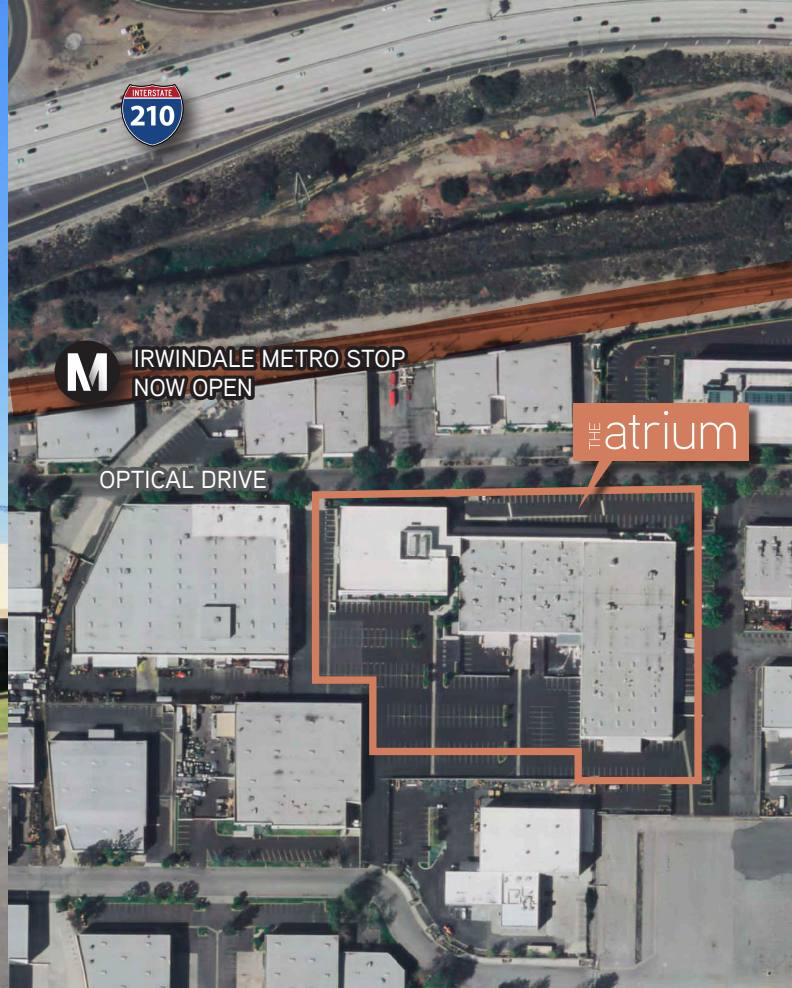


THE atrium



FOR LEASE > OFFICE AND FLEX SPACE
1300 WEST OPTICAL DRIVE | AZUSA, CA 91702

property highlights

- > Parking: Large surface parking lot with abundant and convenient free parking
- > Zoning: IRM2*
- > Year Built: 1985, Renovated in 2007
- > Ideal for R&D and Lab uses
- > Recently renovated with existing offices, dropped ceilings and updated restrooms
- > Flex building with 100% HVAC and a 2-story office building totaling 120,000 SF
- > Power Specifications: 800 Amps, 277-480V, 3-Phase
- > Institutional quality property management
- > Secure park-like unique campus setting

location highlights

- > Direct access to the 210 Freeway
- > Convenient access to the 605, 10 and 57 Freeways
- > Located along the Foothill 210 High Tech Corridor
- > Adjacent to the New Irwindale Gold Line Metro Station
- > Close proximity to the Burbank and Ontario Airports
- > Lush landscaping and views of the San Gabriel Mountains

SUITE	SQUARE FEET	LEASE RATE	AVAILABILITY
100	12,361	\$1.65/SF MG	Now

For more information, please contact:

