

FOR LEASE
OFFICE BUILDING

2227

SOUTH ATLANTIC BLVD.

COMMERCE, CA



For more information contact:

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COLDWELL BANKER COMMERCIAL
CBC Blair
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Long Beach, CA 90802
Company BRE #01330395



BUILDING DESCRIPTION

Address:	2227 S. Atlantic Blvd. Commerce, CA 90040
Available Size:	1,964 SF
Asking Rate:	\$2.00 PSF
Lease Type:	Modified Gross
Zoning:	C2
Building Size:	20,560 SF
Year Built:	2006
Parking Available	8 Spaces

PROPERTY HIGHLIGHTS

- Distinctive Spanish Mediterranean-style architecture
- Secure, gated property with controlled access
- Dedicated tenant parking and additional on-site spaces (8 for the second floor)
- Well-maintained space, clean and ready for immediate occupancy
- Balcony enhances the space with natural light and ventilation

PROPERTY DESCRIPTION

Coldwell Banker Commercial Blair is pleased to present 2227 S. Atlantic Boulevard, located in the heart of Commerce's thriving business corridor. This 1,964 square foot second-floor office space is available for lease in a free-standing, two-story commercial building situated on approximately 20,560 square feet of land near the 710 Freeway. The building features a Mediterranean architectural style and is fully gated, providing privacy and security. The space includes 2 large rooms, 1 smaller private room, a storage room, a balcony, and 2 restrooms, with 8 parking spaces available. Surrounded by retail, offices, and industrial uses, the property is easily accessible and supported by nearby businesses and neighborhoods, making it an ideal move-in ready location for professional offices, creative studios, or other commercial uses.

ZONING

The purpose of the commercial (C-2) zone is to allow for the establishment and operation of retail and business uses in conveniently located areas of the city. These uses are intended to provide a variety of goods and services necessary to meet the needs of the resident and business populations. Development intensity is restricted in the commercial (C-2) zone to protect adjacent residential areas from unnecessary disruptions. Uses allowed in the C-2 zone include, but are not limited to, retail businesses, restaurants, personal services, offices, repair shops and parking. Uses allowed in the C-2 zone include, but are not limited to, retail businesses, restaurants, personal services, offices, repair shops and parking.

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AVAILABLE SUITE

FLOOR	SUITE	SF	RATE	TYPE	COMMENTS
2	2	1,964	\$2.00 PSF	Office	2 Large Rooms, 1 Smaller Room, Storage Room, Balcony, and 2 Restrooms

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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INTERIORS



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INTERIOR PHOTOS



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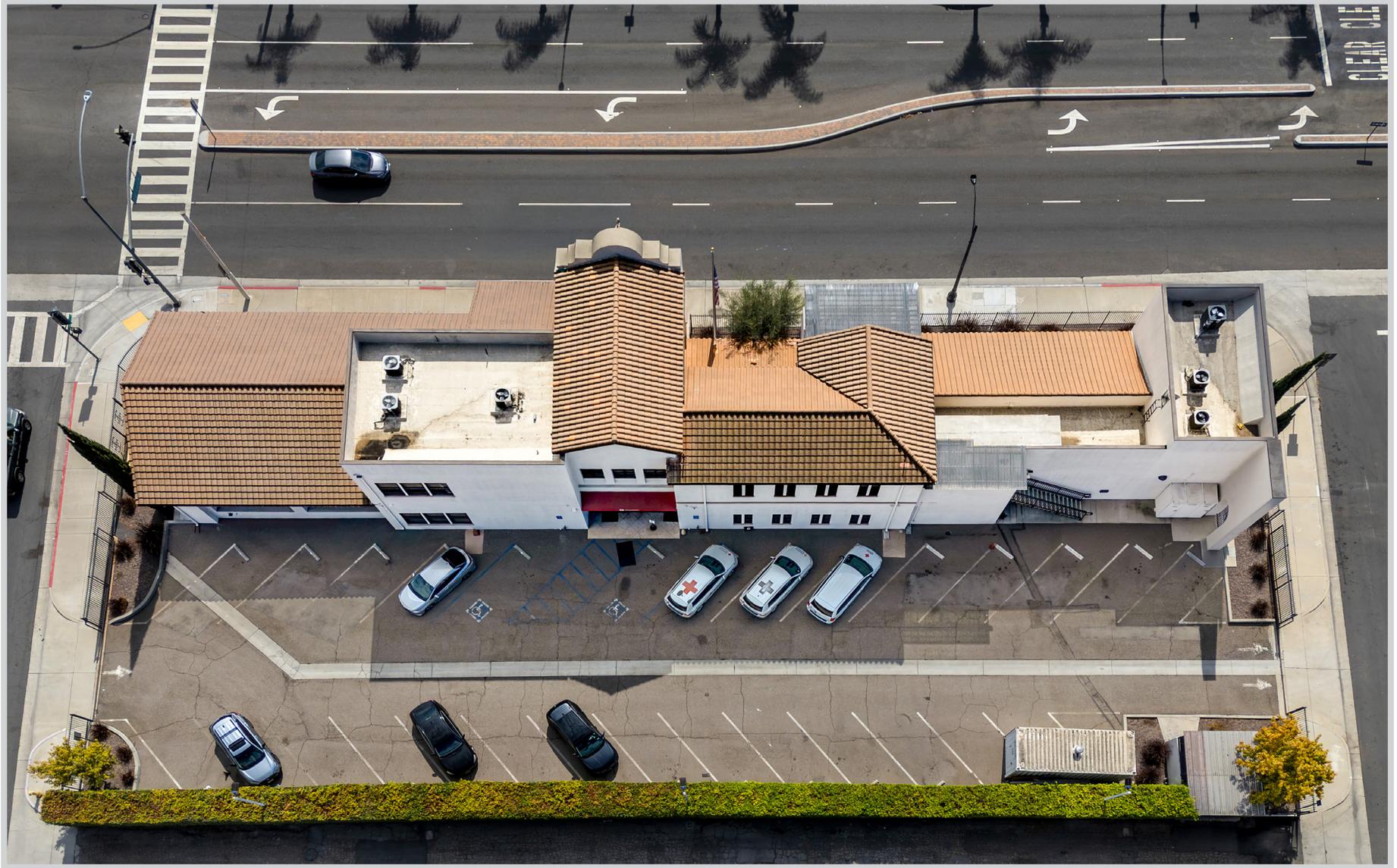
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PARKING LOT



