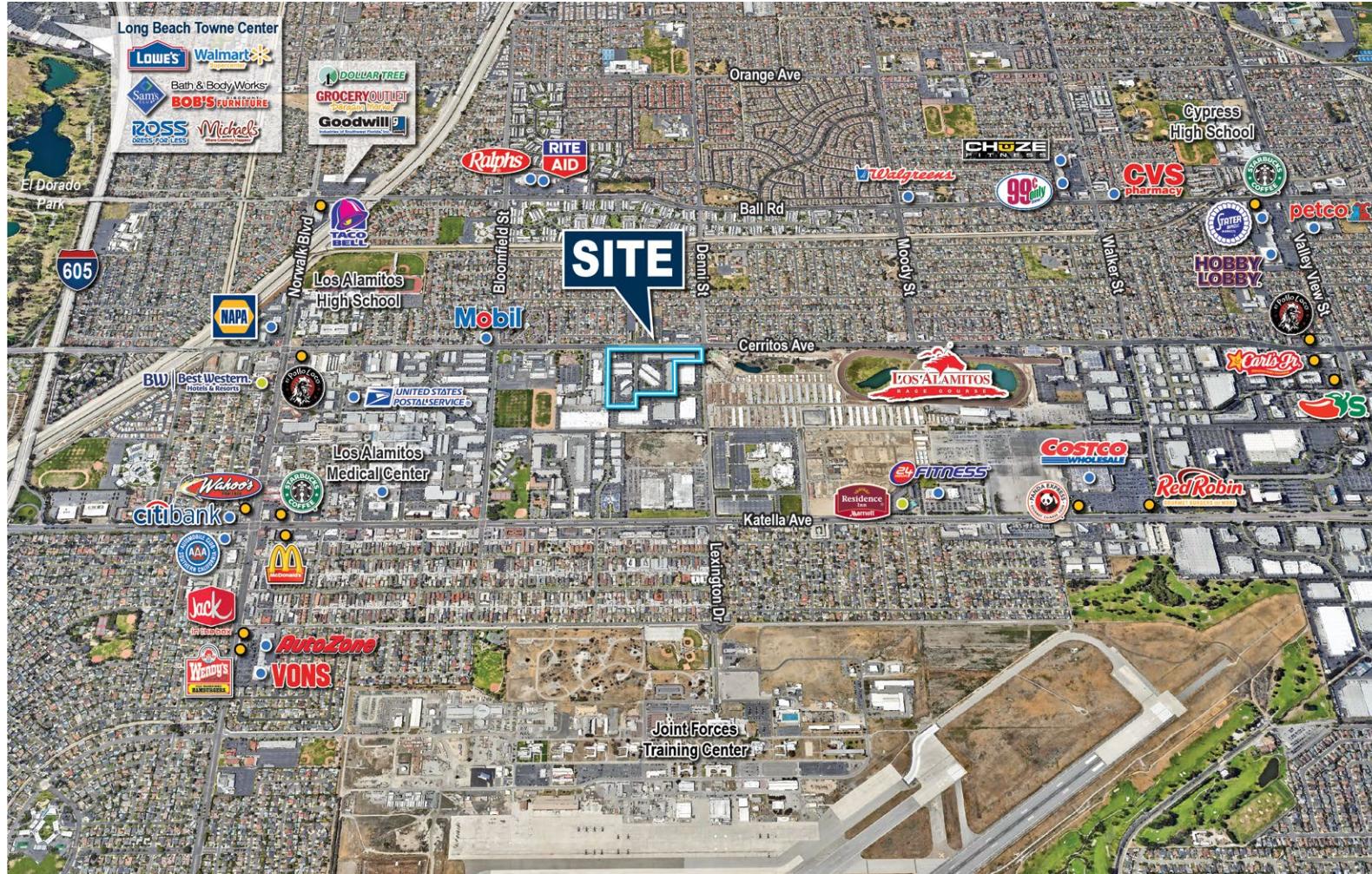
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LOCAL AMENITIES

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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