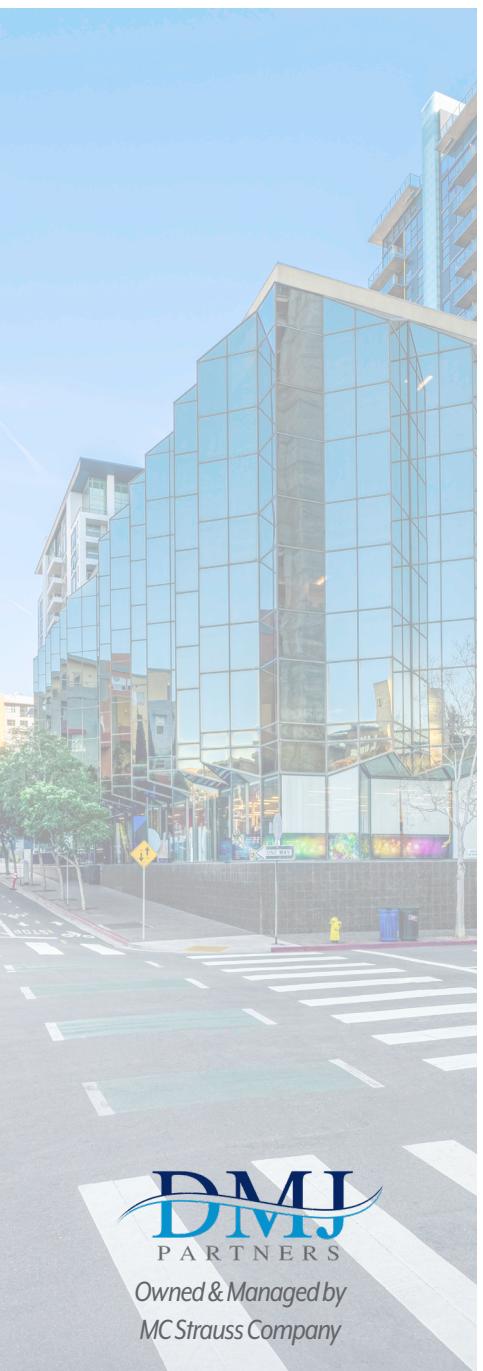


555

WEST BEECH



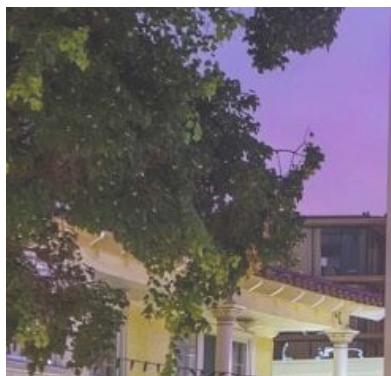
Office Suites For Lease

LEASING PROMOTION!

