

OFFICE

FOR LEASE

MAXIMUM
 CONTIGUOUS SF: 1,750
 TOTAL AVAIL SF: 1,750
 TOTAL BLDG SF: 3,892



ADDRESS 9406 TELEGRAPH RD, DOWNEY CA ZIP 90240

LOCATED 1/2 MI. FROM 605 FWY - NEAR 5 + 605 INTERCHANGE
3 SEPARATE UNITS - CAN BE COMBINED
FRONT 750' = \$1,200 - MIDDLE 500'=\$650 - REAR = \$650
REMODELED OFFICES W/ SIGNAGE, PARKING, AND PATIO

LEASE RENTAL \$ 2,500 Rate/SF \$ 1.428 FSG Rentable Usable Load % TBD
 Lease Terms 2-3 YEARS Tenant Improvement Allowance/SF NONE
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate
 Sale Terms _____
 Maximum Contig. SF 1,750 Building Name NONE
 Minimum Available SF 500
 Total Available SF 1,750 Land SF 10,877 Current Building Taxes 08-09 1,723 Landlord Tenant
 # Floors Total 1 # Floors Available 1 Typical Floor Size 1,750 Insurance
 Existing Improvements AIR CONDITIONING Utilities
 Janitorial
 Air Conditioning
 Pkg. Spaces 4.5 / 1000 Rate 0.00 Year Built 1957 Sprkd N Elevators 0 Const BLK
 Thomas Bk Pg# 706-E3 Zone C4 To Show Call Broker - FOR APPOINTMENT Sp. Feat. RETL
 AGENT Paul Herman (213)747-6531x321 Region SE Listing # 1230254
 FIRM S.D. Herman Company 04/30/10
 FTFCF AP250N000S000/AOAA Notes ALL MEASUREMENTS ARE APPROXIMATE. BROKER DOES NOT
GUARANTEE THE INFORMATION CONTAINED HEREIN. TENANT TO VERIFY

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
 This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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