

## PROPERTY DETAILS

### Available:

**Divisible 2nd Floor: ±11,352 RSF**

**Asking Rate: \$2.70 / SF FSG**

- Excellent Bixby Knolls Location
- Quick 405 Freeway Access
- Abundant Surface and Structured Parking
- Prominent Monument Signage
- High Profile Ownership and Management Team in Place
- Good Views Along Atlantic
- Lots of Retail and Food Options Nearby

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**Jeff Coburn, CCIM, SIOR**

Principal | Cal DRE# 01303169

P: +1(562) 354-2511

E: jcoburn@leelalb.com

**Shaun McCullough, CCIM, SIOR**

Principal | Cal DRE# 01380928

P: +1(562) 354-2517

E: smccullough@leelalb.com

**Coleman Kistner**

Associate | Cal DRE# 02198995

P: +1(562) 354-2535

E: ckistner@leelalb.com

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**Jeff Coburn, CCIM, SIOR**

Principal | Cal DRE# 01303169

P: +1(562) 354-2511

E: jcoburn@leelalb.com

**Shaun McCullough, CCIM, SIOR**

Principal | Cal DRE# 01380928

P: +1(562) 354-2517

E: smccullough@leelalb.com

**Coleman Kistner**

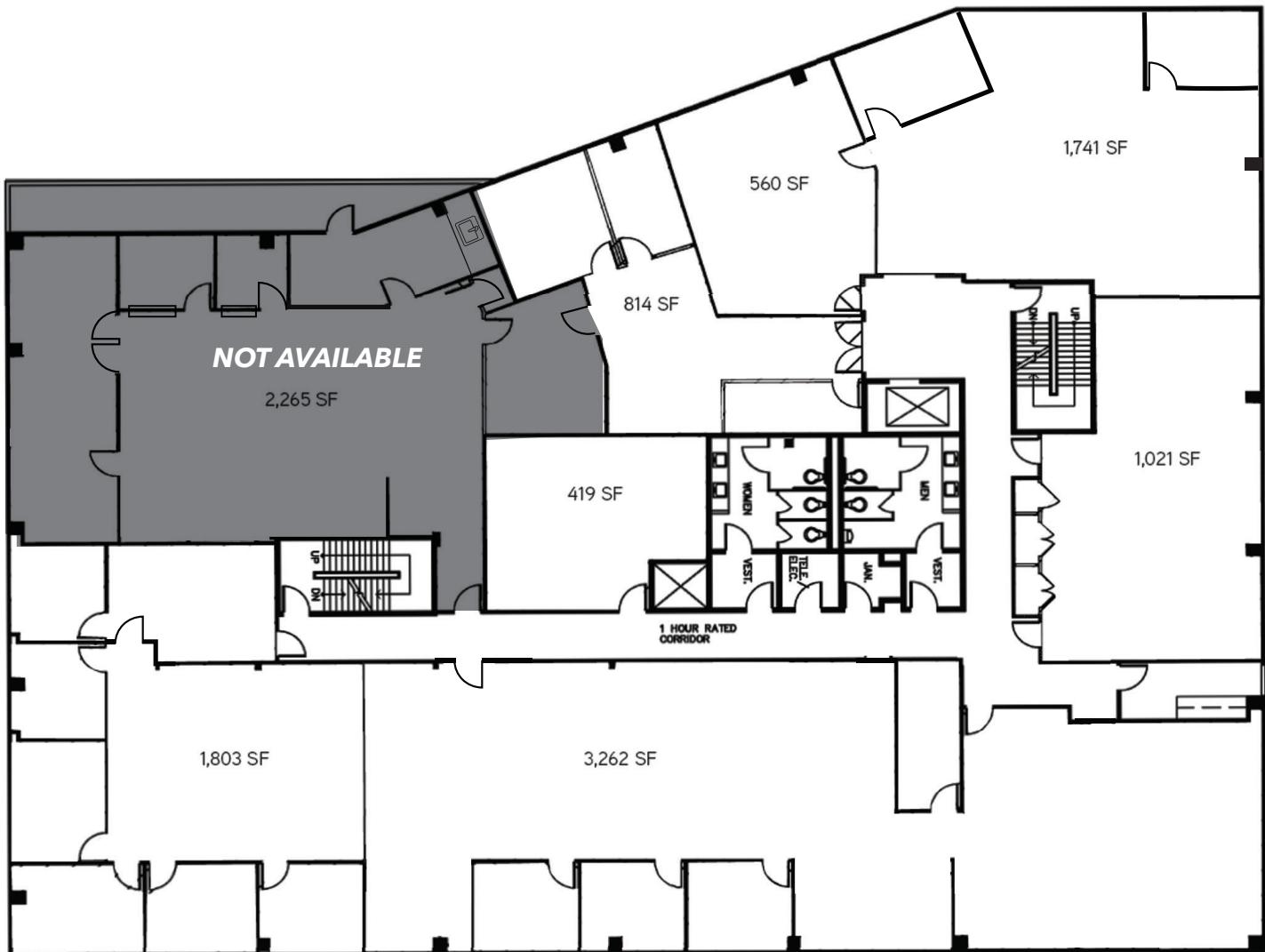
Associate | Cal DRE# 02198995

P: +1(562) 354-2535

E: ckistner@leelalb.com

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

**FLOOR PLAN - 2ND FLOOR SPACE (NOT TO SCALE)**



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**Jeff Coburn, CCIM, SIOR**

Principal | Cal DRE# 01303169

P: +1(562) 354-2511

E: jcoburn@leelalb.com

**Shaun McCullough, CCIM, SIOR**

Principal | Cal DRE# 01380928

P: +1(562) 354-2517

E: smccullough@leelalb.com

**Coleman Kistner**

Associate | Cal DRE# 02198995

P: +1(562) 354-2535

E: ckistner@leelalb.com

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.