

555

WEST BEECH



LEASING PROMOTION!

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

Office Suites For Lease

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





LEASING PROMOTION!

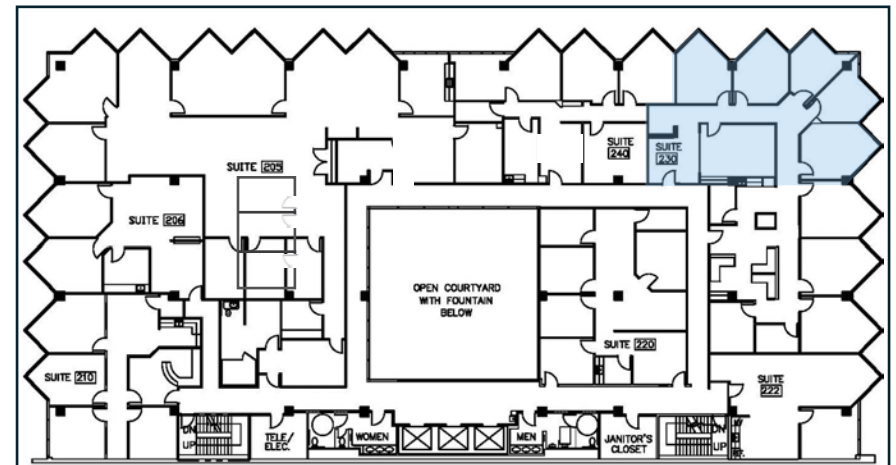
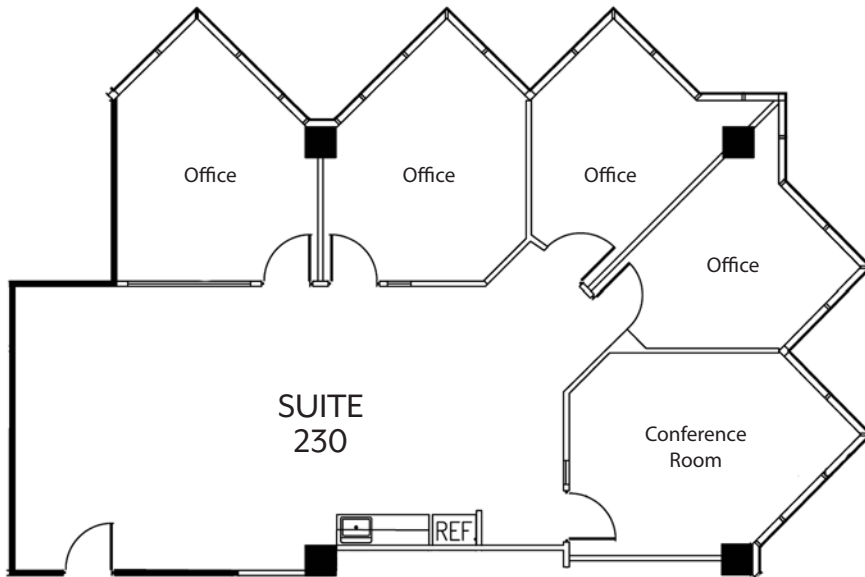
» YEAR 1: \$2.25 FSG

