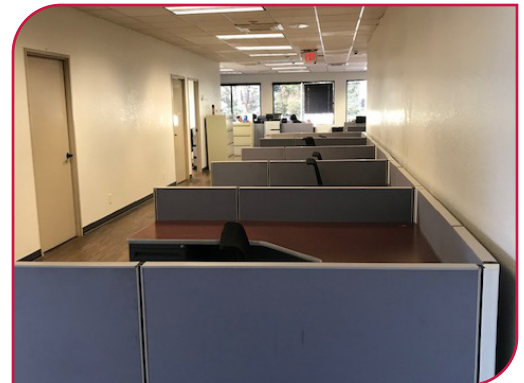


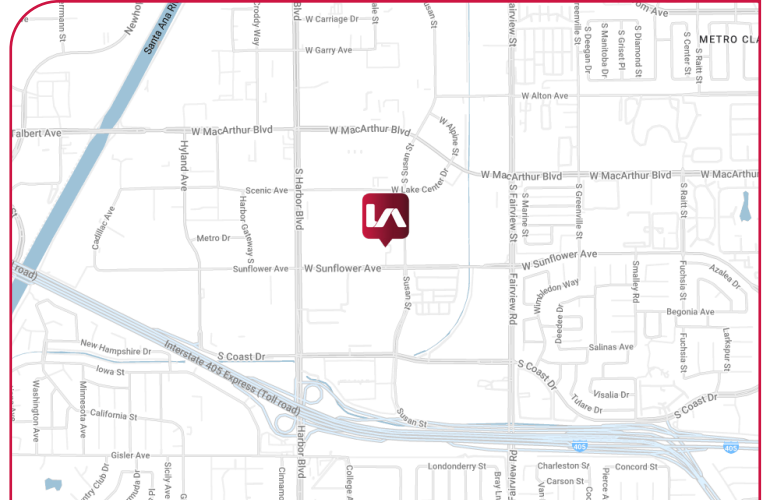
**FOR LEASE**



**LEASE RATE/SF** **PRICE** **\$2.00 - \$2.35 MG**

**PROPERTY DETAILS**

- Two-Story Office Building at Lake Center Office Park Complex
- Fully Built-Out With Offices, Lobby, Receptionist, Open Bullpen, Large Conference Rooms, Kitchenette, and Newly Remodeled ADA Restrooms
- Sunflower Avenue Street Frontage - ±14,450 Cars Per Day on Sunflower Ave.
- Water Fountain / Mini Lake Office Views
- Building Signage Available
- Ample Free Parking
- Minutes Away From 405, 73, and 55 Freeways



**AVAILABLE SUITES**

Suite	Size	Rate
1st Floor	7,591 SF	\$2.35 / RSF FSG
2nd Floor	7,591 SF	\$2.35 / RSF FSG

**LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.**

**TOM TORABI**

Principal | DRE LIC 00936845

e [ttorabi@leelalb.com](mailto:ttorabi@leelalb.com)

p 310.965.1754

**CONNECT WITH US ON OUR SOCIALS!**



[www.lee-associates.com](http://www.lee-associates.com)