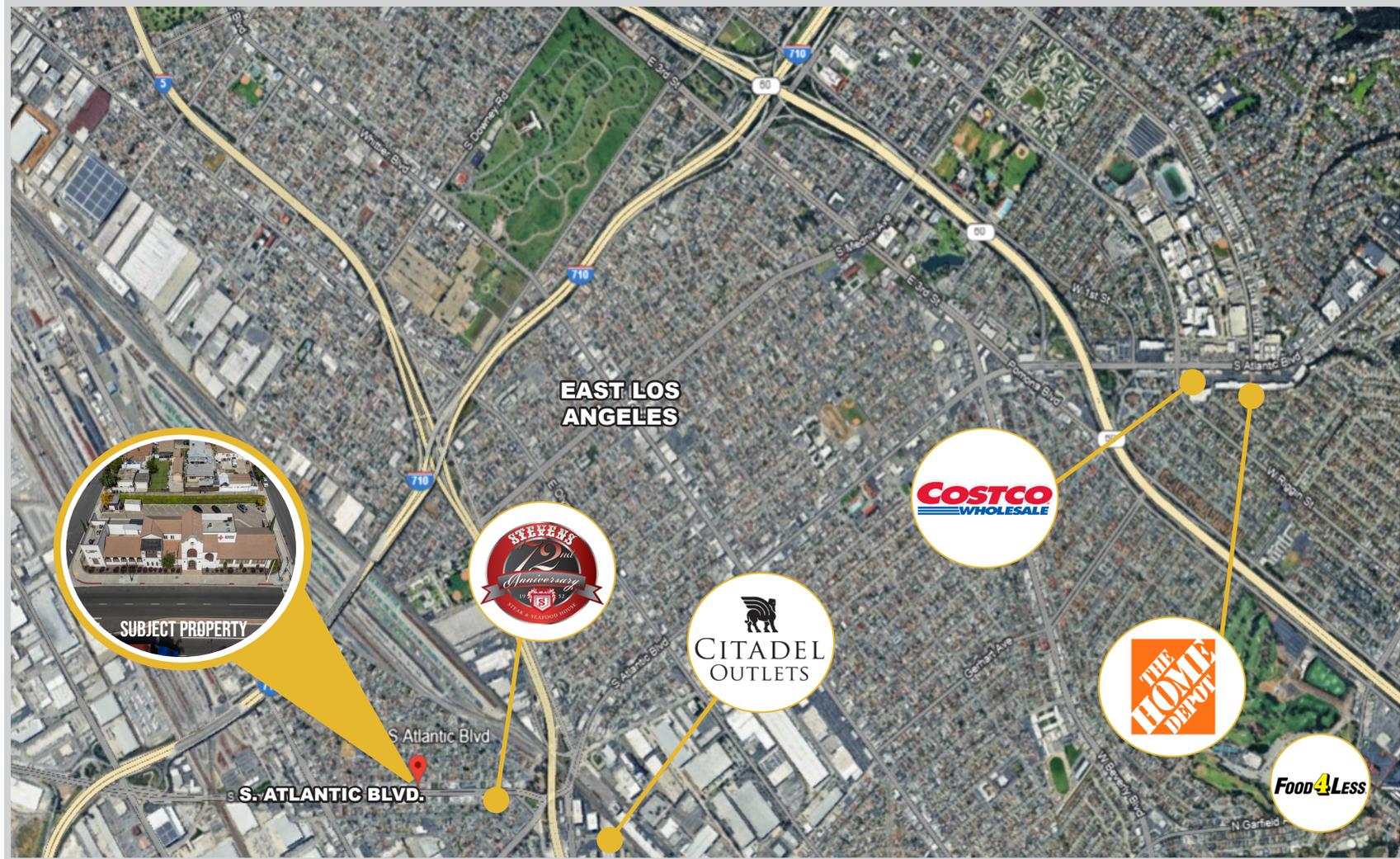
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RETAILERS / AMENITIES



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