

Whittier Pointe, Five Points Intersection in Whittier, CA

Six Trophy Office Suites (Medical Allowed) | FOR SALE OR LEASE



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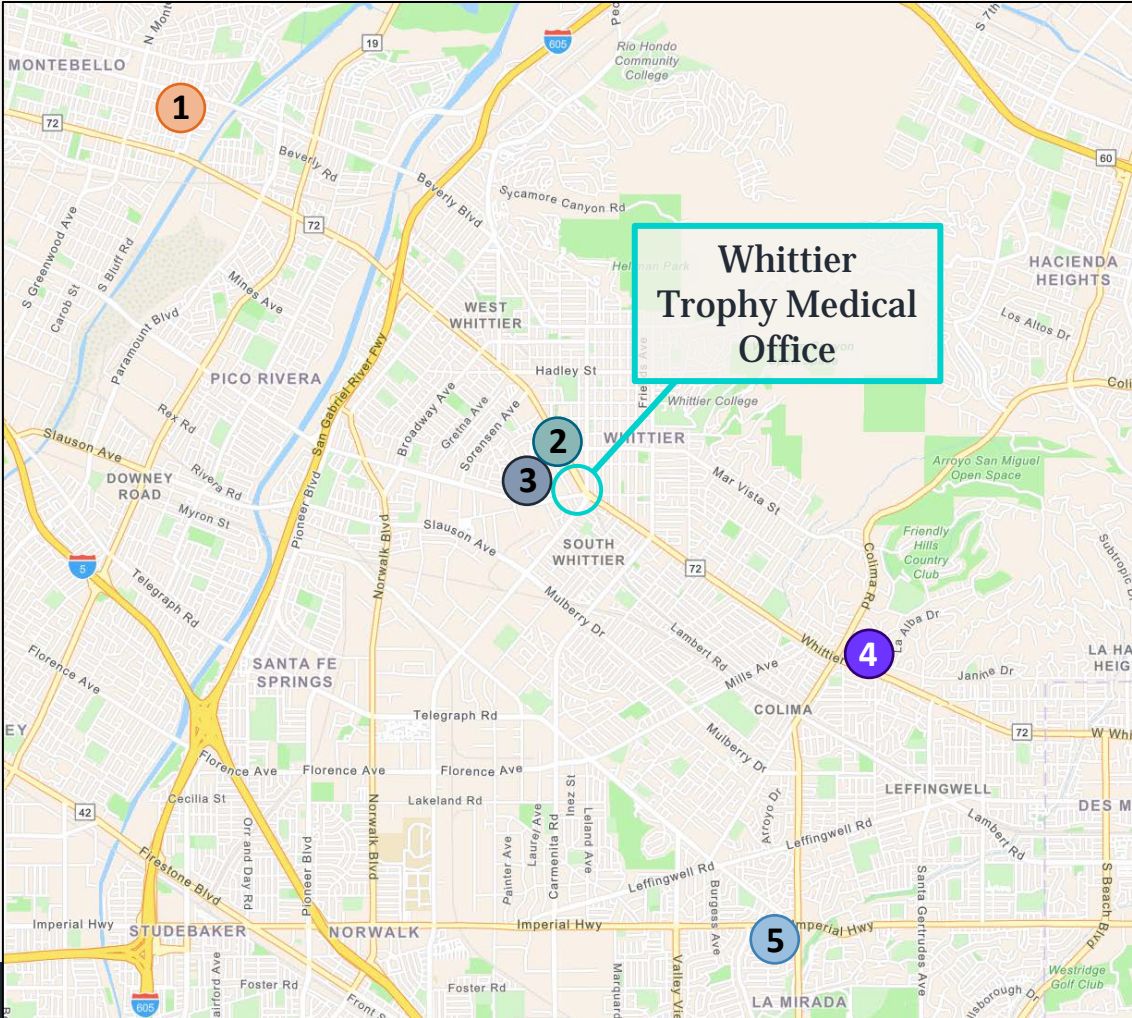
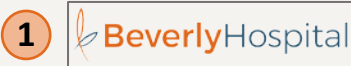
FOR SALE OR LEASE - TROPHY OFFICE (MEDICAL ALLOWED)