@leeassociateslab



@leeassociateslab



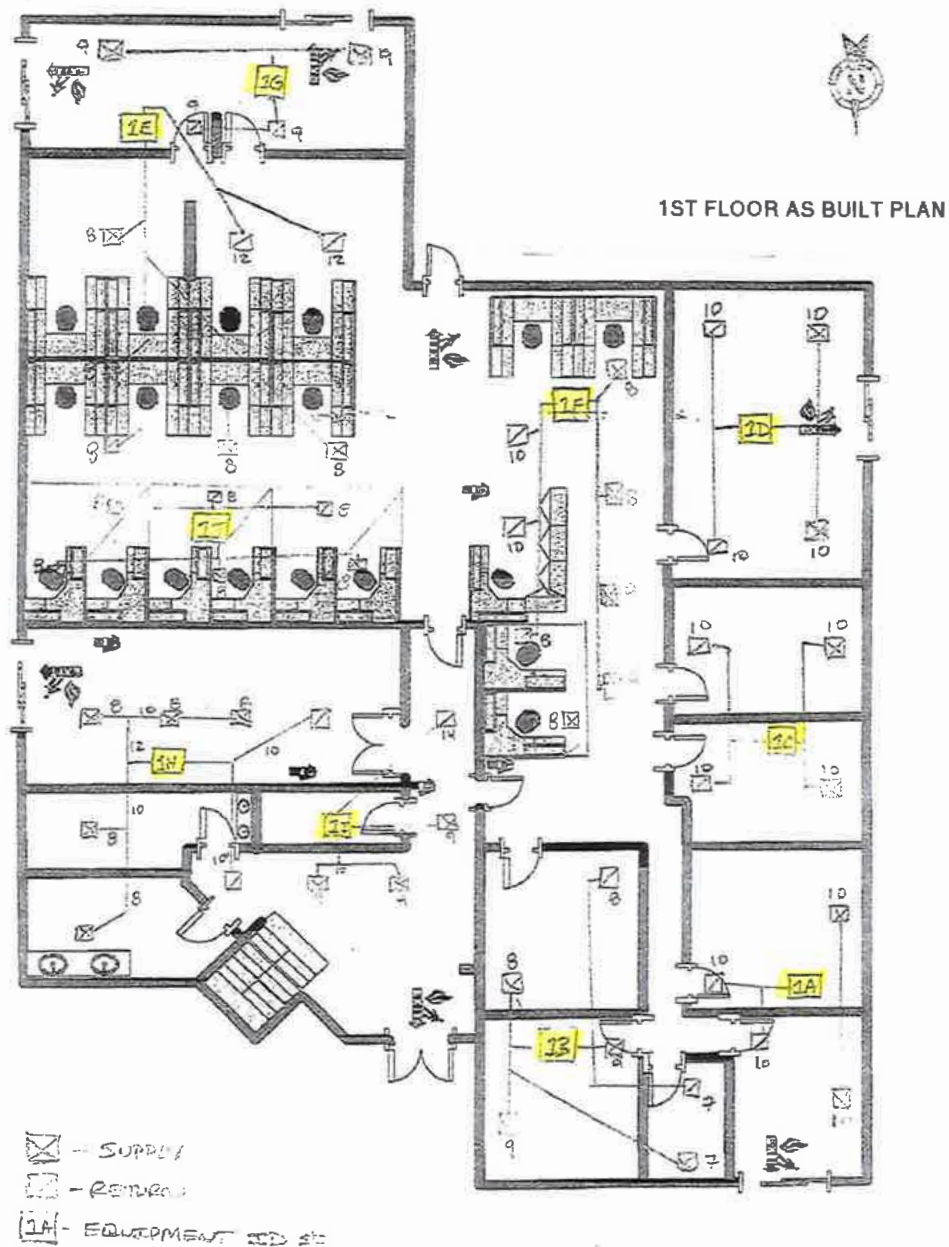
@LeeAssociatesLA

Lee & Associates Los Angeles - Long Beach  
DRE License 0169854

21250 Hawthorne Blvd, Suite 700  
Torrance, CA 90503

**1<sup>st</sup> FLOOR**

**FLOOR PLAN**



3401 W. SUNFLOWER AVE.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**TOM TORABI**

Principal | DRE LIC 00936845

e [ttorabi@leelalb.com](mailto:ttorabi@leelalb.com)

p 310.965.1754

CONNECT WITH US ON OUR SOCIALS!



[www.lee-associates.com](http://www.lee-associates.com)



[@leeassociateslab](https://www.facebook.com/leeassociateslab)



[@leeassociateslab](https://www.instagram.com/leeassociateslab)



[@LeeAssociatesLA](https://twitter.com/leeassociatesLA)