- » YEAR 1: \$2.25 FSG
- » YEAR 2: \$2.50 FSG
- » YEAR 3: \$2.75 FSG

DMJ
PARTNERS

Owned & Managed by
MC Strauss Company





Common Area Atrium
with Outdoor Seating



Renovated Elevator
Lobby & Hallways



Walking distance to numerous
restaurants & retail



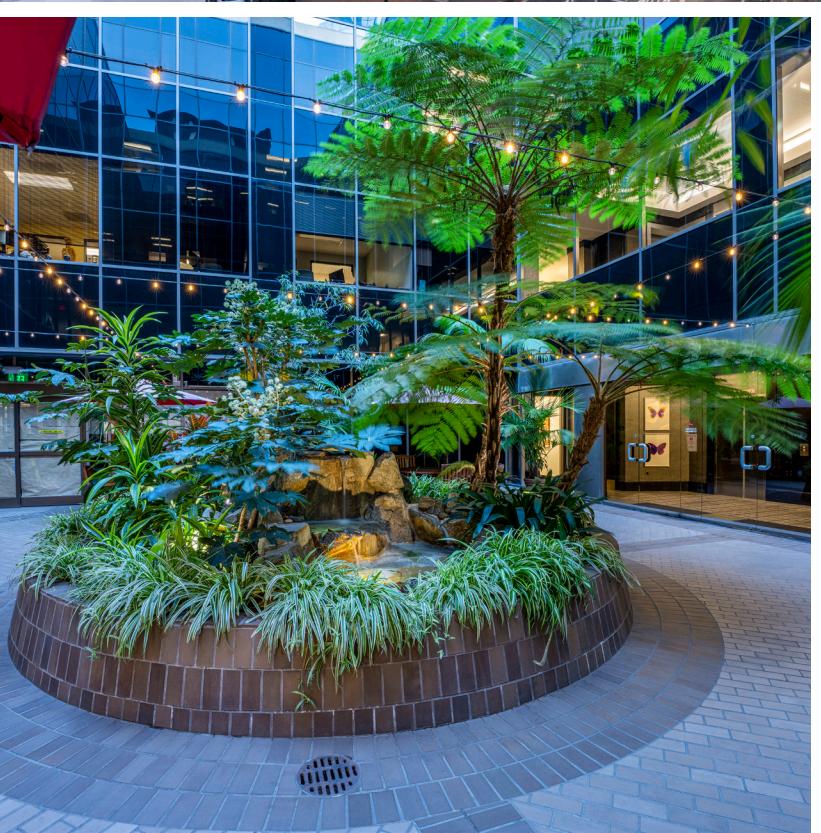
Parking Ratio: 1/1000
\$200/space per month - unreserved



