

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



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CONSULTING GROUP
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

4900

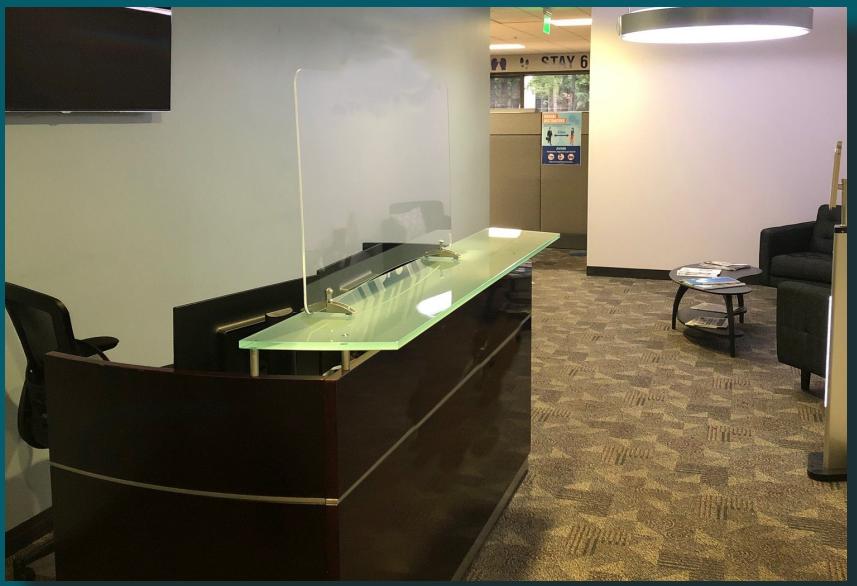
Rivergrade Road
Irwindale, CA 91706



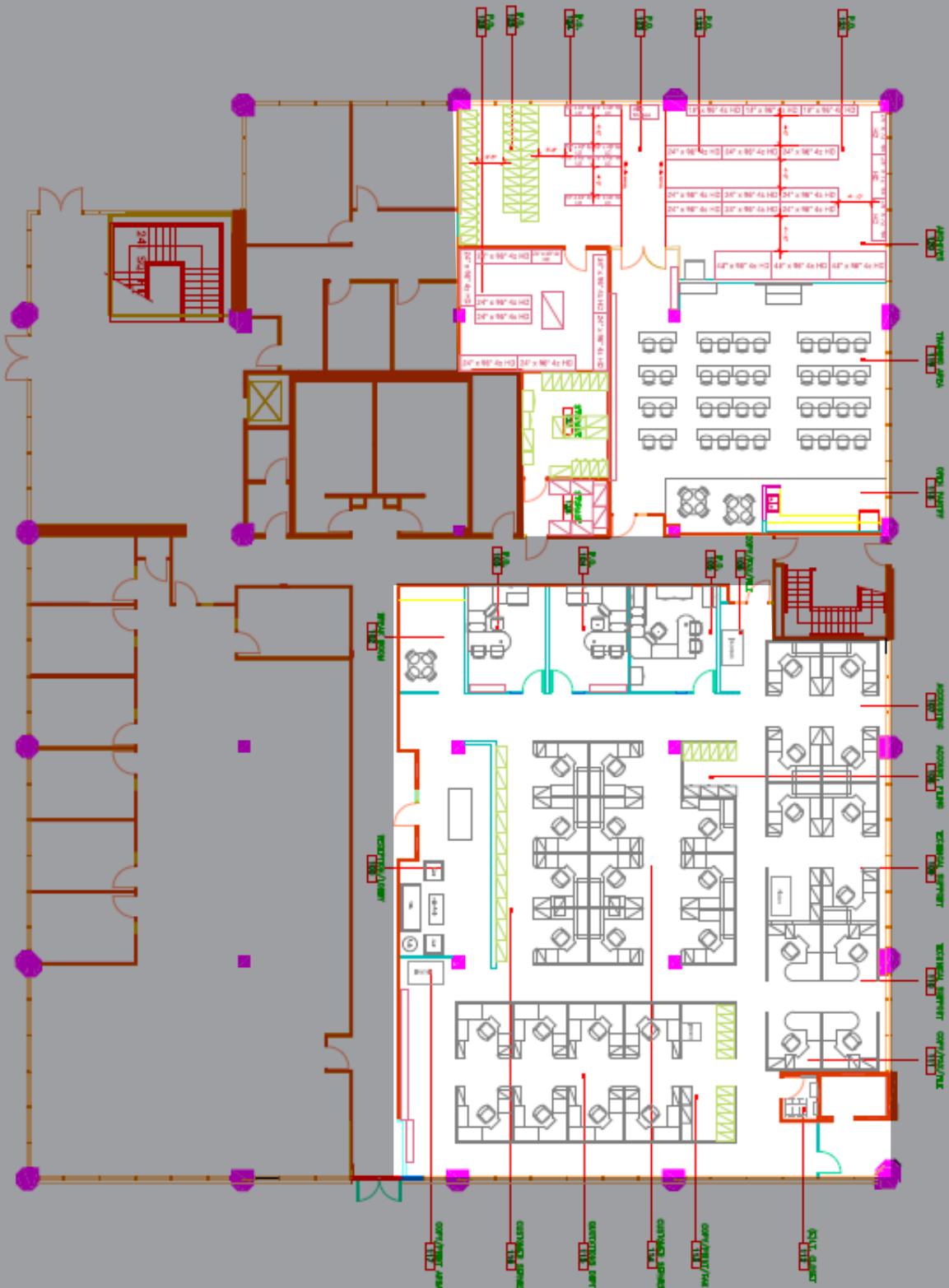
