



THE CAMPUS | at SGV

CBRE

THREE BUILDING OFFICE CAMPUS FOR LEASE

4900, 4910 & 4920 Rivergrade Road | Irwindale, CA

Designed for the Modern Tenant

www.thecampusatsgv.com

CAMPUS HIGHLIGHTS



- 1 4900 Rivergrade Rd
**Available space between
3,127 SF & 33,322 SF**
- 2 4910 Rivergrade Rd
41,725 SF available space
- 3 Parking Structure
- 4 4920 Rivergrade Rd
Fully Leased
- 5 Campus Parking

The fully gated two and three-story office buildings totaling 704,619 SF comes with on-site cafeteria, game room, and putting green. It is built around a lushly landscaped Campus with large, tranquil waterways and fountains, outdoor seating, subterranean parking, a fully functional workout facility, including locker rooms and racquetball courts. The Campus is Energy Star Certified, LEED Gold Certified and a BOMA360 Performance Building.



BRINGING WELLNESS TO THE OFFICE

[VIEW VR TOUR](#) 



Fitness center with lockers and showers



Conference rooms for flexible meeting space



Racquetball courts, virtual yoga classes and free bike share with Zagster



Walking path with weekly sponsored walks



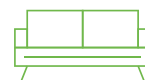
Free fruit infused water



Lush courtyard with waterfall and indoor/outdoor lounge space



Outdoor putting green



Indoor lawn space with bean bags and Adirondack chairs



EV charging stations



Arcade with games including air hockey, ping pong and basketball

EXISTING TENANTS INCLUDE:

