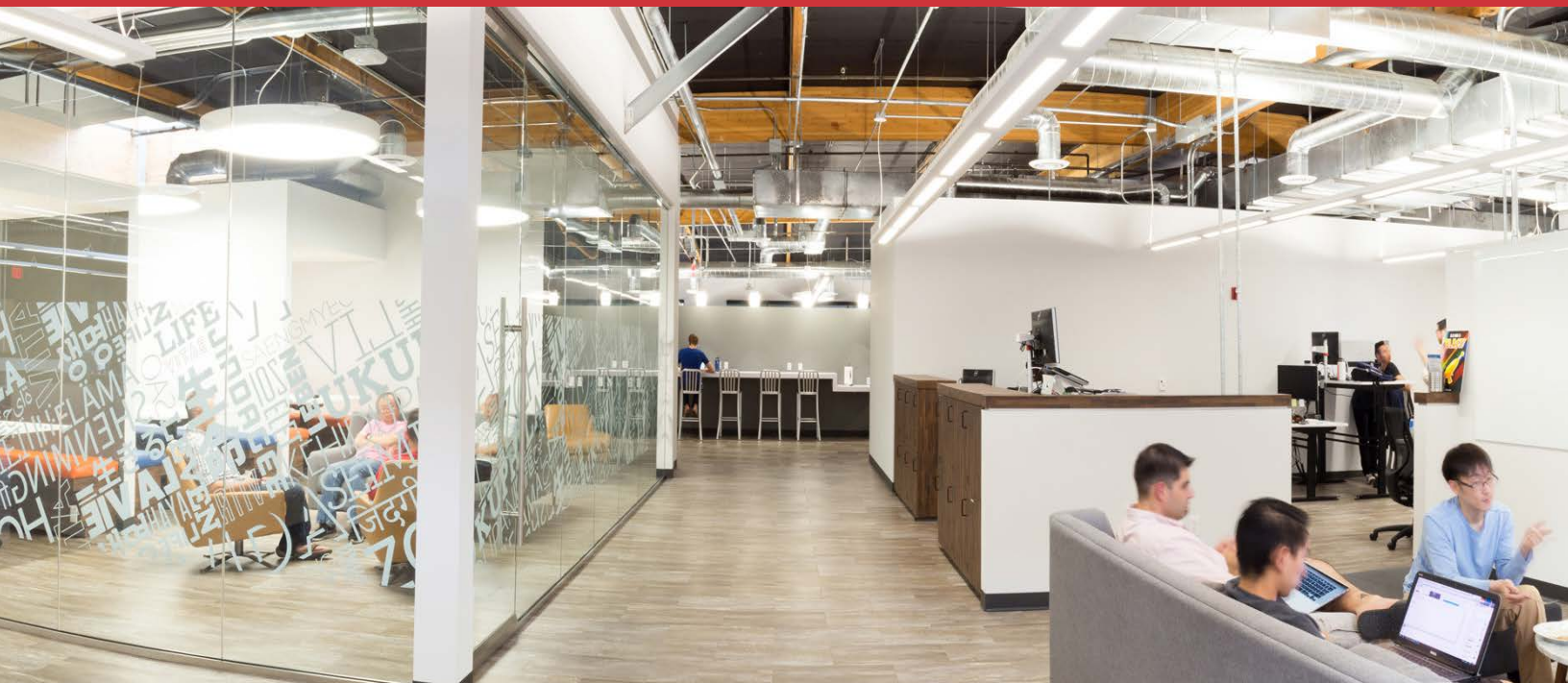


# FOR SALE & LEASE | MODERN COLLABORATION SPACE PRICE ADJUSTMENT



**1400 MONTEFINO AVE | DIAMOND BAR, CA 91765**



## PROPERTY FEATURES

- **Rental Rate:** \$2.20 FSG, with 3% increases per annum
- **Sale Price:** \$15,900,000
- **Available:**
  - Approximately ±55,221 RSF - entire building
  - Approximately ±27,494 RSF - 2nd floor
  - Approximately ±27,727 RSF - 1st floor (currently occupied by Owner who can vacate upon close of escrow)
- **Year Built:** 1985
- **Term:** 3-10 years
- **Parking:** 3.98/1000, 220 total parking spaces, free of charge, 4 EV charging stations
- Move-in ready condition
- Building signage available, per city approval