Near Public Transportation



Excellent Freeway Access to
Interstate 5 & Highway 163

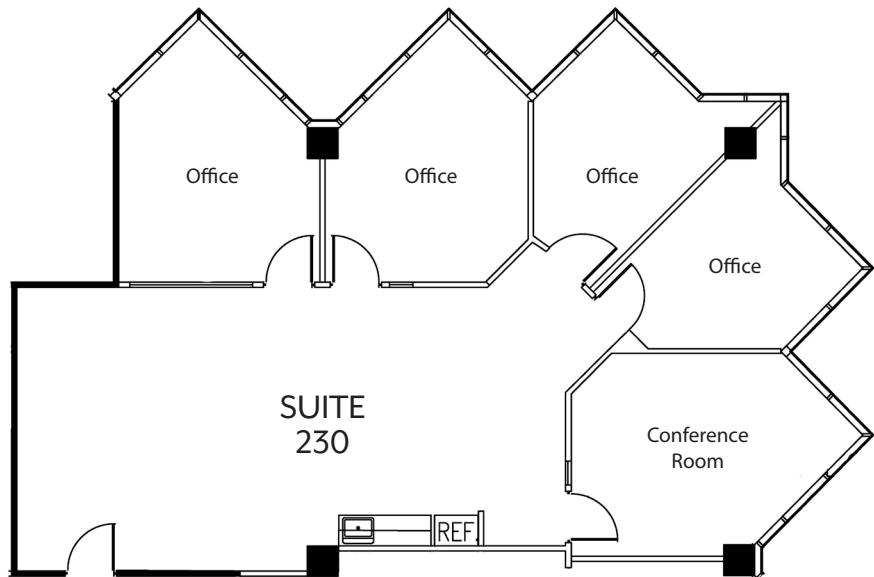


Nearby Amenities



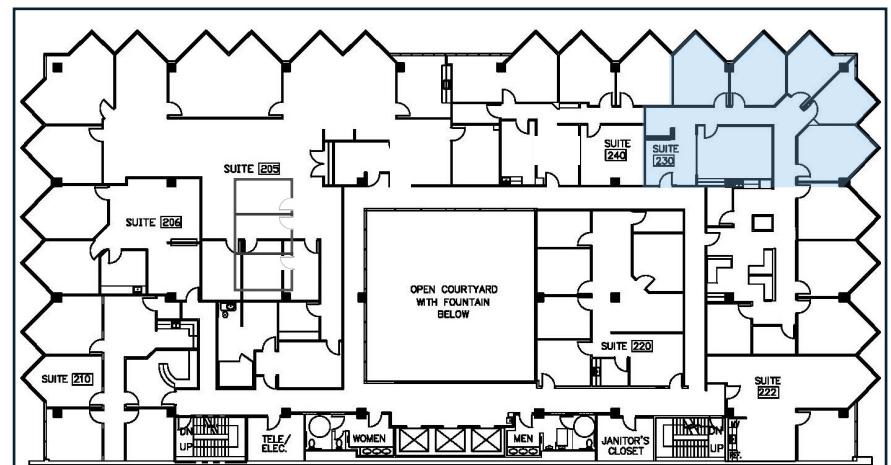
LEASING PROMOTION!

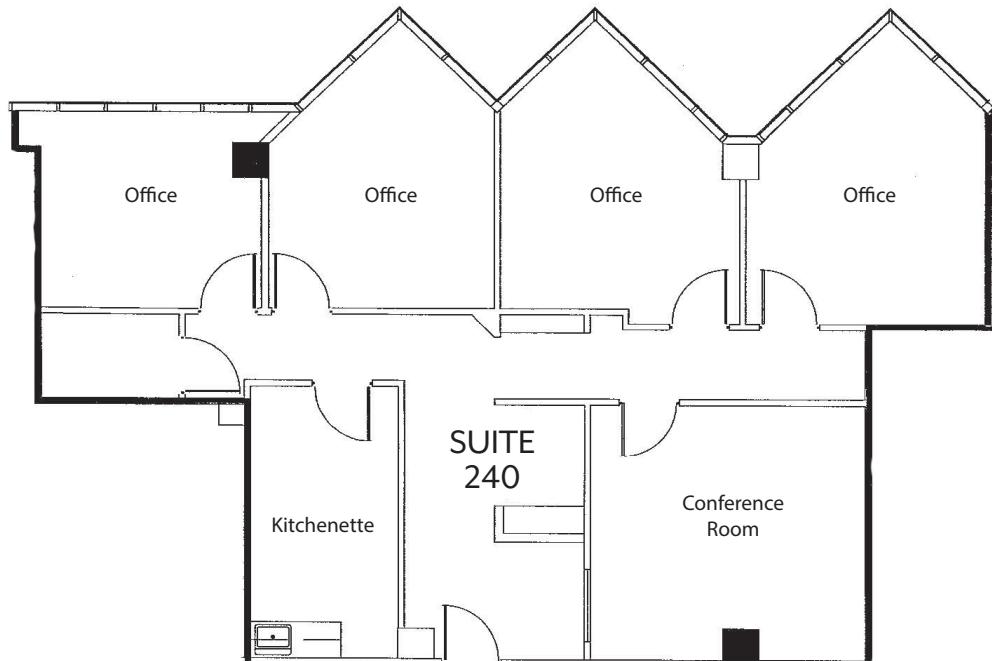
- » **YEAR 1: \$2.25 FSG**
- » **YEAR 2: \$2.50 FSG**
- » **YEAR 3: \$2.75 FSG**



SUITE 230

- Lease Rate: \$2.25 Full Service Gross
- Size: ± 2,041
- Reception
- 4 Private Offices
- Break Room
- Conference Room
- Available Now
- Can be combined with suite 240 for 3,821 SF