- Six office suites are available individually or combined
- Private ground-floor lobby
- Project is entitled with City of Whittier and is currently in design for permitting
- March 2025 estimated delivery
- Distinct opportunity for future owner or tenant of suite(s) to work with developer to influence space design and build-out
- High-profile location at Whittier's Five Points Intersection with opportunity for naming rights and exposure to 50,000 vehicles per day
- Dedicated medical office parking

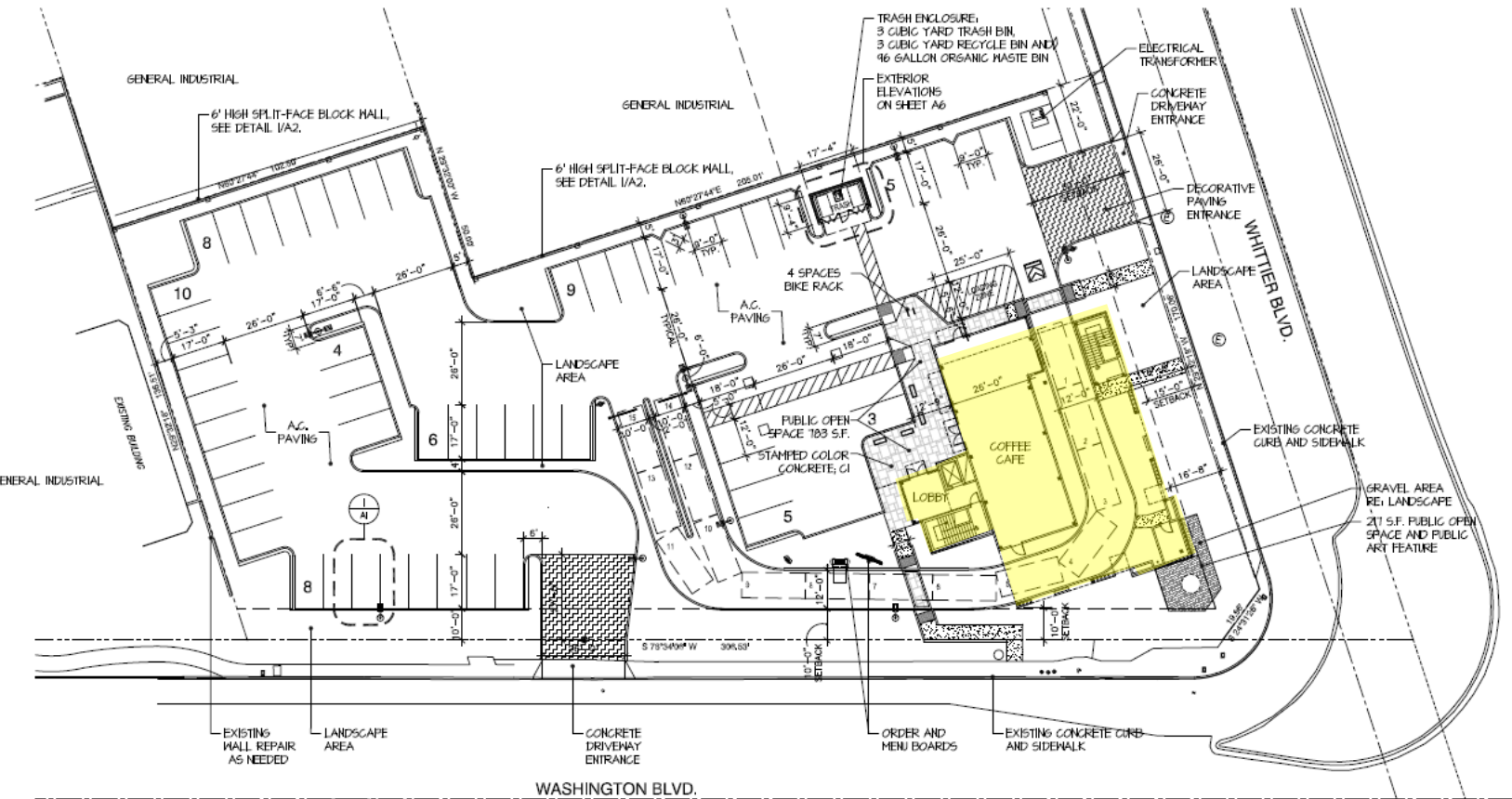
For more information, please contact: Dietrich Nascimento at (949) 632-0547
 William Nascimento at (949) 357-9015

