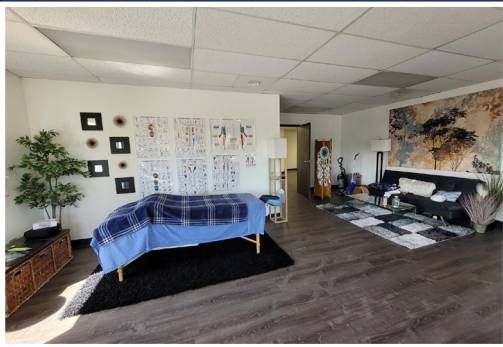


## FOR LEASE

**Bear Valley West**  
2750 S Wadsworth Blvd &  
7550 W Yale Ave



### AVAILABILITY

SUITE #	AVAILABLE DATE	SIZE	DESCRIPTION
A-140	NOW	1,615 RSF	5 Private Offices, Kitchen, Storage
D-115	JULY 1, 2024	490 RSF	2 Open Rooms
D-200	JULY 1, 2024	4,145 RSF	7 Private Offices, Kitchen, Conference Room, Storage

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# PROPERTY FEATURES

2750 S Wadsworth & 7550 W Yale Ave



Lease Rate: \$16/SF FSG



Quiet and peaceful



Well maintained office development with professional landscaping



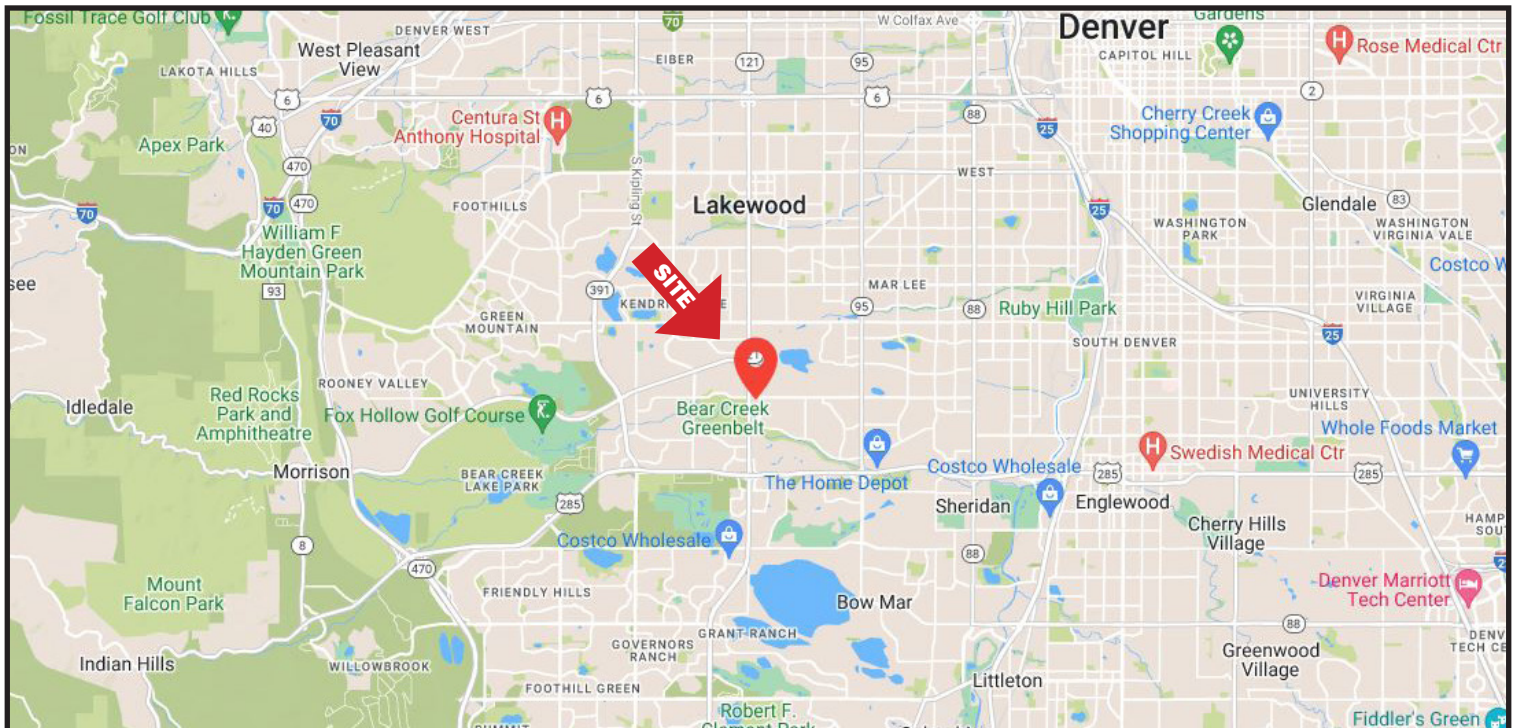
Secure space with key code access



Ample parking and easy access to major roads



Ultrafast gig fiber wifi with in-house tech support from \$130/month



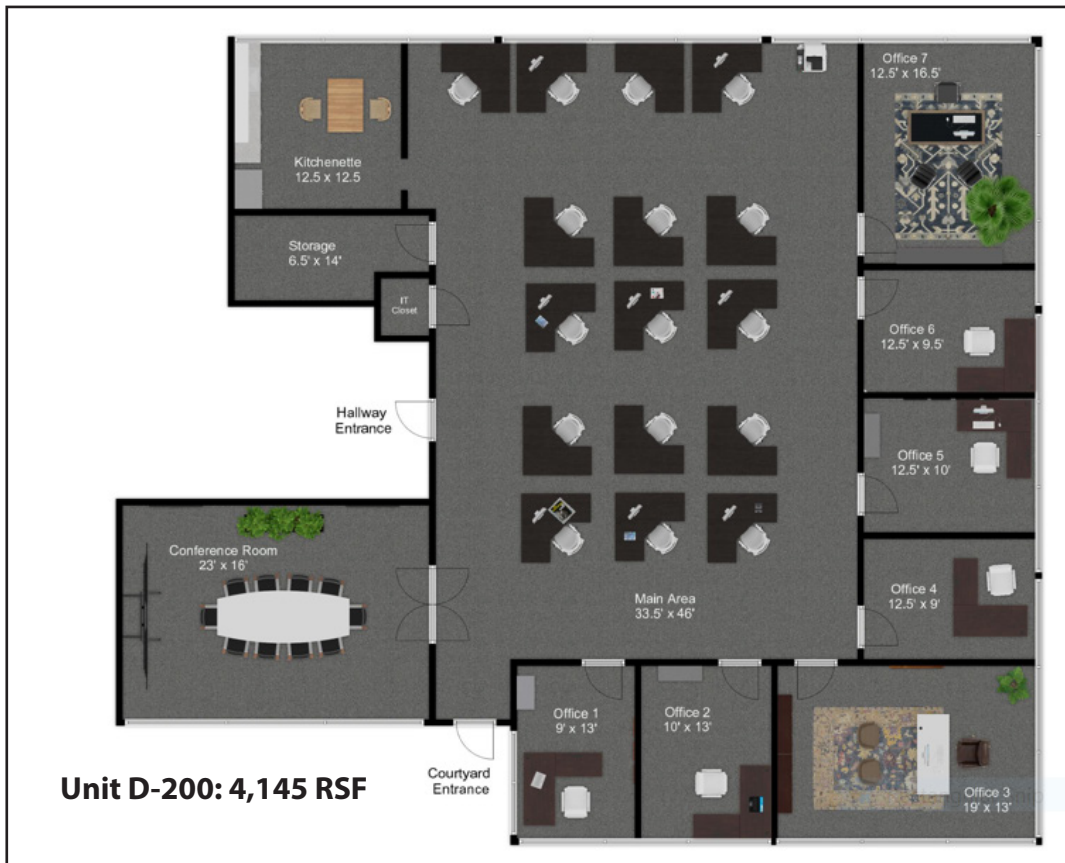
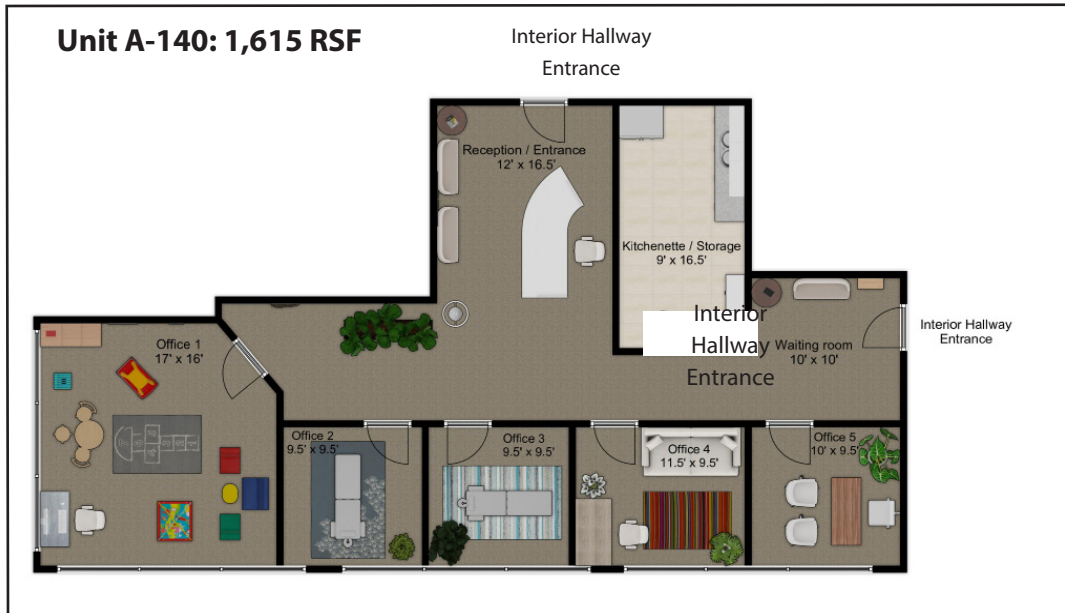
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