

FOR LEASE

CENTER COURT PROFESSIONAL BUILDING

±1,200 – ±32,000 SF AVAILABLE



COMMERCIAL REAL ESTATE SERVICES
PASADENA



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Covina, CA 91724**

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LEASE INFORMATION

+ Lease Rate:	\$1.75/PSF/FSG*
+ Available Size:	±1,200 SF – ±32,000 SF
+ Building Size:	±32,000 SF
+ Lot Size:	±72,934 SF
+ Year Built:	1979
+ Parking Ratio:	4.35/1,000
+ Parcel Number:	8447-021-072, 031-047
+ Zoning:	C-P

*Advertised lease rate is for a lease term of under two years with no TI Allowance.

PROPERTY HIGHLIGHTS

- + Great Owner User Opportunity
- + Medical and Dental Use Allowed
- + Recent Upgrades Throughout
- + Abundant Parking
- + Elevator Served
- + Fully Sprinklered
- + Great Access to 10, 57 and 210 freeways
- + Located right off the Holt exit on the 10 freeway



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OFFICE | MEDICAL OFFICE IN COVINA

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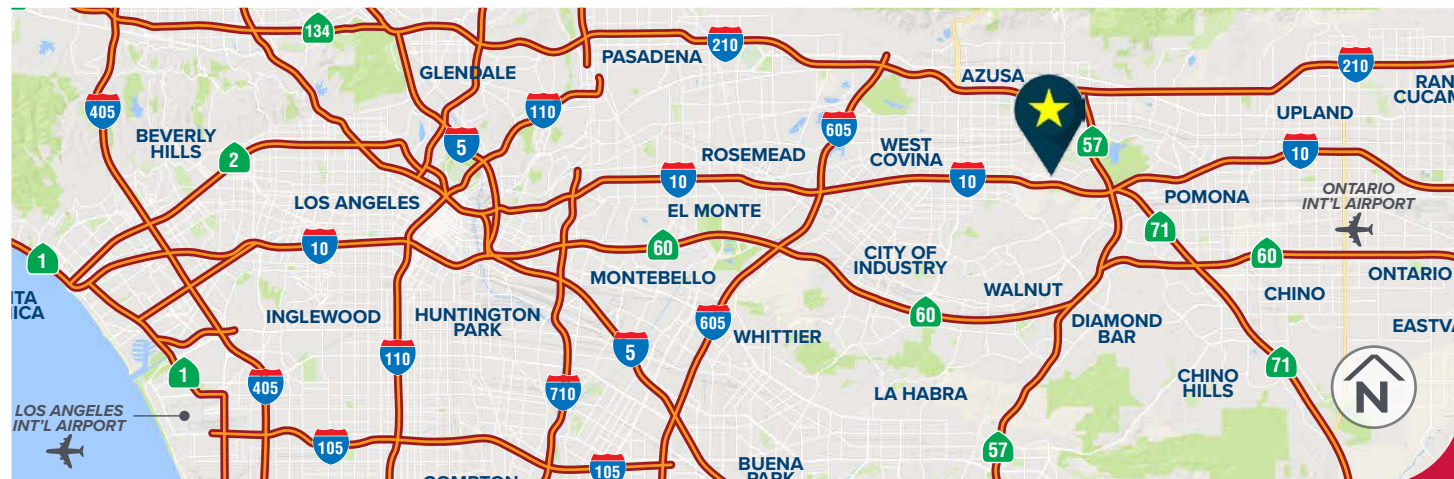
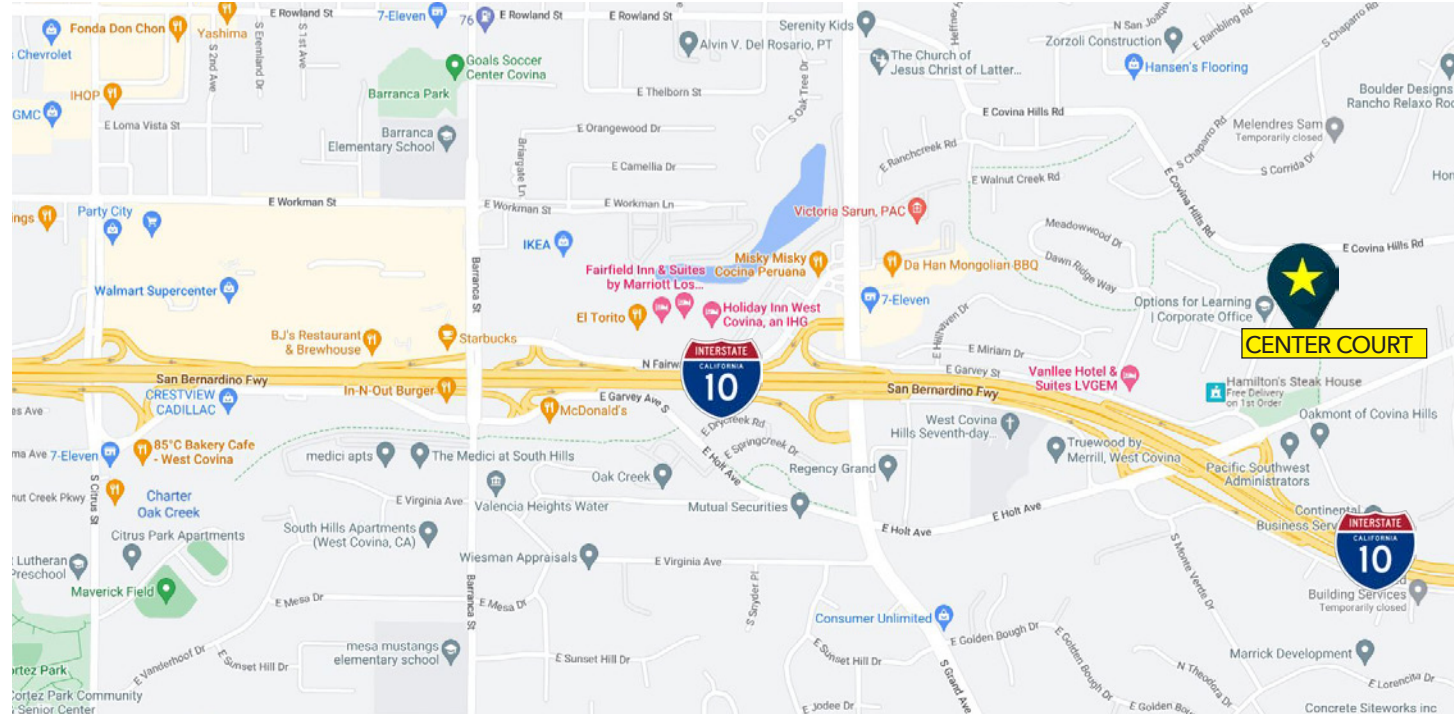
AERIAL PHOTOS



