

# PROFESSIONAL OFFICE BUILDING

## \*\*\* FOR LEASE \*\*\*

SWC Valley Blvd. / Ramona Blvd. / Main Street, El Monte, CA



**11100 Valley Blvd., El Monte, CA 91731**

### Features

- Prime San Gabriel Valley Location. Easy Access 10 and 605 FWY.
- The Crown Jewel of the Golden Commercial Corridor of the Area.
- Right Next to Civic Center, Court House, Police Department, Post Office, All Major Banks, Downtown El Monte, and etc.
- Strong Demographics.
- Excellent Street Visibility.
- City Rewarded Professional Office Building, Beautifully Courtyard Style.
- Ample Parking Spaces, Five Entrances for Easy Ingress and Egress.
- Full Service Provided – Landlord Provide All Utilities, HVAC and Janitorial Services.
- In-House Management Office Provide Immediate Responds and Services to Tenants.

### Available Units Information:

Suite Number	SF	(\$/SF/Month)	Monthly Rent	Type	Note
110	512	\$2.40	\$1,229	Full Service	1st Floor
113	783	\$2.20	\$1,723	Full Service	1st Floor
122	1,021	\$2.30	\$2,348	Full Service	1st Floor, private restroom
200	1,664	\$2.20	\$3,661	Full Service	2nd Floor
335	637	\$2.30	\$1,465	Full Service	3rd Floor
340-05	334	\$2.40	\$802	Full Service	3rd Floor -Executive Suite

**Contact: Andy Deng**  
DRE # 01297692  
Direct line: 626-589-5008



**Dengo Investment Inc.**

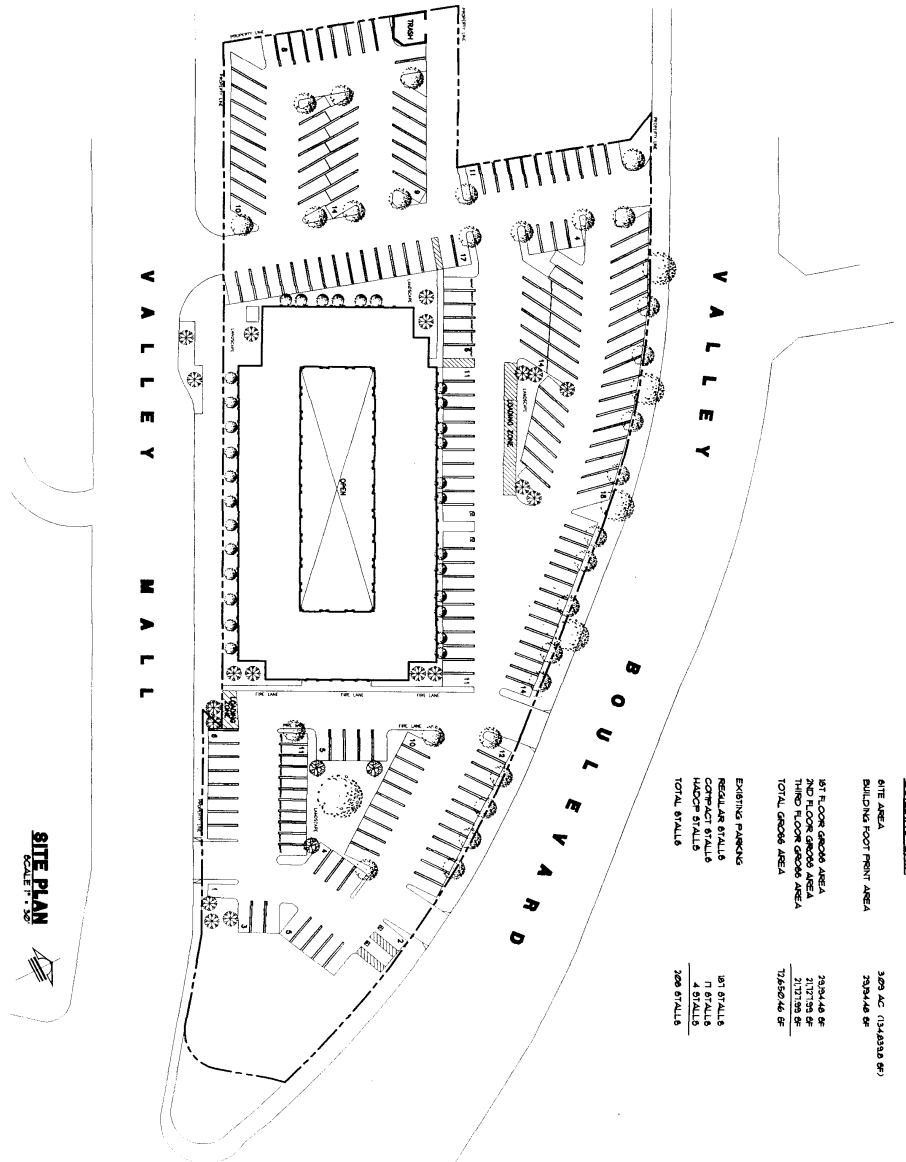
11100 Valley Blvd., Suite 316,  
El Monte, CA 91731  
Tel. 626.448.6666 Fax.626.448.7666  
www.dengoinvestment.com