Campus Highlights

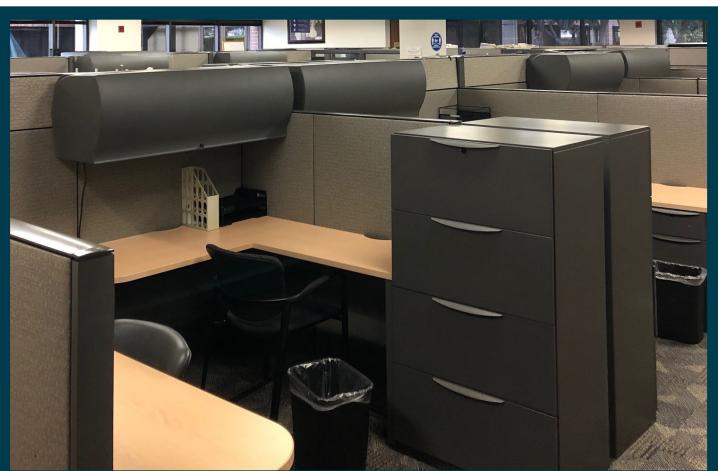
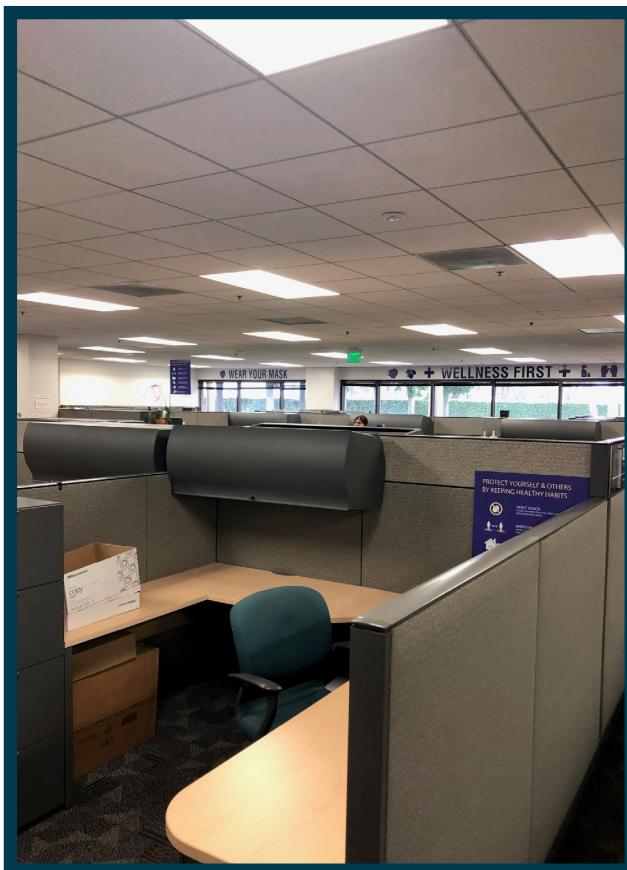
Suite D110

- 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.



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.





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