

SPECIAL
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Civic Commerce Center

16021-16031 Arrow Highway
Irwindale CA 91706

±1,680 Sqft. - ±6,120 Sqft units

- Central Irwindale location
- Well-maintained Business Park
- Ample Parking
- Office & Industrial suites
- Rear Ground Level loading

Contact For More Info:

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Address / Suite	Available	SF	Office SF (+/-)	Rooms	Base Rent (psf)	C.A.M. Fee (psf)	Monthly Total
16021 Arrow Hwy, Suite F	Now	1,680	265	2	\$1.70	\$0.20	\$3,192.00
16023 Arrow Hwy, Suites A/B/C*	Now	5,280	5,200	8	\$1.70	\$0.20	\$10,032.00
16027 Arrow Hwy, Suite F	Now	1,800	300	2	\$1.70	\$0.20	\$3,420.00
16029 Arrow Hwy, Suite A	Now	2,765	2,765	8	\$1.70	\$0.20	\$5,253.50
16031 Arrow Hwy, Suite A	Now	2,040	450	2	\$1.70	\$0.20	\$3,876.00
16031 Arrow Hwy, Suite B	Now	2,040	990	5	\$1.70	\$0.20	\$3,876.00
16031 Arrow Hwy, Suites J/K	Now	5,355	150	1	\$1.70	\$0.20	\$10,174.50

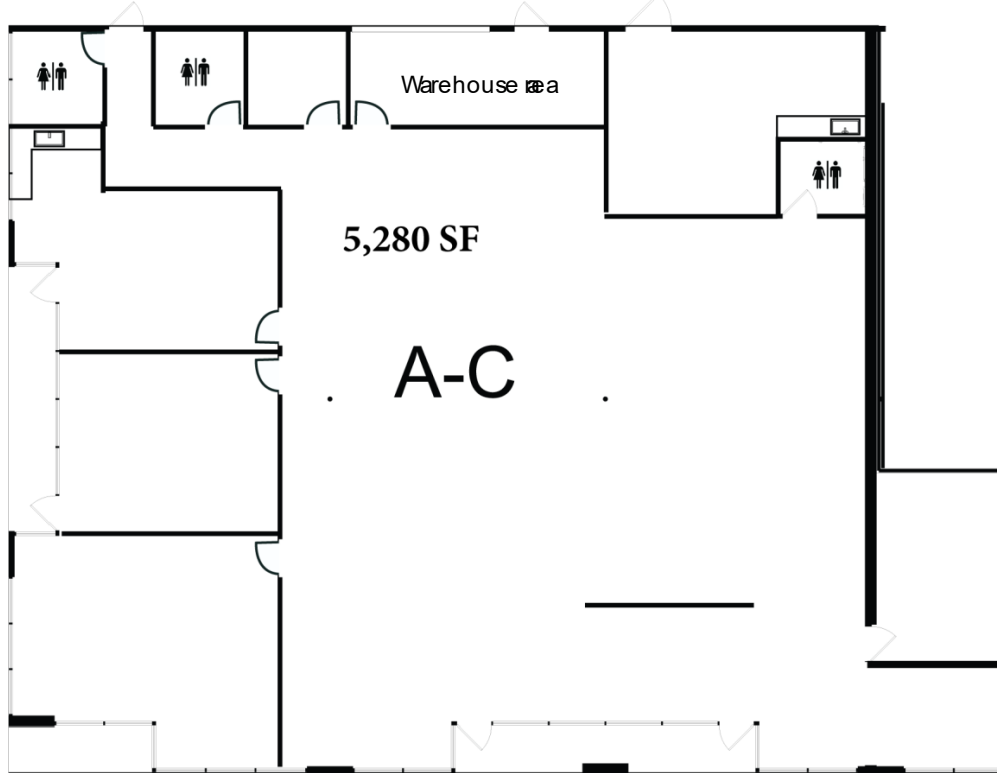
* Teaser Rate!!! 4 Months – 50% Rate Reduction on credit qualified 3 – 5 year deals. Rate will resume to \$1.70 psf monthly thereafter.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants, and other parties who receive this document should not rely on it, but should use it as a starting point of analysis and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files, and documents that constitute reliable sources of the information described herein.



PROMOTIONAL LEASE RATES

There is a promotional rate on the following unit.



