

# 5200 Building

FOR LEASE



## 5200 Irwindale Avenue, Irwindale CA

**Building:** Two-story Office Building of Approximately 42,814 Sq. Ft.  
Situating on Approximately 136,430 Sq. Ft. of Land.

Available:	First Floor Suites		Second Floor Suites	
	Suite	RSF	Suite	RSF
	Suite 100	1,858 RSF	Suite 220	6,104 RSF
	Suite 120	4,936 RSF	Suite 230	3,318 RSF
	Suite 130	2,470 RSF	Suite 240	1,192 RSF
	Suite 140	2,290 RSF	Suite 246	698 RSF
	Suite 150	1,249 RSF	Suite 248	1,046 RSF
	Suite 160	1,047 RSF	Suite 250	1,727 RSF
	Max Contiguous: 11,992 RSF		Max Contiguous: 14,085 RSF	

**Rental Rate:** \$1.55 PSF/Full Service Gross

**Tenant Improvements:** Negotiable

**Parking:** 4/1,000 - Surface Lot around the Building **FREE**

**Highlights:**

- New Electric Solar System
- New Energy Efficient roof
- Pride of Ownership Building
- Located Across from City Hall & Chamber of Commerce
- Close proximity to 210 and 605 Freeways
- Professional layouts with existing above standard finishes
- Beautiful Atrium Lobby
- Elevator Serviced



No warranty, express or implied, is made as to the accuracy or the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

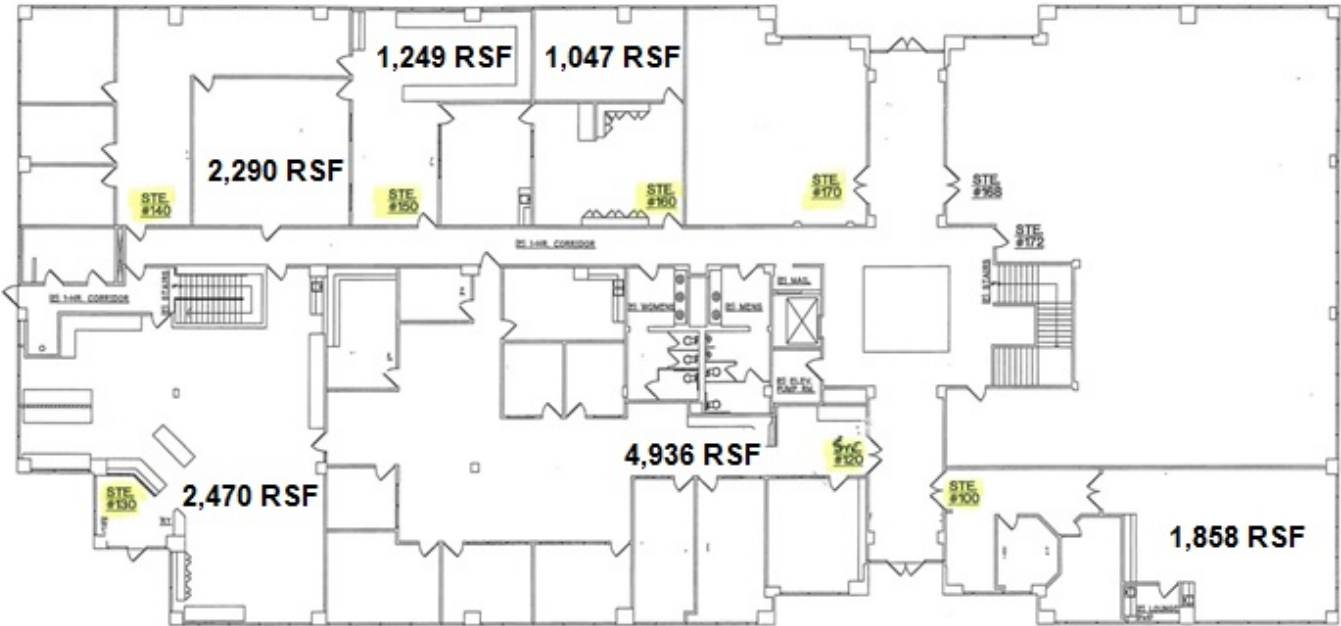
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1<sup>st</sup> Floor



2<sup>nd</sup> Floor

