

For Lease

8615 FLORENCE AVE

DOWNEY, CA 90240





Property Features

PROPERTY TYPE	Office
BUILDING CLASS	C
TENANCY	Multiple
TYPICAL FLOOR SIZE	6,353 SF
BUILDING FAR	0.49
ZONING	C-P
PARKING	49 Spaces (3.85 Spaces per 1,000 SF Leased)
BUILDING SIZE	12,706 SF
YEAR BUILT	1962
BUILDING HEIGHT	2 Stories
SLAB TO SLAB	9'
LAND ACRES	0.60 AC

12,706 SF

BUILDING SIZE

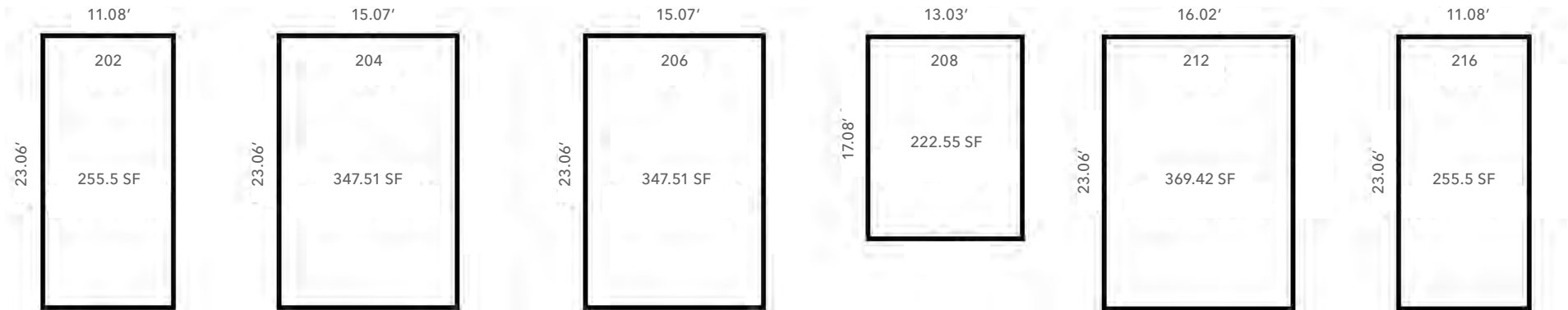
1962

YEAR BUILT

RENT ROLL

Tenants	Suite	Property Type	Net SF	Gross SF	Lease	Base Rate	Base Rent	Monthly NNN & GM Fee's	Gross Rents
Vacant	201	Office	388.34	498	5 Years	\$2.73	\$1,360.41	\$284.00	\$1,644.41
Vacant	202	Office	290.80	373	5 Years	\$2.73	\$1,018.71	\$212.67	\$1,231.38
Vacant	203	Office	388.34	498	5 Years	\$2.73	\$1,360.41	\$284.00	\$1,644.41
Vacant	204	Office	384.32	493	5 Years	\$2.73	\$1,346.32	\$281.06	\$1,627.39
Vacant	205	Office	390.37	501	5 Years	\$2.73	\$1,367.52	\$285.49	\$1,653.00
Vacant	206	Office	386.32	496	5 Years	\$2.73	\$1,353.33	\$282.53	\$1,635.85
Vacant	209	Office	340.16	436	5 Years	\$2.73	\$1,191.62	\$248.77	\$1,440.39
Vacant	211	Office	382.33	491	5 Years	\$2.73	\$1,339.28	\$279.59	\$1,618.87
Vacant	212	Office	383.34	492	5 Years	\$2.73	\$1,342.89	\$280.35	\$1,623.24
Vacant	214	Office	382.33	491	5 Years	\$2.73	\$1,339.35	\$279.61	\$1,618.96
Vacant	215	Office	386.34	496	5 Years	\$2.73	\$1,353.40	\$282.54	\$1,635.94
Vacant	216	Office	284.83	365	5 Years	\$2.73	\$997.80	\$208.30	\$1,206.10
Vacant	217	Office	388.34	498	5 Years	\$2.73	\$1,360.41	\$284.00	\$1,644.41

FLOOR PLAN



8615 FLORENCE AVE

Exclusively leased by

JIMMY KIM
714.357.5408
jimmy.kim@kidder.com
LIC N° 01992028

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