# PROFESSIONAL OFFICE BUILDING

## \*\*\* FOR LEASE \*\*\*

SWC Valley Blvd. / Ramona Blvd. / Main Street, El Monte, CA

### Site Plan



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

BUILDING DATA	
SITE AREA	329 AC (134,893.8 SF)
BUILDING FOOT PRINT AREA	79,946 SF
1ST FLOOR GOODS AREA	73,944 SF
2ND FLOOR GOODS AREA	21,779 SF
3RD FLOOR GOODS AREA	21,779 SF
TOTAL GOODS AREA	117,502 SF
EXISTING PARKING	
REGULAR STALLS	308 STALLS
COMPACT STALLS	4 STALLS
HAZOP STALLS	
TOTAL STALLS	312 STALLS

**Contact: Andy Deng**  
**DRE # 01297692**  
**Direct line: 626-589-5008**



**Dengo Investment Inc.**  
 11100 Valley Blvd., Suite 316,  
 El Monte, CA 91731  
 Tel. 626.448.6666 Fax.626.448.7666  
[www.dengoinvestment.com](http://www.dengoinvestment.com)

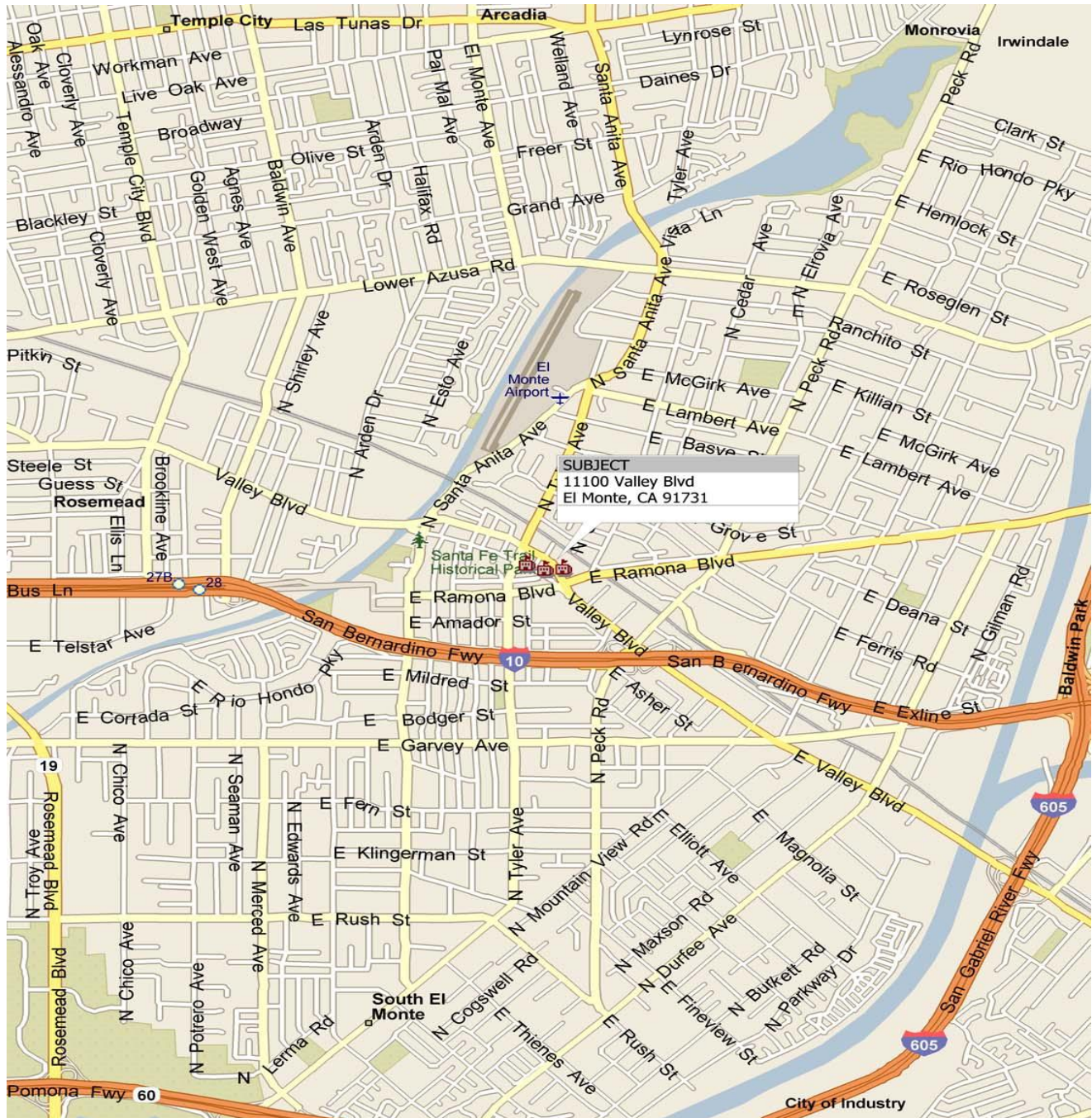
All information listed has obtained from sources deemed reliable. However, we accept no responsibility for its correctness. Subject to change without notice.

# PROFESSIONAL OFFICE BUILDING

## \*\*\* FOR LEASE \*\*\*

SWC Valley Blvd. / Ramona Blvd. / Main Street, El Monte, CA

### Regional Map



Contact: **Andy Deng**  
DRE # 01297692  
Direct line: 626-589-5008



**Dengo Investment Inc.**

11100 Valley Blvd., Suite 316,  
El Monte, CA 91731  
Tel. 626.448.6666 Fax. 626.448.7666  
www.dengoinvestment.com