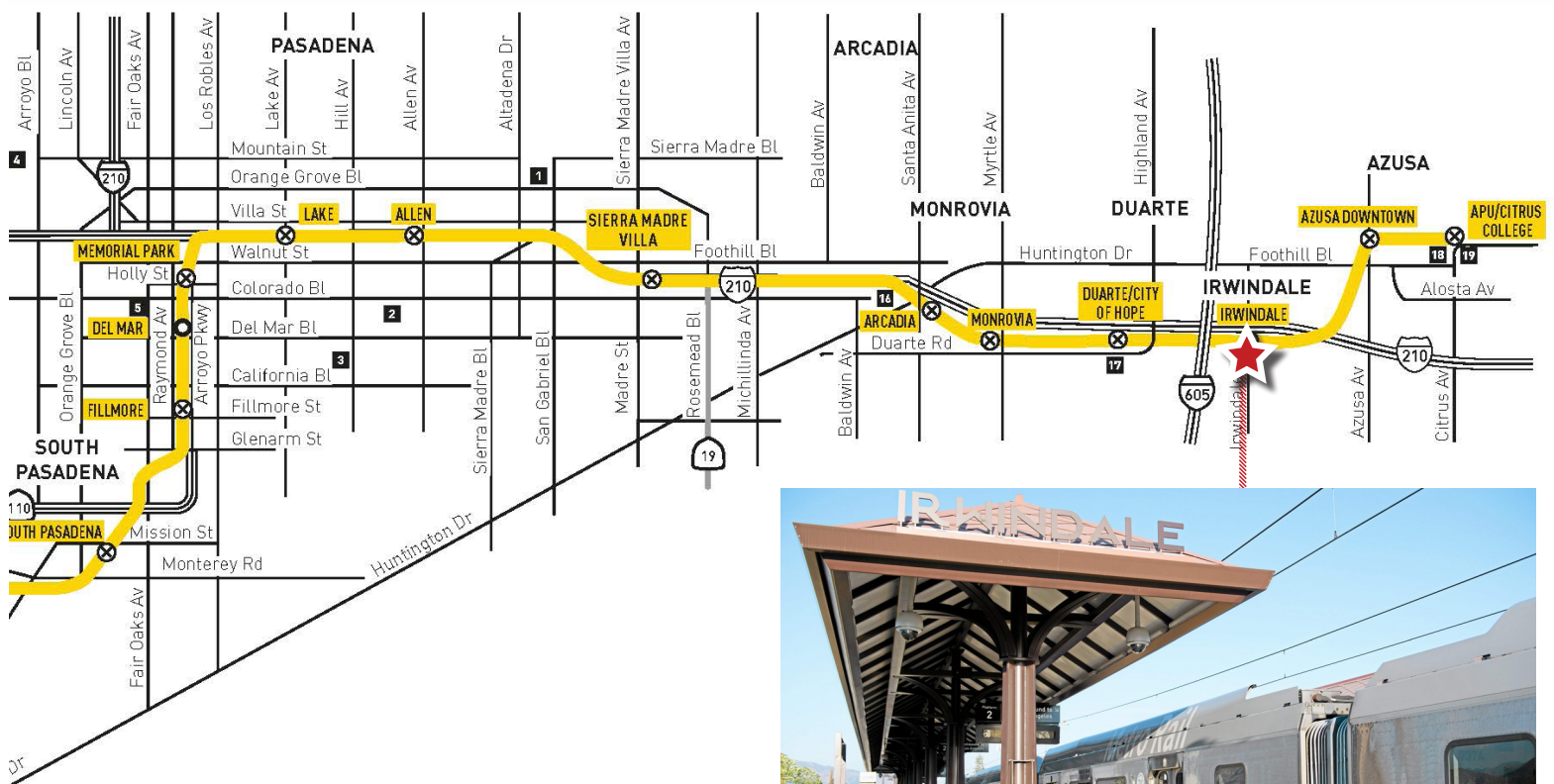
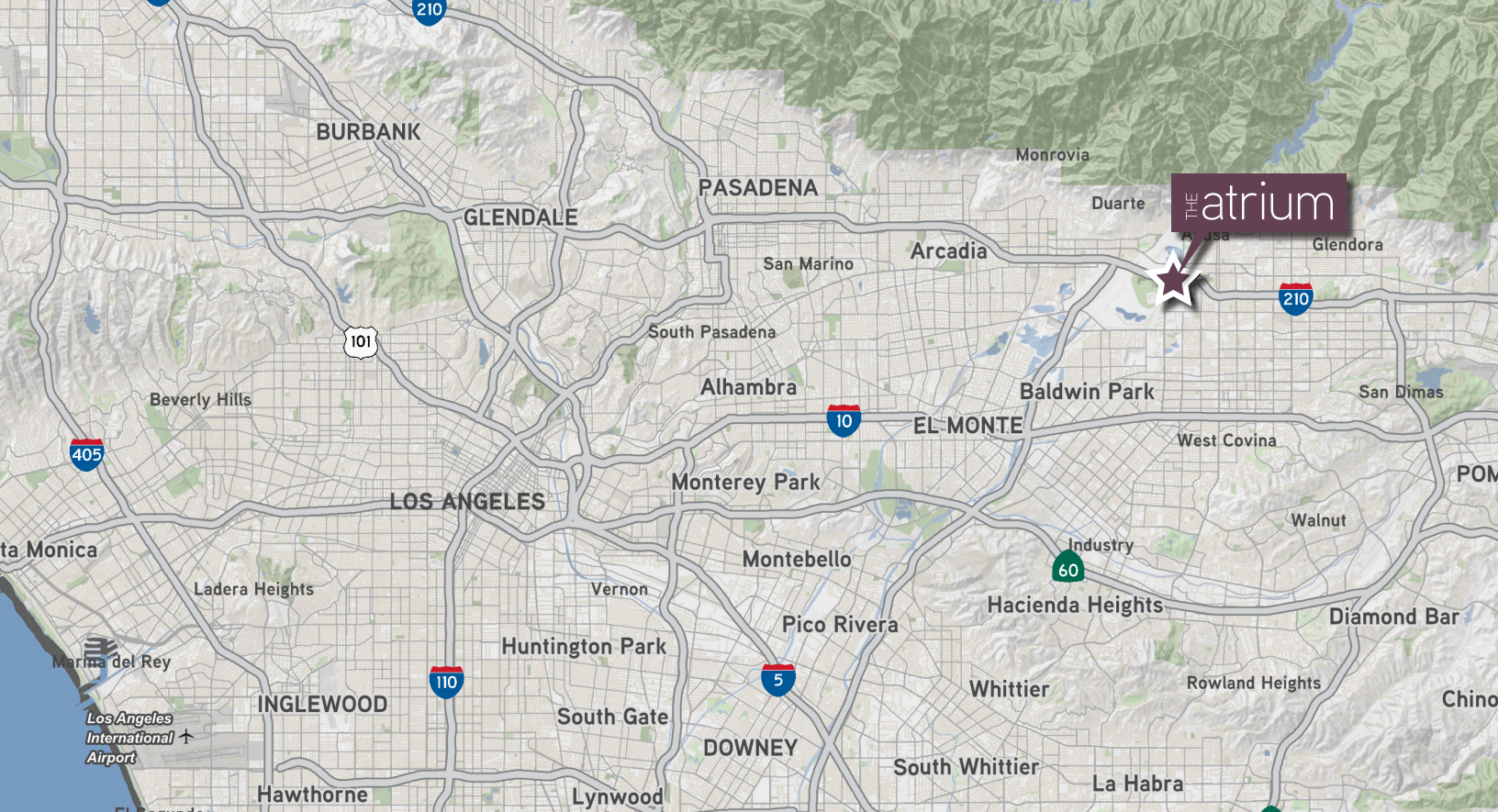
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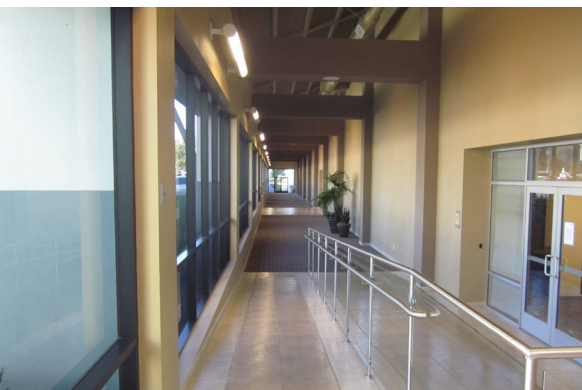
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