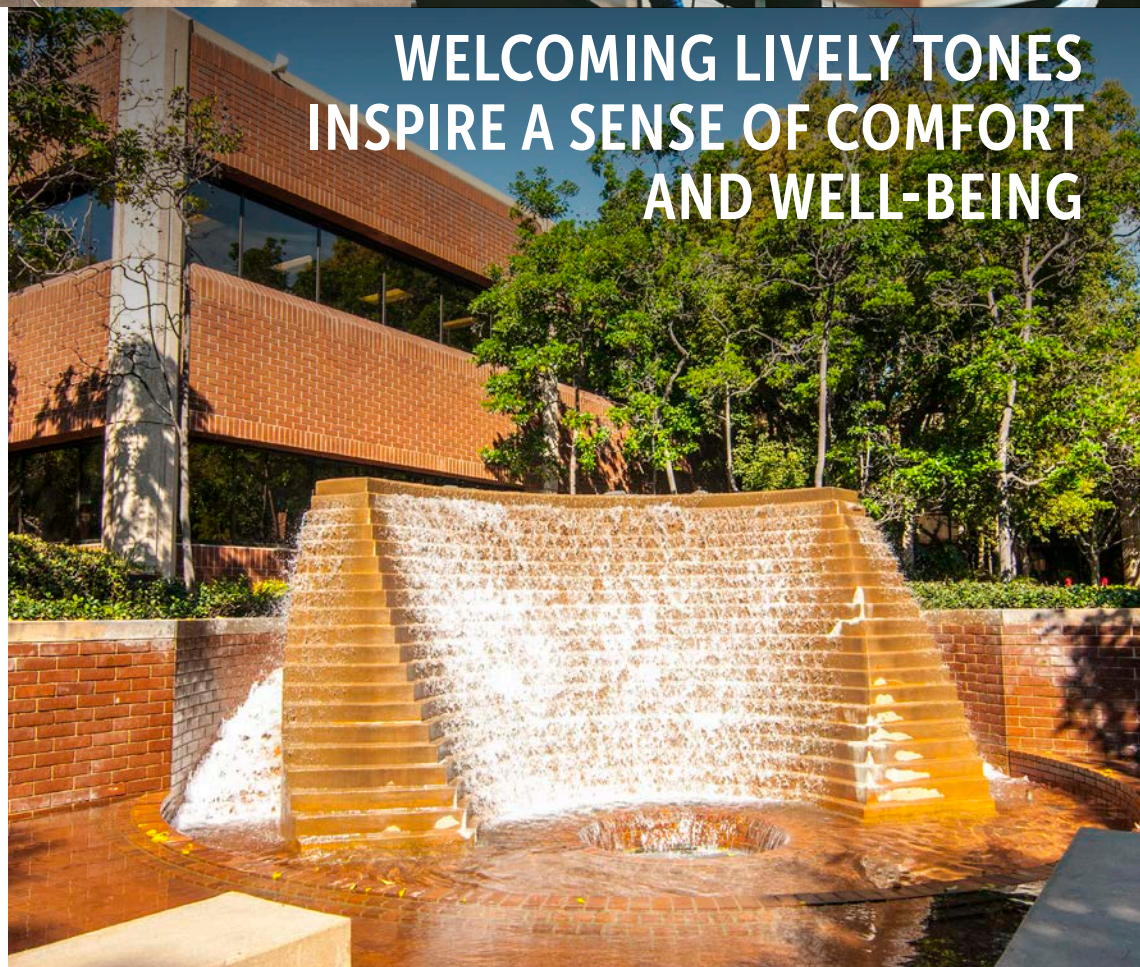


AVAILABILITIES

SPACIOUS COMMON AREAS WITH
PLENTY OF NATURAL LIGHT



WELCOMING LIVELY TONES
INSPIRE A SENSE OF COMFORT
AND WELL-BEING



4900 Rivergrade Road

UNIT	RSF	RATE	AVAILABILITY
A120*	12,076	\$2.95 FSG	Immediate
A130*	3,127	\$2.95 FSG	Immediate
A140*	3,782	\$2.95 FSG	Immediate
A210	24,329	\$2.95 FSG	Immediate
A310	20,840	\$2.95 FSG	Immediate
B130/B130A	6,770	\$2.95 FSG	Immediate
D100	4,022	\$2.95 FSG	Immediate
D110	6,953	\$2.95 FSG	Immediate
E110	8,049	\$2.95 FSG	Immediate

