

# CITY OF INDUSTRY OFFICE AVAILABLE FOR SUBLEASE

2225 WORKMAN MILL ROAD  
CITY OF INDUSTRY, CA 90601

## SPACE PROFILE

**10,000-44,000**

Total SF Available

**Negotiable**

Rental Rate

**Immediate**

Availability

**Flexible**

Sublease Term

**1980**

Year Built

**Adequate**

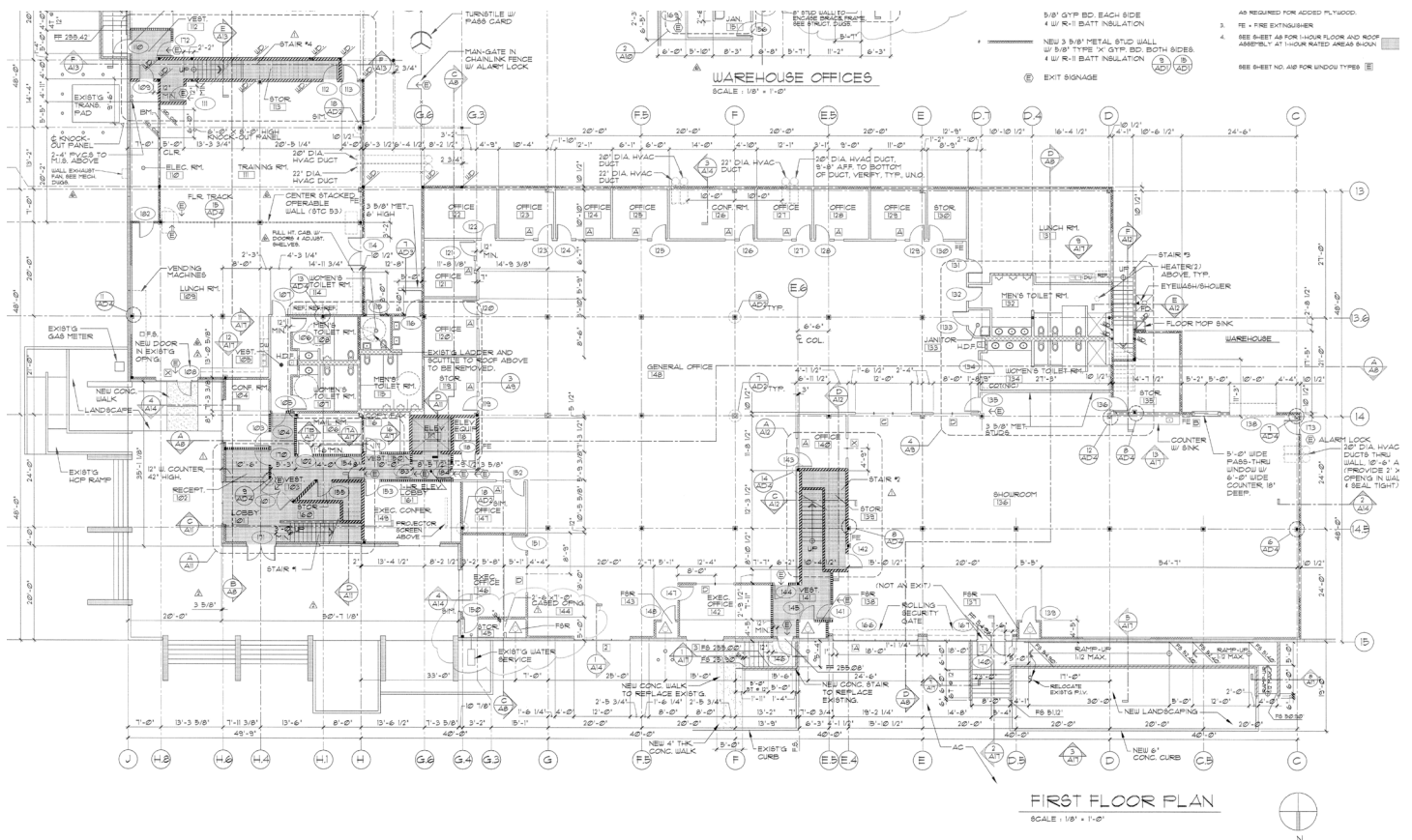
Parking

## KEY HIGHLIGHTS

- 10,000 TO 44,000 SF of Office available for sublease.
- Two-story Office space with right off the freeway with a lot of flexibility.
- Extremely Close Proximity to the 60, 605 & 10 Freeways.
- Direct Visibility from the 60 Freeway - Seen by 254,000+ Drivers per Day.
- Spectacular Views of the San Gabriel Mountains.
- Please call to schedule tour.