## EXCLUSIVELY LISTED BY:

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### TOM SEXTON

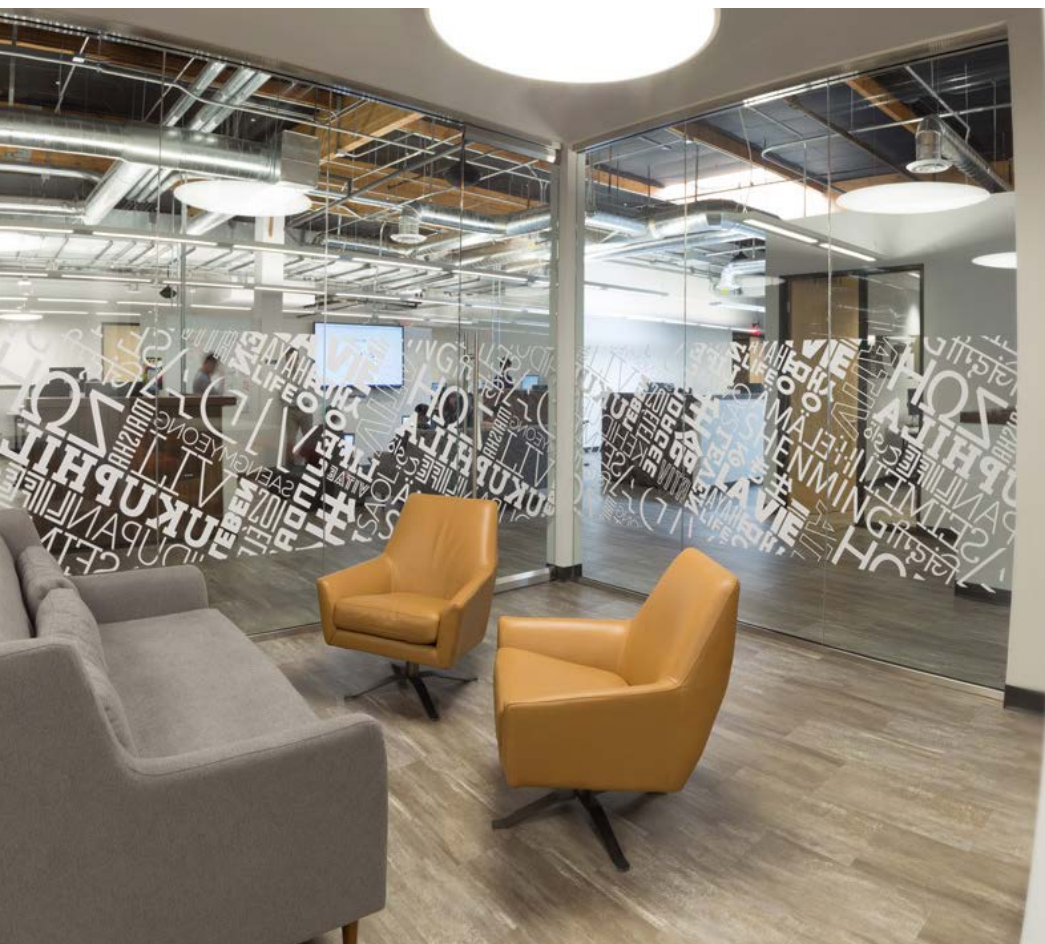
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## VIRTUAL TOUR