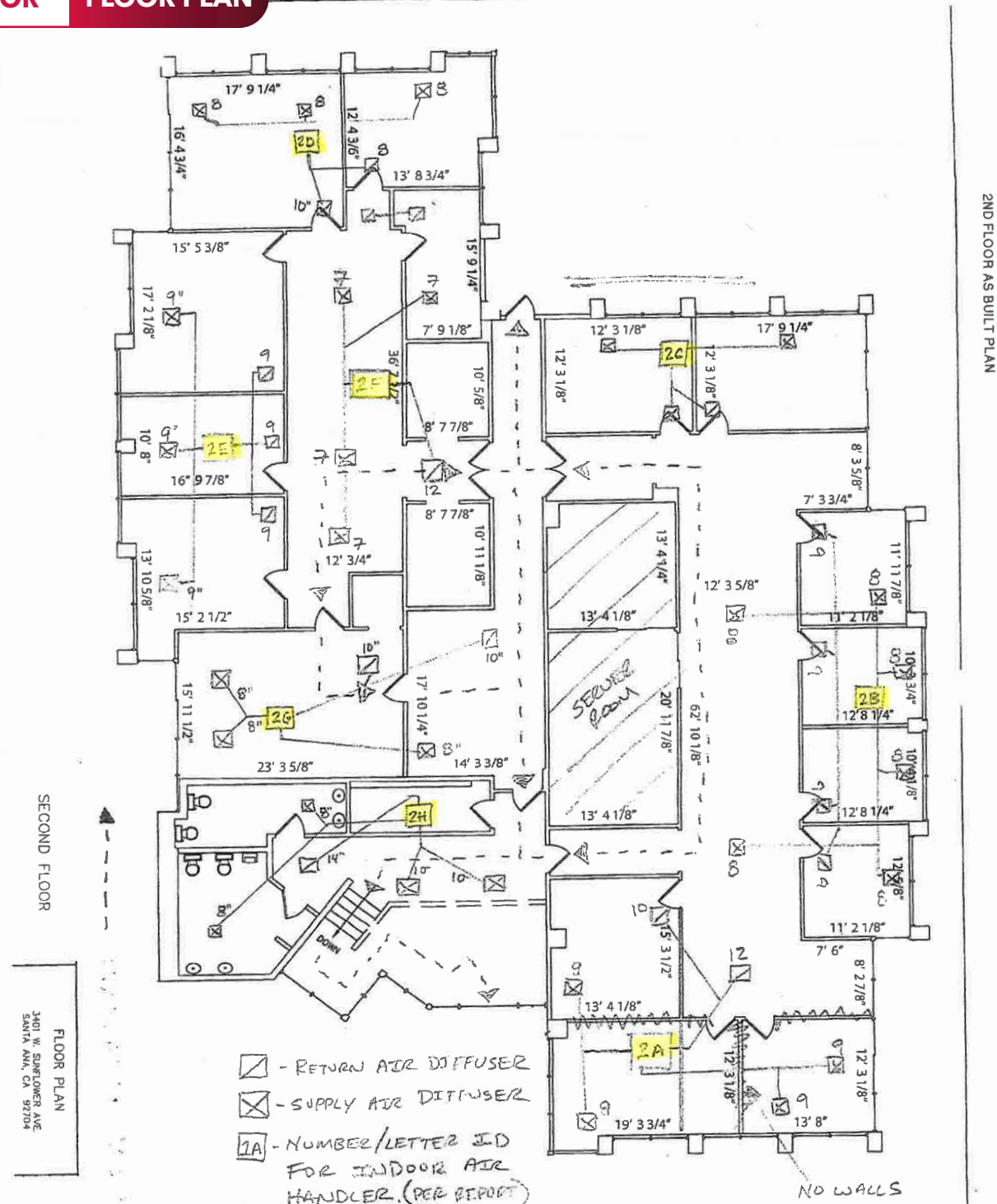
Lee & Associates Los Angeles - Long Beach  
DRE License 0169854

21250 Hawthorne Blvd, Suite 700  
Torrance, CA 90503



**2nd FLOOR**

**FLOOR PLAN**



**LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.**

**TOM TORABI**

Principal | DRE LIC 00936845

e [ttorabi@leelalb.com](mailto:ttorabi@leelalb.com)

p 310.965.1754

CONNECT WITH US ON OUR SOCIALS!



[www.lee-associates.com](http://www.lee-associates.com)



@leeassociateslab



@leeassociateslab



@LeeAssociatesLA

Lee & Associates Los Angeles - Long Beach  
DRE License 0169854

21250 Hawthorne Blvd, Suite 700  
Torrance, CA 90503