* Contiguous to 18,985 SF

4910 Rivergrade Road

UNIT	RSF	RATE	AVAILABILITY
100	41,725	\$2.95 FSG	Immediate

4920 Rivergrade Road

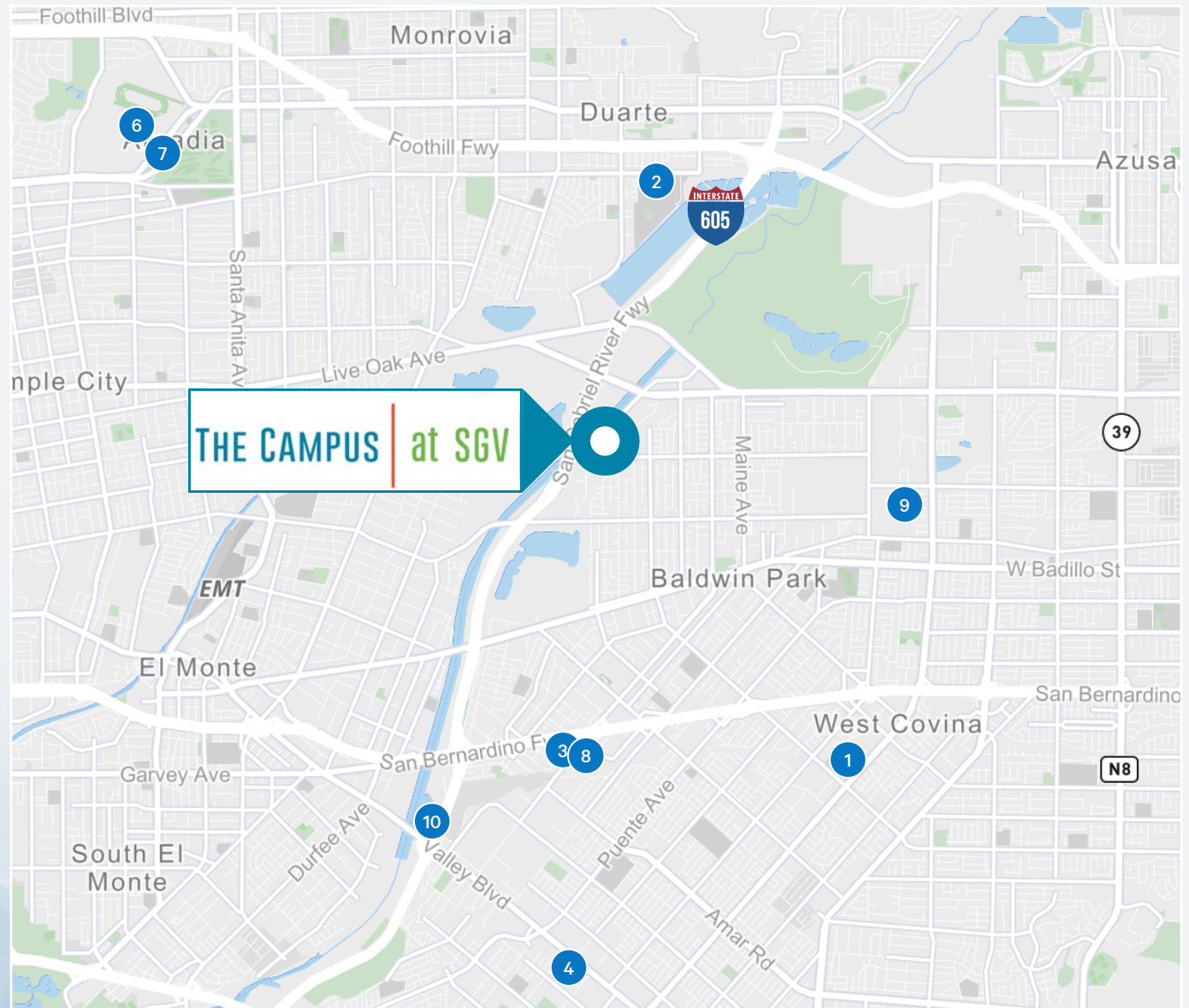
UNIT	RSF	RATE	AVAILABILITY
Fully Leased			

EMPLOYERS MAP

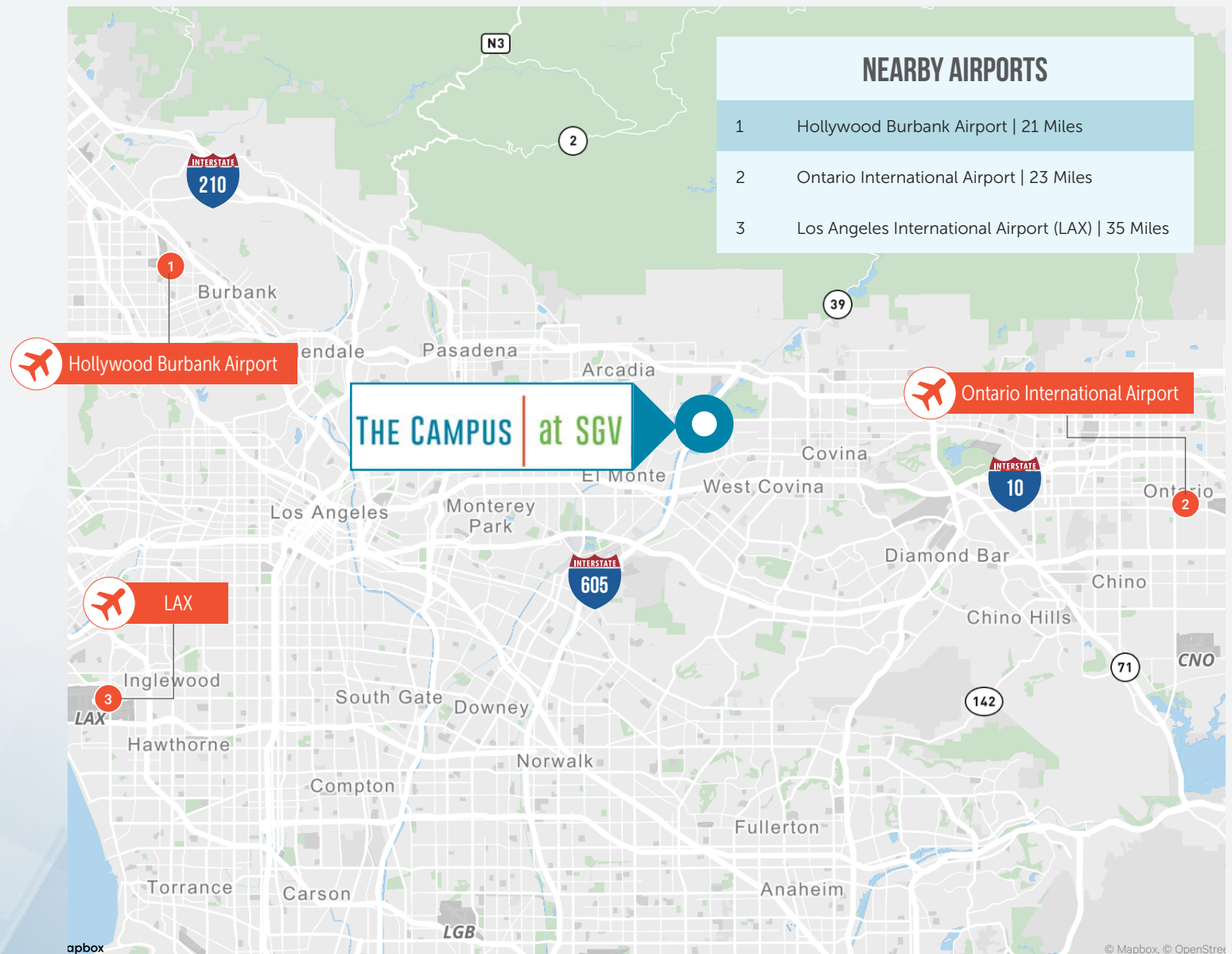
10 minute drive from over 40 restaurants including In-N-Out, Subway, Waba Grill, The Habit, Sonic, Church's Chicken, The Old Spaghetti Factory and Farmer Boys.

LARGEST EMPLOYERS

- 1 Queen of the Valley Hospital
- 2 City of Hope
- 3 Kaiser Permanente Baldwin Park
- 4 Athens Services
- 5 Santa Anita Park
- 6 Los Angeles Turf Club Inc.
- 7 Methodist Hospital
- 8 UPS
- 9 Ready Pac Foods Inc.
- 10 Parks & Recreation Dept.



AIRPORT MAP



REIMAGINE THE OFFICE THAT MEETS WELLNESS, & THE WHOLE EMPLOYEE



Visit us at:
www.thecampusatsgv.com



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