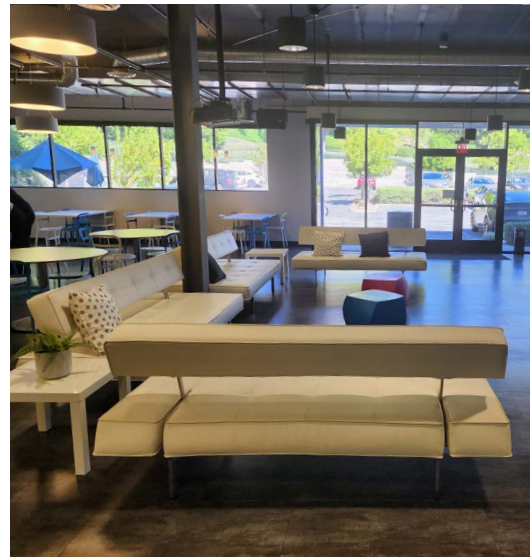
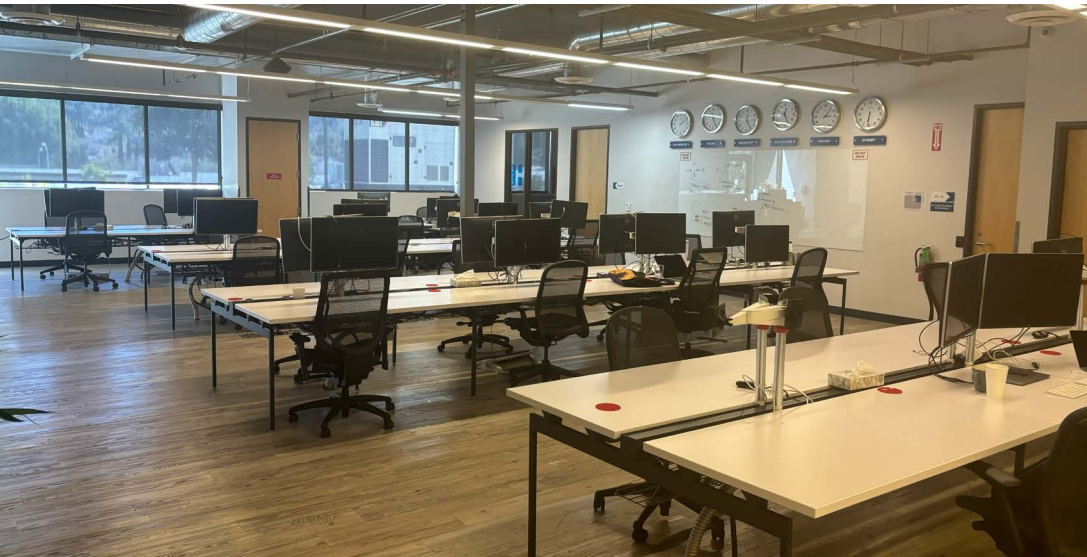
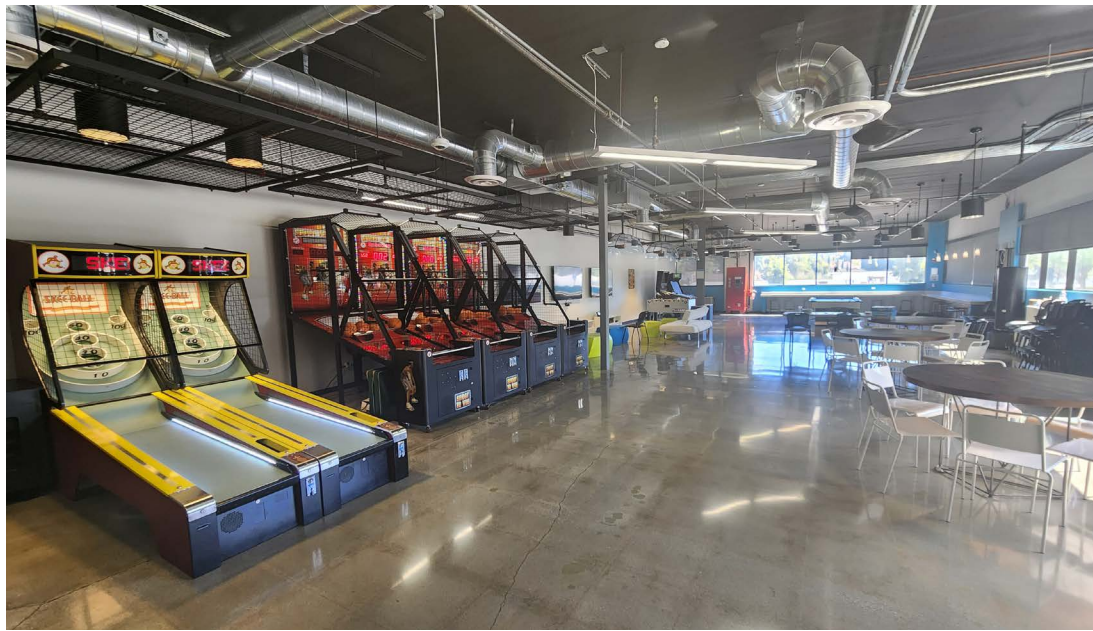