Location

- 0.2 miles from PIH Whittier Campus
- 2.5 miles from I-605
- 4.5 miles from I-5



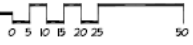
Site Plan



SITE PLAN
SCALE 1" = 20'-0"

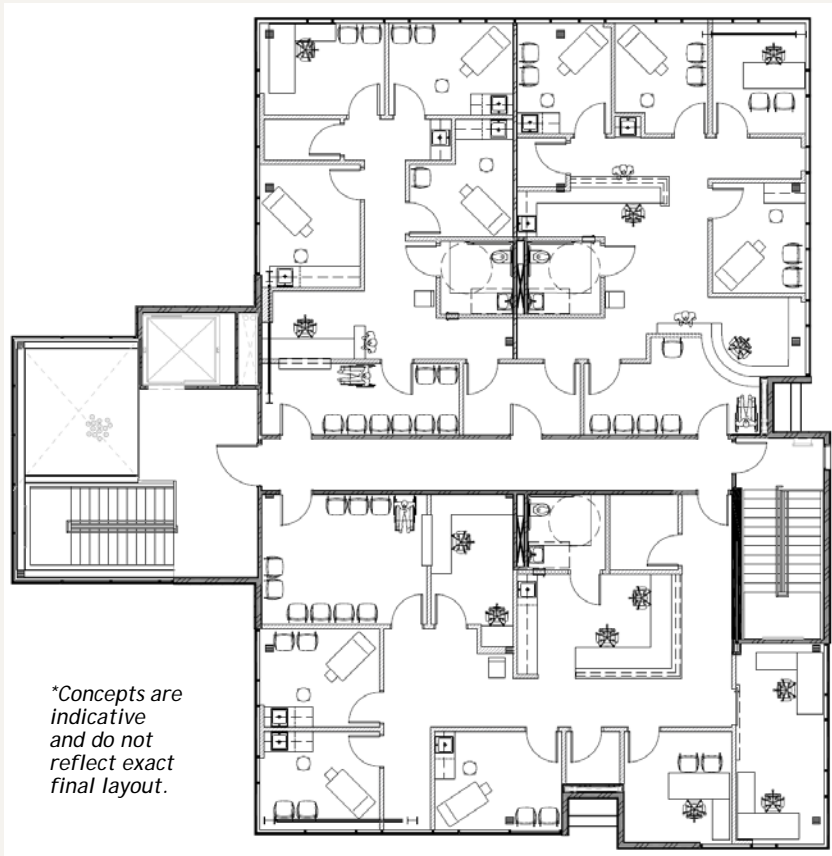
Second and Third Floor Plates Above

6' HIGH SPLIT-FACE
 16"x16" SPLIT-FACE
 2" CONCRETE BLOCK



FIRE FLOW
THE REQUIRED FIRE
TYPE OF CONSTRU
FIRE-FLOW CALCU
FIRE FLOW BASED
REDUCTION FOR FI
TOTAL FIRE 13.24

Conceptual* Medical Tenant Improvement Space Layout Options



Second and Third Floors

Option A



Option B

Renderings & Elevations



CONTACT US

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