

FOR LEASE



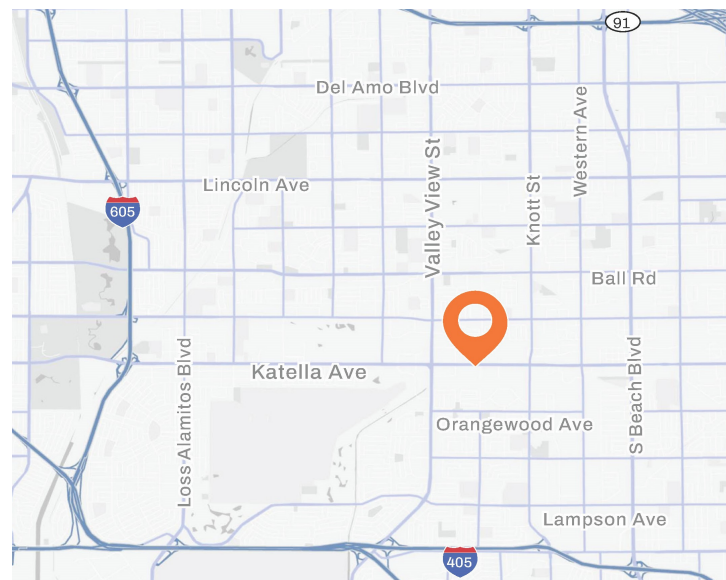
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PROPERTY OVERVIEW

Property Highlights

- Three Story Professional Office Building
- Building Top Signage
- 2 Elevators
- Established Corporate Neighborhood with Solid Labor Base
- Area Amenities Include Hotels, Restaurants, Banks & Retail
- Attentive Property Management
- Excellent Access to 405, 605, 22 & 91 Freeways
- Free Surface Parking

LEASE SPACES



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 3XX	19,653 SF	Full Service	\$2.25 SF/month	Combination of Above Units to Various Sizes. Full Floor Available
Suite 375	5,974 SF	Full Service	\$2.25 SF/month	Large Conference Room, Kitchen, Large Bullpen Area, Workroom and Reception
Suite 350	5,164 SF	Full Service	\$2.25 SF/month	To be Determined
Suite 325	3,410 SF	Full Service	\$2.25 SF/month	Layout to be Determined and Warm Shell
Suite 310	5,105 SF	Full Service	\$2.25 SF/month	3 Private Offices, Large Open Area and Large Work Area
Suite 245	5,037 SF	Full Service	\$2.25 SF/month	Creative Space, 5 Private Offices, Conference Room, Large Storage and Utility Room
Suite 200	3,289 SF	Full Service	\$2.25 SF/month	4 Offices, Conference Room, Break Room and Large Open Area
Suite 165	2,532 SF	Full Service	\$2.25 SF/month	Waiting Area, Cafeteria Style Kitchen and Presentation Room/Conference Center

***Suite 200: Promotional lease rate of \$1.00 for the 1st 6 months of a minimum 3-year term.**