## PROPERTY DESCRIPTION

- Collaboration areas
- Amphitheater style seating
- Game room
- Large open floor plate
- Vinyl flooring throughout
- Glass conference rooms
- Large kitchen and lounge areas
- Exposed and high ceilings throughout
- Easy access to 60/57 freeways



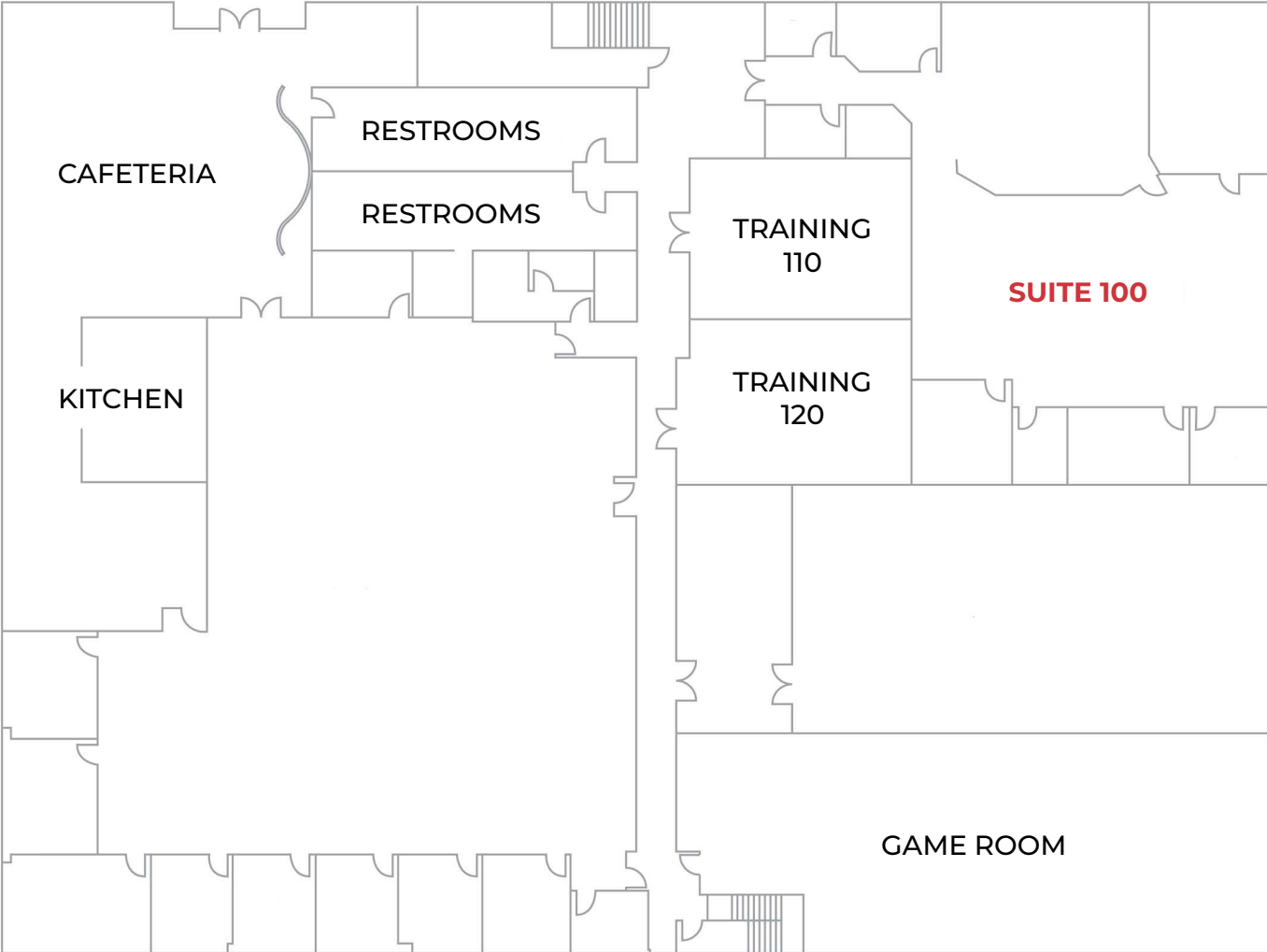
# PROPERTY PHOTOS - 1ST FLOOR



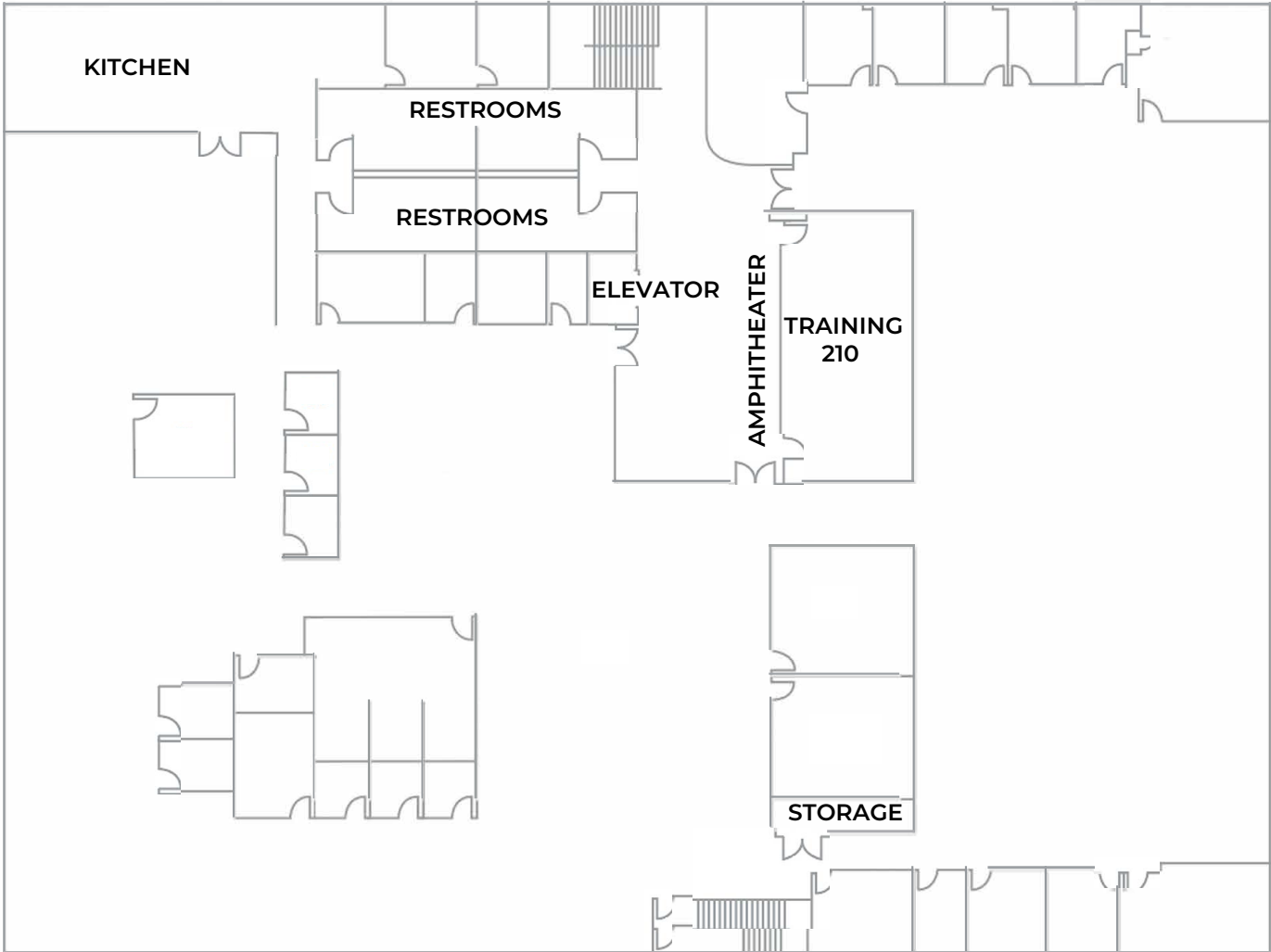




# FLOOR PLAN - 1ST FLOOR



# FLOOR PLAN - 2ND FLOOR



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# AERIAL MAP



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