Promotional Rate of 50% Base Rate for the First Four Months:

16023 Arrow Highway Suite ABC
Irwindale, CA 91706

5,280 sqft \$0.85 per sqft
(\$4,488 Base Rate & \$1,056 CAM = **\$5,544 monthly.**)

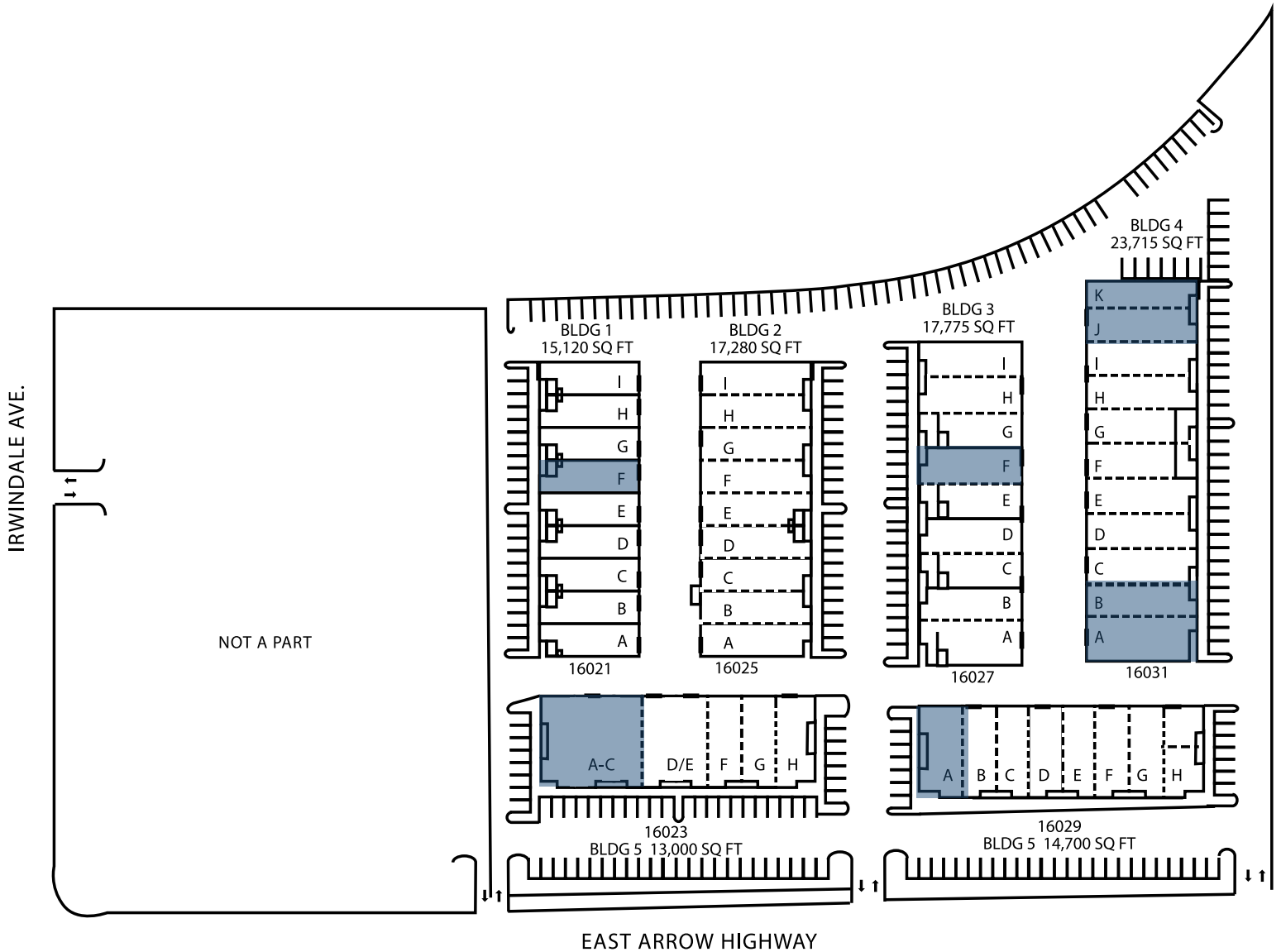
Address / Suite	Available	SF	Office SF (+/-)	Rooms	Base Rent (psf)	C.A.M. Fee (psf)	Monthly Total
16023 Arrow Hwy, Suites A/B/C	Now	5,280	5,200	8	\$1.70	\$0.20	\$10,032.00

These are the rates after the promotional period ends. Promotional rates on only available for credit-qualifying applicants.

All available units may be toured with an appointment during business hours unless occupied or indicated otherwise. Brokers may call for access.

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Industrial Units: For Lease



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