# FLOOR PLAN | 1ST FLOOR



## Space Overview

- **11** Private Offices
- **01** Computer Room
- **01** Conference Room
- There is access to the second floor from the main lobby
- Separate Breakrooms and Bathrooms
- Ample open space



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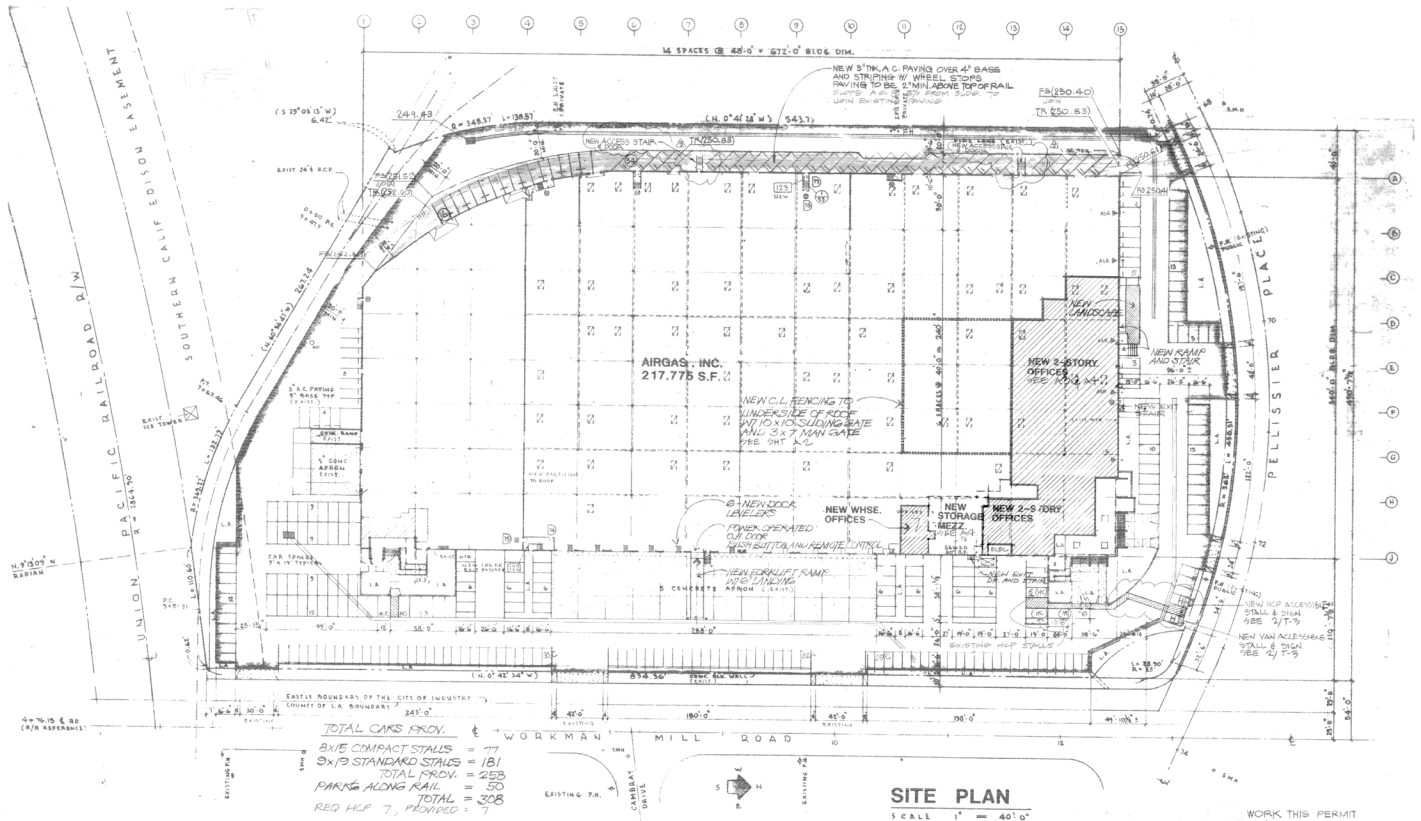
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# SITE PLAN | ONLY OFFICE SPACE IS AVAILABLE



