

# SAN GABRIEL VALLEY CORPORATE CENTER SUBLEASE

Premises	4,633-11,274 Rentable Square Feet (Divisible to 4,633 Rentable Square Feet, Two separate suites available)
Rental Rate	\$1.75 PSF (Full Service Gross); 3% annum increases, per master lease schedule
Availability	Move-in ready
Term	Sublease term through October 31, 2025
Parking	4.00/1,000 PSF; free of charge

# 4900

Rivergrade Road  
Irwindale, CA 91706



## Campus Highlights

### Suite D110

- The park is a 43-acre self-contained and secure four building low-rise complex.
- The campus includes fiber optic and microwave telecommunications capabilities.
- Project is guard-gated and fully-fenced campus with surveillance cameras and card-key access systems.
- Excellent freeway access to 210/605/10 freeways.
- The campus offers a landscaped courtyard, multiple auditoriums, numerous cafeterias and a health club.
- There is ample surface parking and below grade executive parking.



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The space features 3 private offices, 31 workstations, kitchen/breakroom, one large training room, one small training room, large bullpen, various support stations, storage room, conference room, and reception.





