

FOR SUBLEASE > PRIME CLASS A OFFICE W/ 33' CLEARANCE WAREHOUSE OPPORTUNITY

6119 E WASHINGTON BLVD

COMMERCE, CA 90040

AVAILABILITY

SUITE	SF	TYPE	RATE PSF/MO.	AVAILABILITY
120	2,920 SF	Office	\$1.75 PSF MG	30-60 days
	7,756 SF	Warehouse	\$1.50 PSF MG	
	10,676 SF	TOTAL		
210	3,287 SF	Flex/Mezzanine	\$1.00 PSF MG	30-60 days
	13,963 SF	TOTAL		
200	12,219 SF	Office	\$2.30 PSF FSG	30-60 days
	26,182 SF	TOTAL AVAILABLE		

WAREHOUSE FEATURES:

- > Warehouse clearance height: 33 ft!
- > Two Roll Up doors
- > Truck well with loading dock
- > Abundant free onsite parking
- > Class A - Shared lobby, conference rooms, lunchroom and restrooms
- > Numerous adjacent retail amenities

OFFICE FEATURES:

- > High quality interior improvements
- > Functional efficient layout with up to 20 window offices and 45 cubicles
- > Furniture may be available
- > Large building kitchen with patio access and lunch seating
- > Abundant 3.5 per 1,000 SF of parking onsite
- > Signage available on the outside of the building and on freeway post
- > Modern Class A office with ADA compliant restrooms and access

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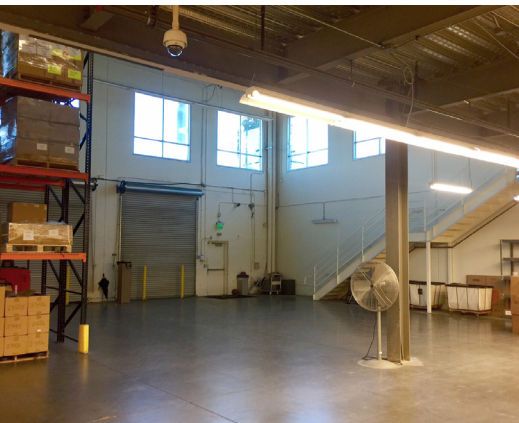
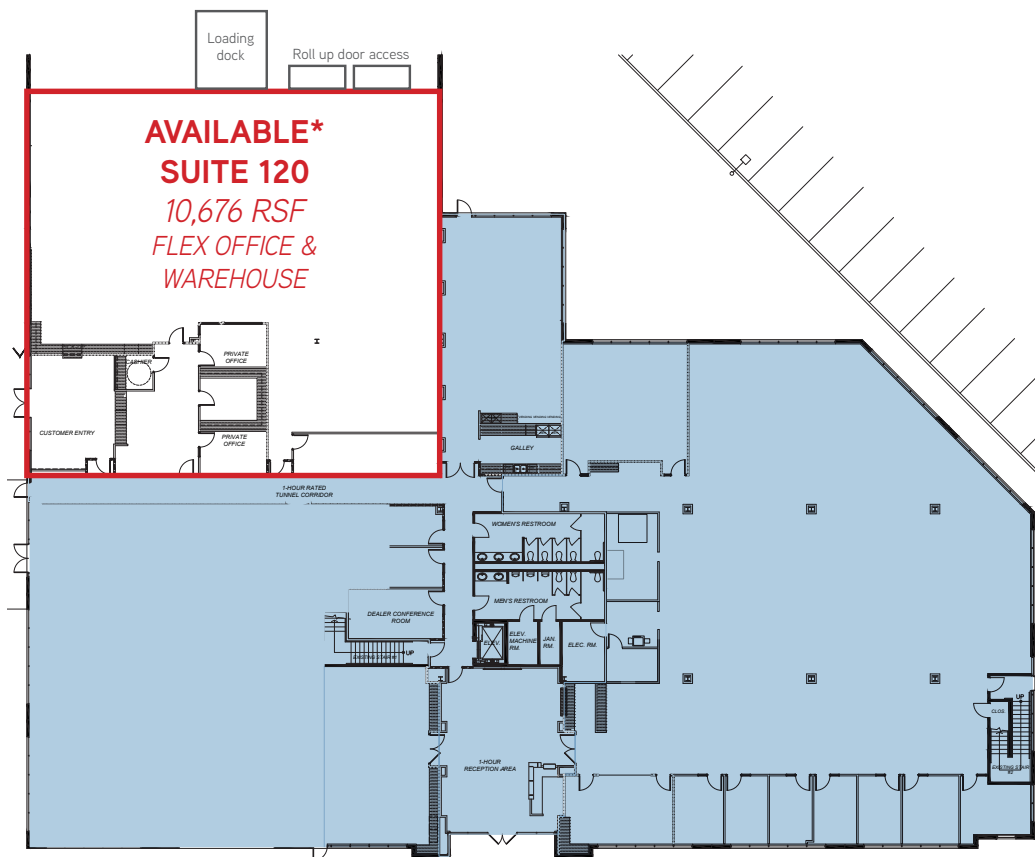
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FLOOR PLAN > FIRST FLOOR