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PROPERTY LOCATION



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1ST FLOOR PHOTOS



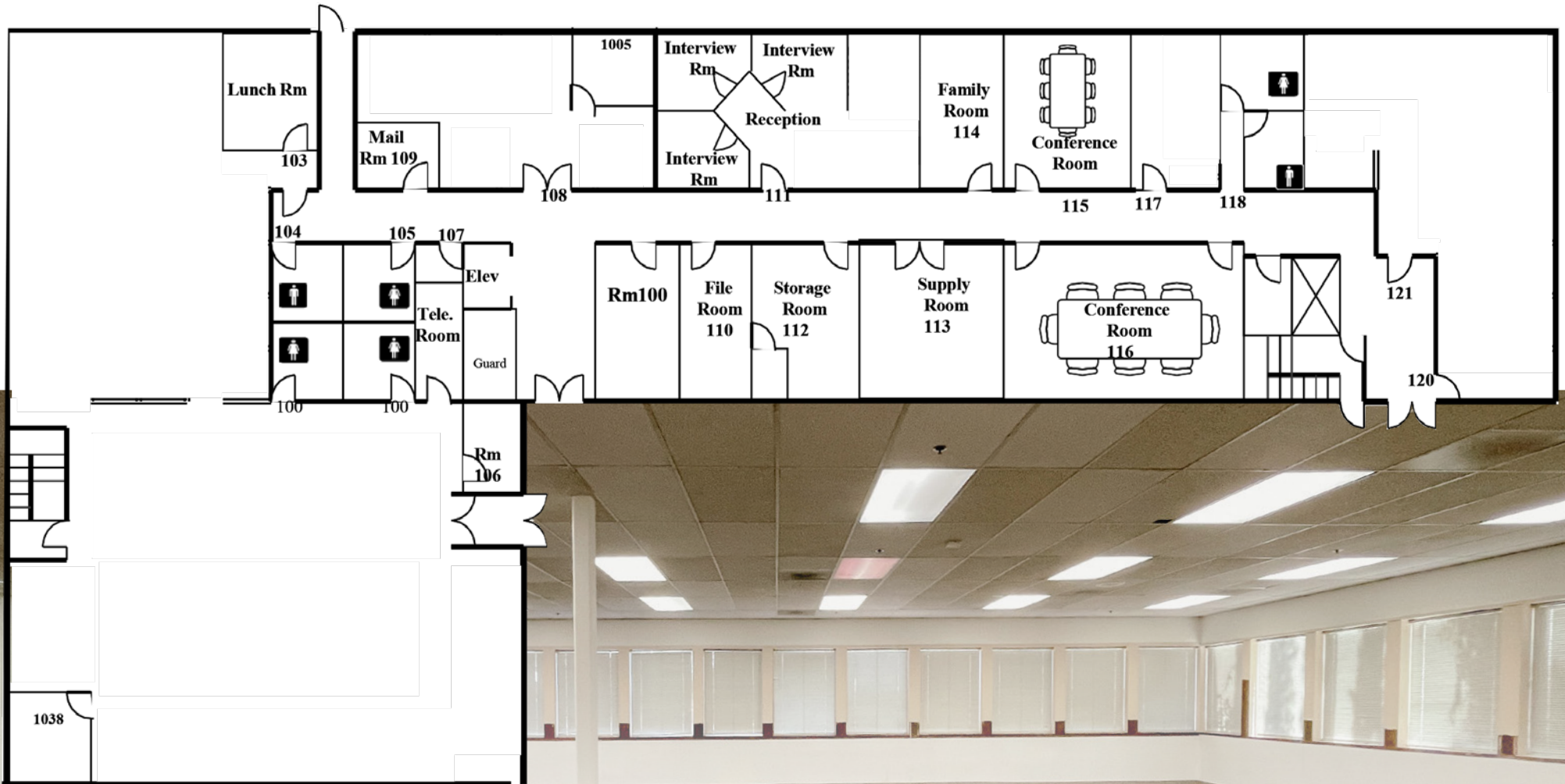
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2ND FLOOR PHOTOS



1ST FLOOR - FLOOR PLAN



2ND FLOOR - FLOOR PLAN