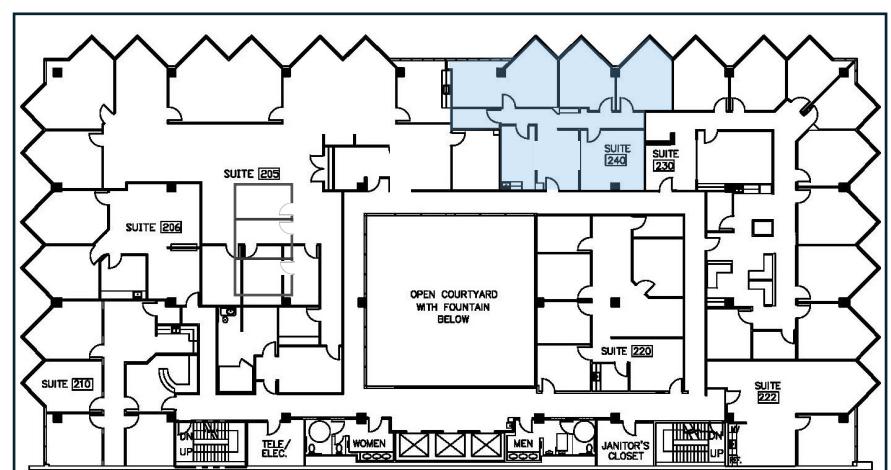


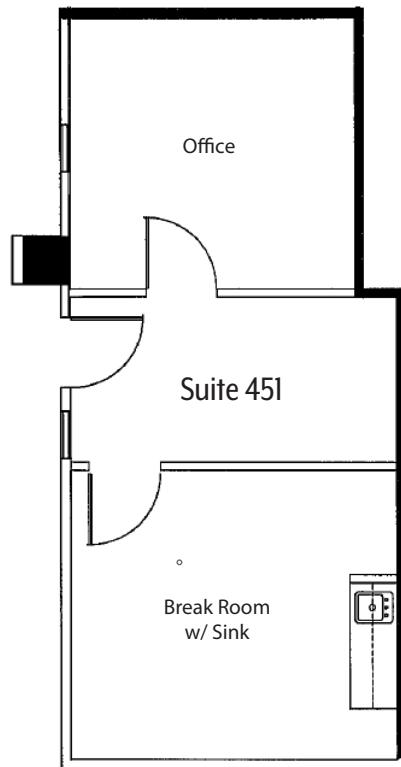
SUITE 240

- Lease Rate: \$2.25 Full Service Gross
- Size: ± 1,780 RSF
- Reception
- 4 Private Window Lined Offices
- Kitchenette with Sink
- Interior Conference Room
- IT/Storage Room
- Available Now
- Can be combined with suite 230 for 3,821 SF

LEASING PROMOTION!

- » YEAR 1: \$2.25 FSG
- » YEAR 2: \$2.50 FSG
- » YEAR 3: \$2.75 FSG



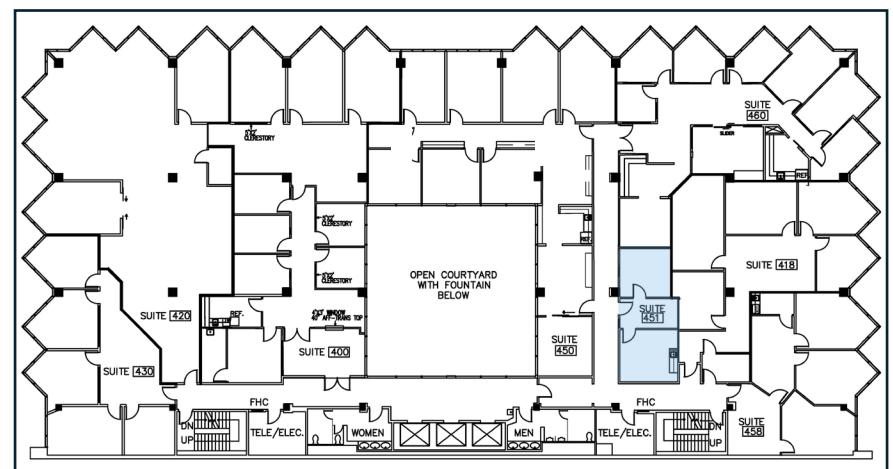


SUITE 451

- Lease Rate: \$3.00 FSG
- Size: ±536 RSF
- Break Room with Sink
- 1 Private Office
- Available Now
- Suite not included in the leasing promotion