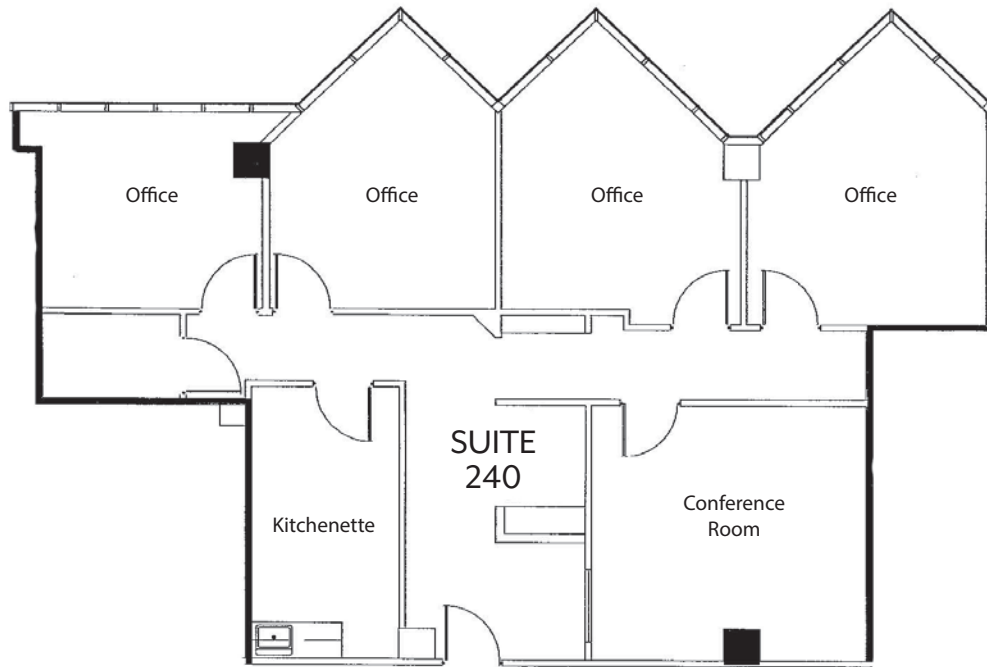
» YEAR 2: \$2.50 FSG

» 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



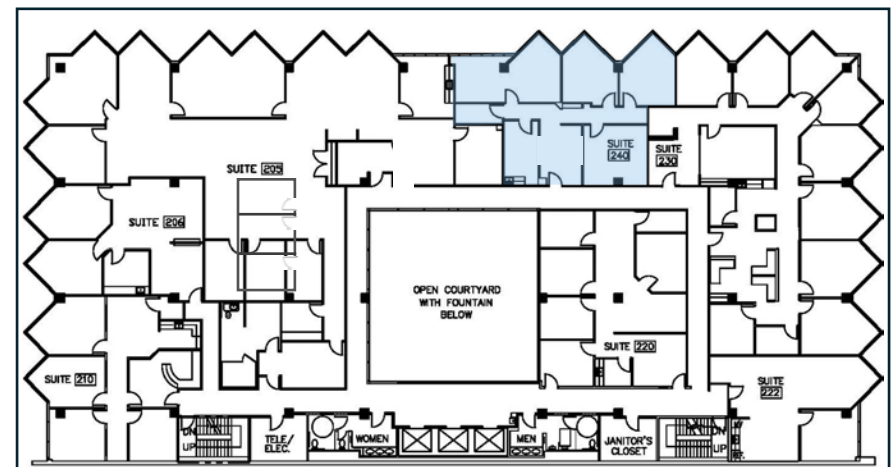


SUITE 240

- Lease Rate: \$2.25 Full Service Gross
- Size: \pm 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

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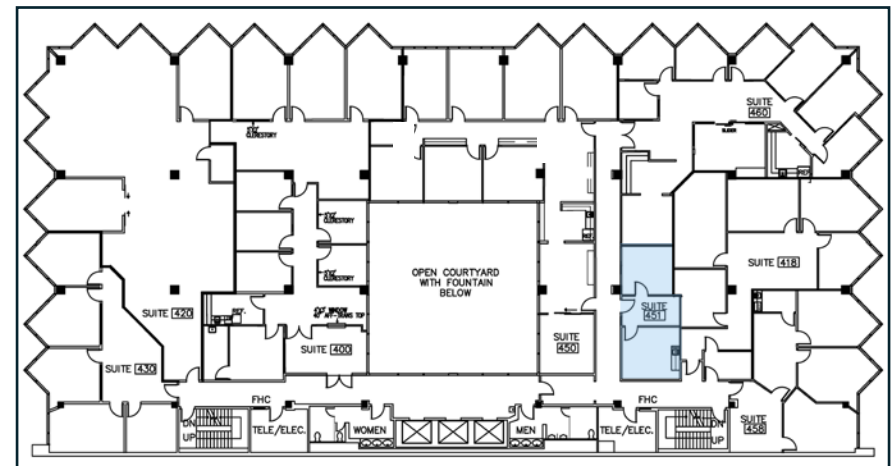
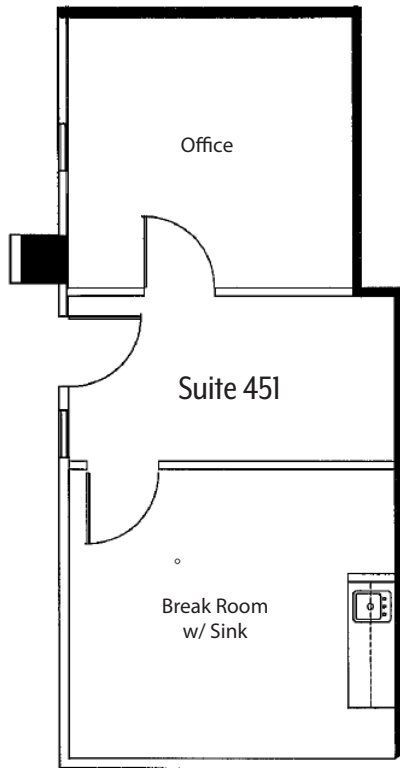