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# 2225 WORKMAN MILL ROAD | 3,000 TO 44,000 RSF

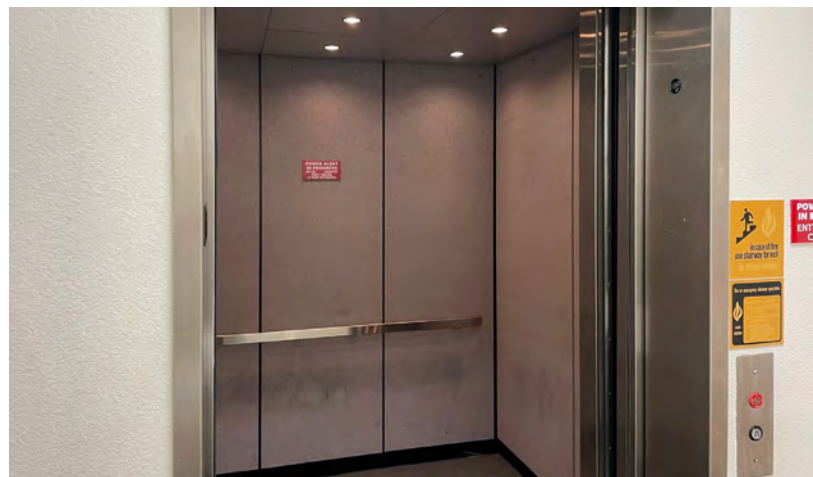
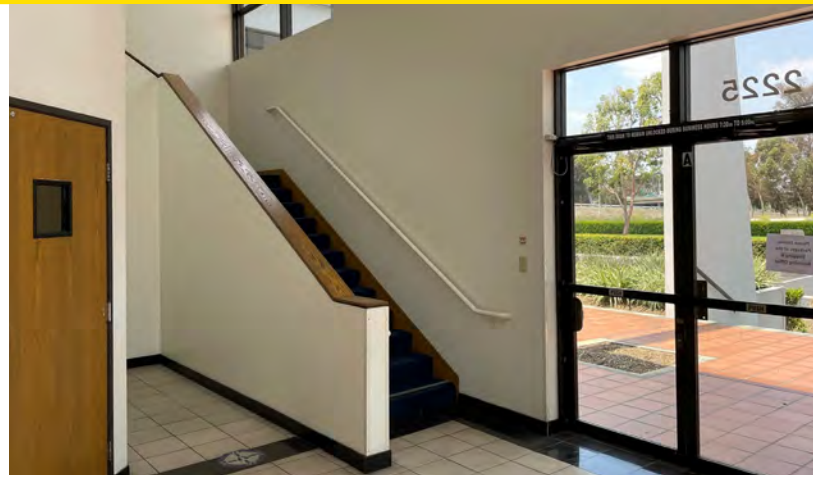
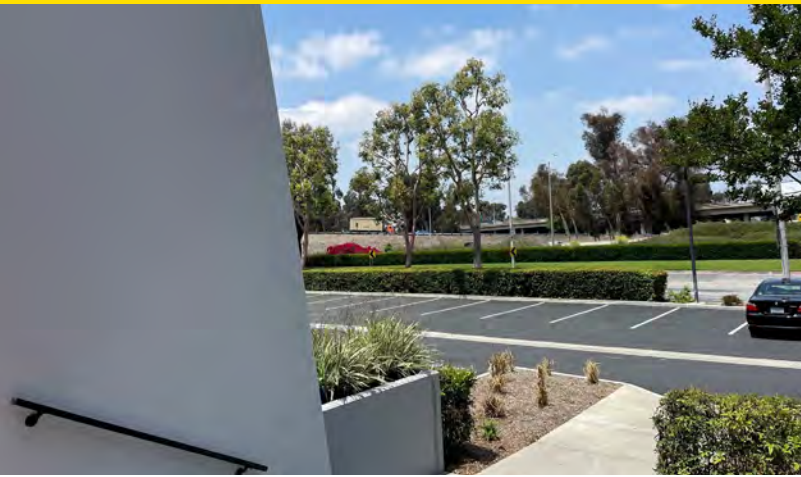


## KEY HIGHLIGHTS

- Office Space: 44,000 SF
- Stories: Two (2)
- Year Built: 1980
- Construction: Reinforced Concrete
- Elevator: One (1)
- Parking Spaces: Adequate



# BUILDING PHOTOS



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