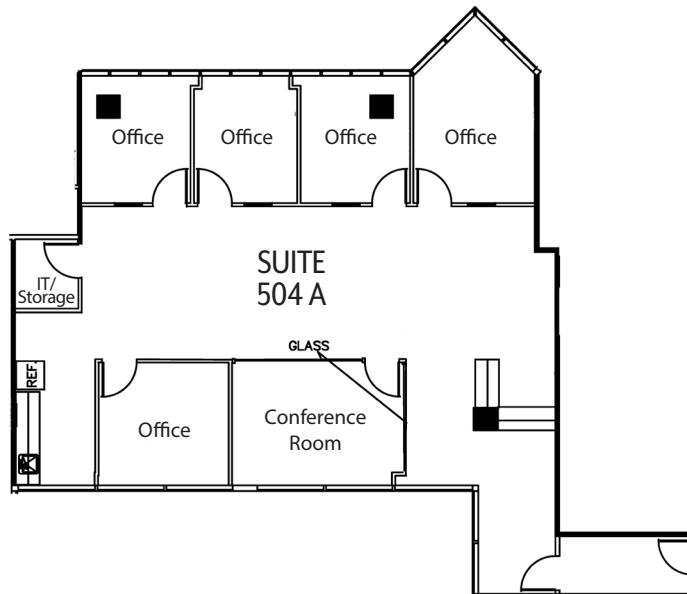
LEASING PROMOTION!

- » YEAR 1: \$2.25 FSG
- » YEAR 2: \$2.50 FSG
- » YEAR 3: \$2.75 FSG



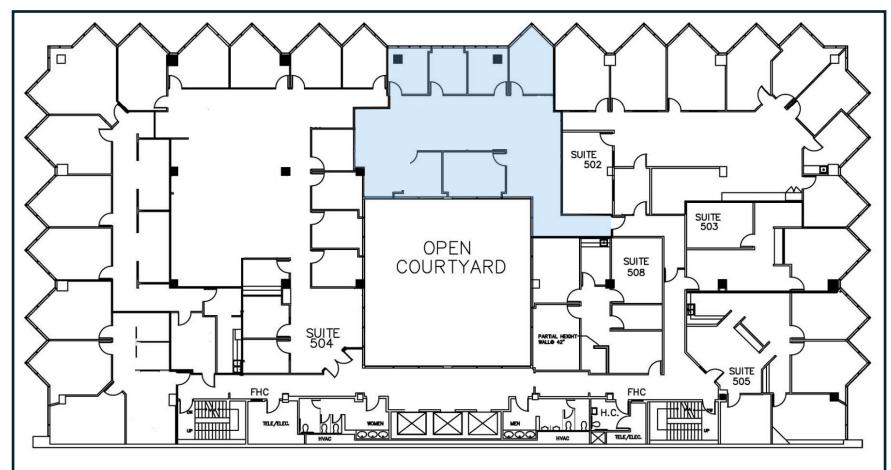
LEASING PROMOTION!

- » **YEAR 1: \$2.25 FSG**
- » **YEAR 2: \$2.50 FSG**
- » **YEAR 3: \$2.75 FSG**



SUITE 504 A

- Lease Rate: \$2.25 Full Service Gross
- Size: ±2,146 RSF
- Five Private Offices
- Conference Room
- IT/Storage Room
- Reception Area
- Kitchen with Sink
- Available Now



555

WEST BEECH

For More Information

Josh Buchholz

d: 619 252 8576

josh@dmjpartners.com

license # 01761228

Doug Ceresia, CCIM, SIOR

d: 619 391 1890

doug@dmjpartners.com

license # 01314250

Matt Midura

d: 858 740 6314

matt@dmjpartners.com

license # 01826378

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

619.630.4554
dmjpartners.com