

**500- 11,409 SF****Modern, Renovated, Class A  
Versatile Office Configurations**

**Sealy Real Estate Services, LLC**  
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Building Name	6009 Financial Plaza
Lease Rate	\$13.20 - 16.80 SF/yr (Full Service)
Property Type(s)	Office Building, Business Park
APN	171524047000500
Building Size	22,839 SF
Lot Size	3 Acres
Building Class	A
Zoning	B-3
Year Built	1983
Year Last Renovated	2018
Number of Floors	2
Parking Spaces	88

Modern and versatile, this Class A property offers flexible floor plans that accommodate various office-space configurations. Recently renovated and under new ownership, 6009 Financial Plaza includes on-site free parking with local and on-site management available. The first floor features an entryway corridor, small and large offices, and a large symposium room with seating and a presentation area configured for training conferences, seminars, and special events. The second-floor suite spaces include a common break room, open hallway, versatile suite configurations, and access via elevator and two stairwells.

**Suite 200 southeast** corner includes an executive suite area with four executive offices, a storage/filing closet, a restroom, and both a small and large conference room.

**Suite 200 southwest** corner features private offices, a large open office area, as well multiple cubicle configurations.

**Suite 200 northwest** contains an entry/receptionist area extending into several private offices.

**Suite 200 northeast** corner is comprised of a large open office area that expands into three separate offices.



- Class A Office Building
- Newly Renovated
- Under New Ownership with On-Site and Local Management
- Flexible Floor Plans - 500 SF to 11,409 SF
- Free On-Site Parking
- Elevator Access
- I-20 Visibility and Quick Airport Access
- Quick and Easy Access to I-20, Innerloop Expressway, Bert Kouns Industrial Loop, West 70th Street and Pines Road.
- Immediate Access to Many Restaurants and Shopping Centers

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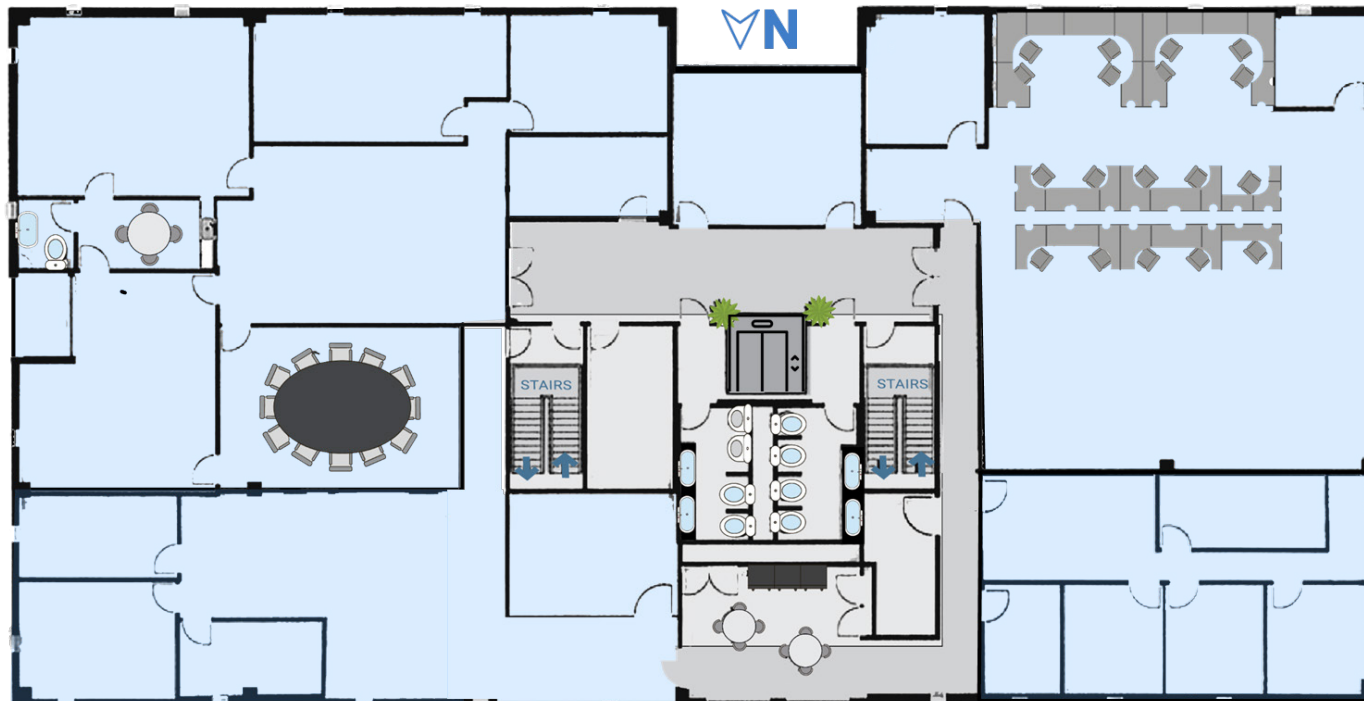
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## SECOND FLOOR Plan and Availabilities



Available Space



Hallway/Common Area

*Images right from top to bottom: 1.) southeast corner executive space 2.) southwest corner 3.) northwest corner 4.) northeast corner*



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