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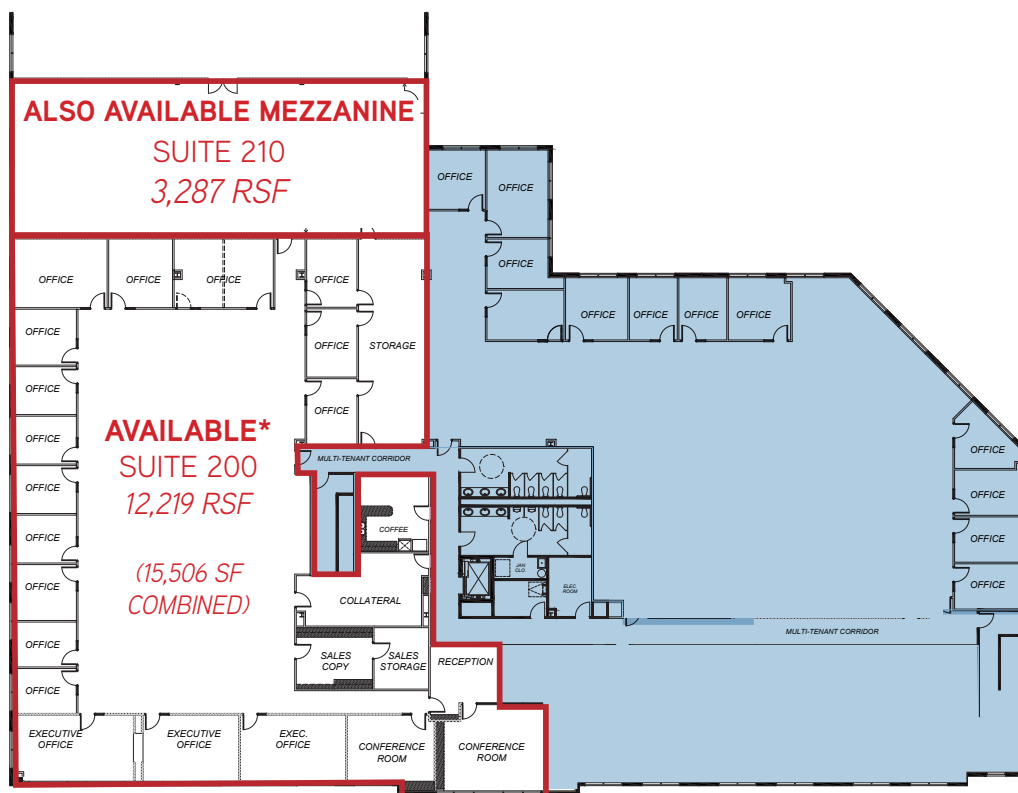
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FLOOR PLAN > SECOND FLOOR



NORTH  **SECOND FLOOR PLAN**

*3.287 SF of Mezzanine can be added.



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