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SUITE 451

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

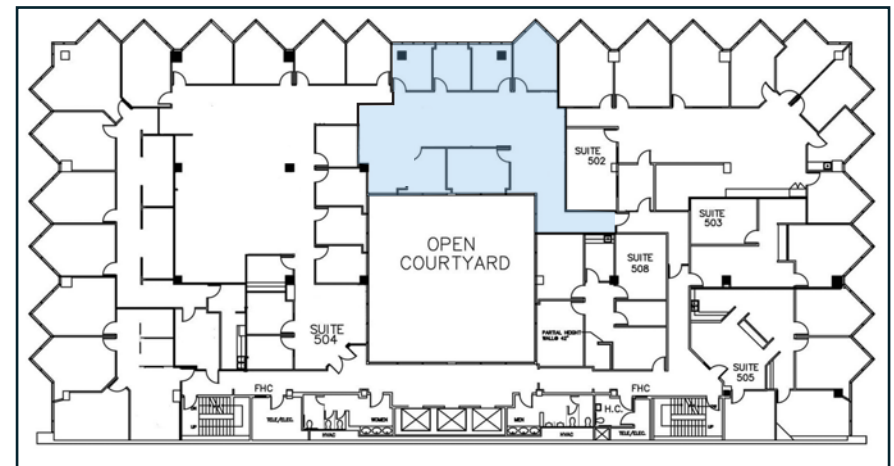
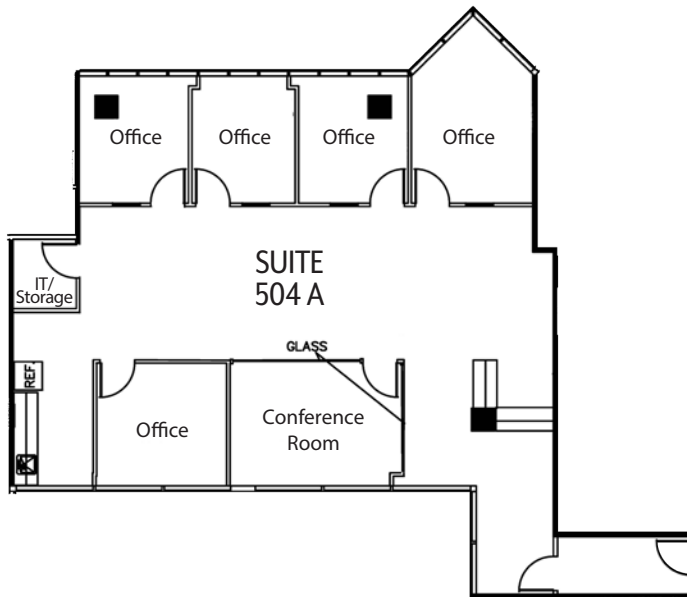


LEASING PROMOTION!

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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



LEASING PROMOTION!

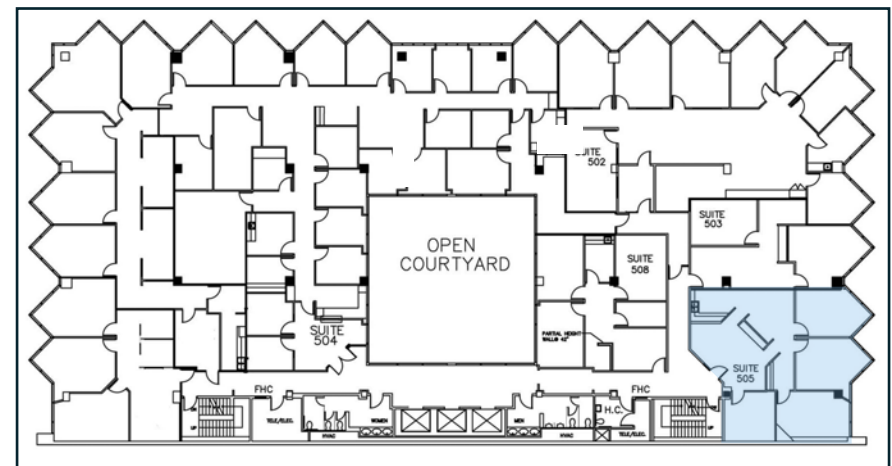
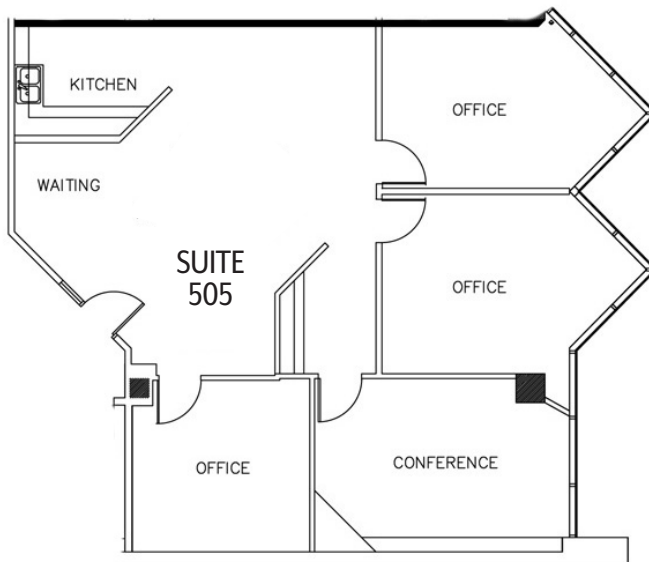
» YEAR 1: \$2.25 FSG

» YEAR 2: \$2.50 FSG

» YEAR 3: \$2.75 FSG

SUITE 505

- Lease Rate: \$2.25 Full Service Gross
- Size: $\pm 1,598$ RSF
- Three Private Offices
- Conference Room
- Reception Area
- Kitchen with Sink
- Available October 1, 2025





555

WEST BEECH

For More Information

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