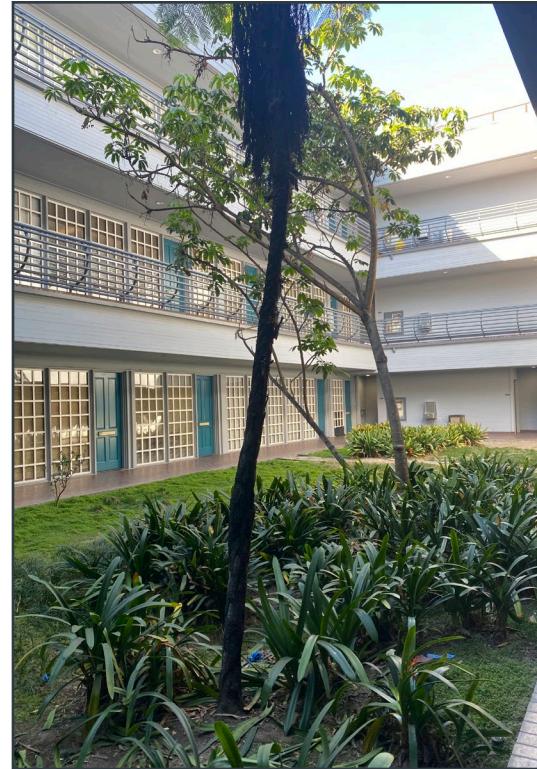


# SIGNAL HILL TOWNE CENTER

2501-2525 CHERRY AVENUE | SIGNAL HILL, CA 90755

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

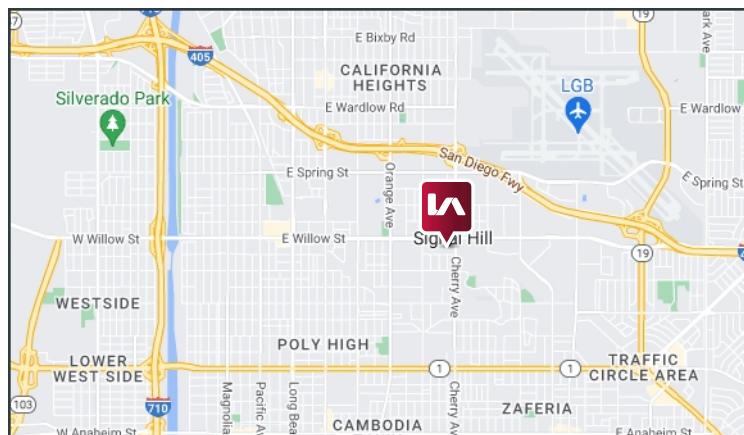


## PROPERTY FEATURES

**Available:** ± 767 RSF - ± 15,735 RSF

**Rate:** \$2.15 / SF Full Service Gross

- Garden Style Office Project
- Walk to Nearby Restaurants & Shop (Starbucks, Costco, Mother's Market & Kitchen, WaBa Grill, & More!)
- Lush Gardens and Fresh Outdoor Common Space
- Brand New Building Exterior and Car Solar Port Installation
- Major Street Frontage With Great Signage Opportunities
- Minutes Away From 405 Fwy & Long Beach Airport



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

**Jeff Coburn, CCIM, SIOR**

Principal | DRE 01303169

562.354.2511 | jcoburn@leelalb.com

**Shaun McCullough, CCIM, SIOR**

Principal | DRE 01380928

562.354.2517 | smccullough@leelalb.com

**Coleman Kistner**

Associate | DRE 02198995

562.354.2535 | ckistner@leelalb.com

# SIGNAL HILL TOWNE CENTER

2501-2525 CHERRY AVENUE | SIGNAL HILL, CA 90755

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## 2501 CHERRY AVENUE

SUITE	SQ. FT.	SPACE DESCRIPTION
280	±2,406	2 Private Offices, Large Conference Room, Kitchen
360	±15,735	Large Bullpen, 15 Offices, 2 Kitchens, 2 Conference Rooms, Storage Room, IT Room



### AMENITIES

- Signal Hill Towne Center
- The Home Depot
- PetSmart
- The UPS Store
- T-Mobile
- Costco Wholesale
- Costco Gas Station
- Wells Fargo Bank
- Wescom Credit Union
- U.S. Bank
- Curley's Cafe
- Chevron
- McDonald's
- Black Bear Diner
- Chinese Gourmet
- Del Taco
- 99 Cents Only Stores
- Starbucks
- GD Bro Burger
- Food 4 Less
- Mother's Market & Kitchen

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# SIGNAL HILL TOWNE CENTER

2501-2525 CHERRY AVENUE | SIGNAL HILL, CA 90755



## 2525 CHERRY AVENUE

SUITE	SQ. FT.	SPACE DESCRIPTION
100	±5,915	7 Private Offices, Two Private Restrooms, Large Conference Room
115	±773	3 small offices and open area. (Currently used for Bldg. Maintenance Storage)
210 - 255	±9,581	12 window offices, 2 interior offices, Large meeting/ conference room, open area, kitchen, storage and reception.
320	±1,558	3 window offices, 1 interior, storage room and reception.
360 - 365	±3,542	Large open area, 2 window offices, kitchen and reception.
368	±1,535	2 Private Offices, Conference Room, Private Restroom with Shower
380	±1,827	Reception, Kitchen, 7 Offices

\* SUITES 360, 365, AND 368 ARE CONTIGUOUS TO 5,077 SF

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