



OFFICE SPACE FOR LEASE

1200

CORPORATE CENTER DRIVE

MONTEREY PARK, CALIFORNIA

Charles Dunn

CHARLESDUNN.COM
LIC#0120141

OMNINET

FOR MORE INFORMATION, PLEASE CONTACT:

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Property Features

- › New ownership - Omninet Capital
- › Class “A” office space
- › Large floor plates
- › 4/1,000 free parking
- › Corporate identity
- › EV charging stations
- › Direct access to the 10, 710 and 60 freeways
- › Easy access to mass transit
- › Centrally located to numerous restaurants and retail amenities
- › Energy Star certified



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Amenities

- 1 Metro Link Station at Cal State LA
- 2 Wells Fargo
- 3 Cal State Los Angeles
- 4 Monterey Park Golf Club
- 5 Luminarias
- 6 Monterey Hill
- 7 Atlantic Times Square Shopping Center
- 8 AMC Theatres
- 9 LA Fitness
- 10 Monterey Park Mall
- 11 Comfort Inn
- 12 East West Bank
- 13 Monterey Park Hospital
- 14 Bank of America
- 15 IHOP
- 16 Panda Express
- 17 Starbucks
- 18 Ralphs
- 19 California Bank and Trust
- 20 Carrows Restaurant
- 21 The Coffee Bean
- 22 Denny's
- 23 Chipotle
- 24 LA County Sherriff's Department (HQ)



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Availabilities

SUITE	RSF	RENTAL RATE	DESCRIPTION
Suite 100	26,619	\$2.75 per RSF per month	Full ground floor opportunity.
Suite 200	28,777	\$2.75 per RSF per month	Available 5/1/20. Secured reception/waiting room, 18 private window offices, 4 conference/meeting rooms, 2 break rooms, 1 large training room and 137 workstations.
Suite 300	18,760	\$2.75 per RSF per month	Double door elevator identity, 12 private window offices, 2 conference rooms and 1 break room. Contiguous to 29,183 RSF.
Suite 350	10,423	\$2.75 per RSF per month	5 private window offices, conference room, break room, reception area, storage room, file room and open area for work stations. Contiguous to 29,183 RSF.



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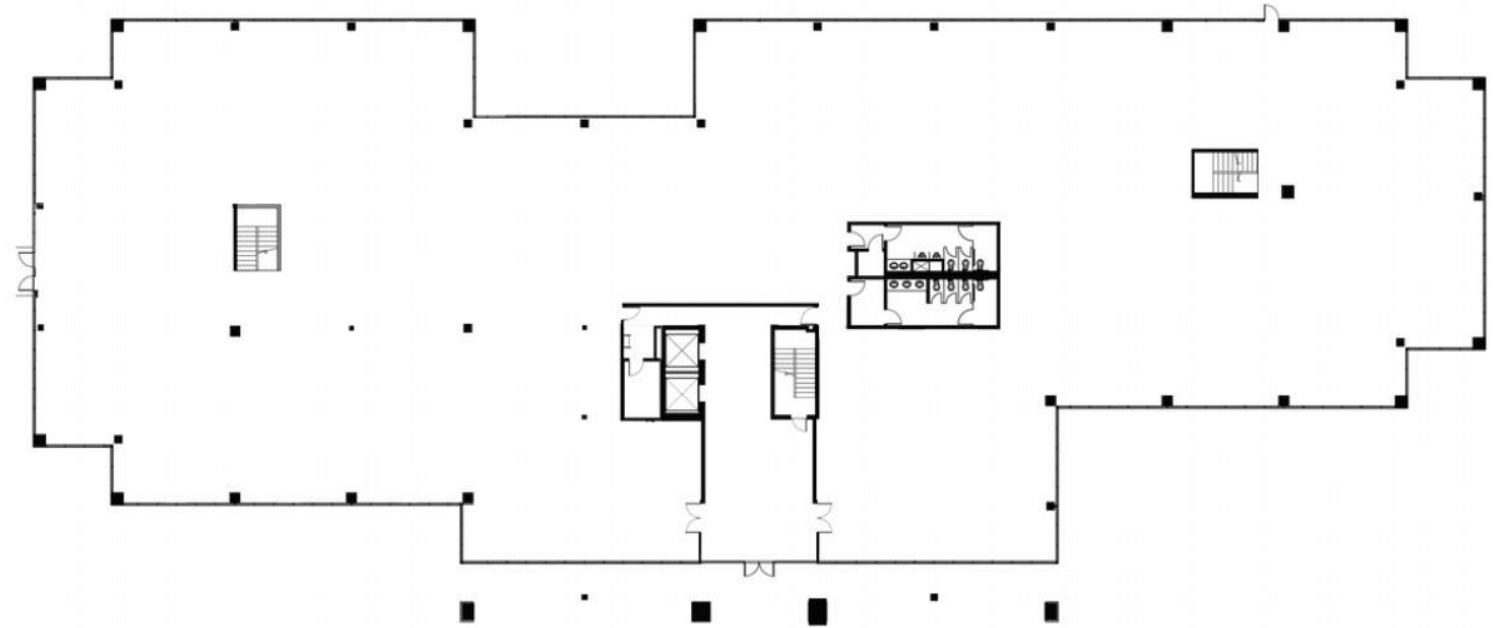


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Floor Plan

First Floor

SUITE	RSF	RENTAL RATE	DESCRIPTION
Suite 100	26,619	\$2.75 per RSF per month	Full ground floor opportunity.



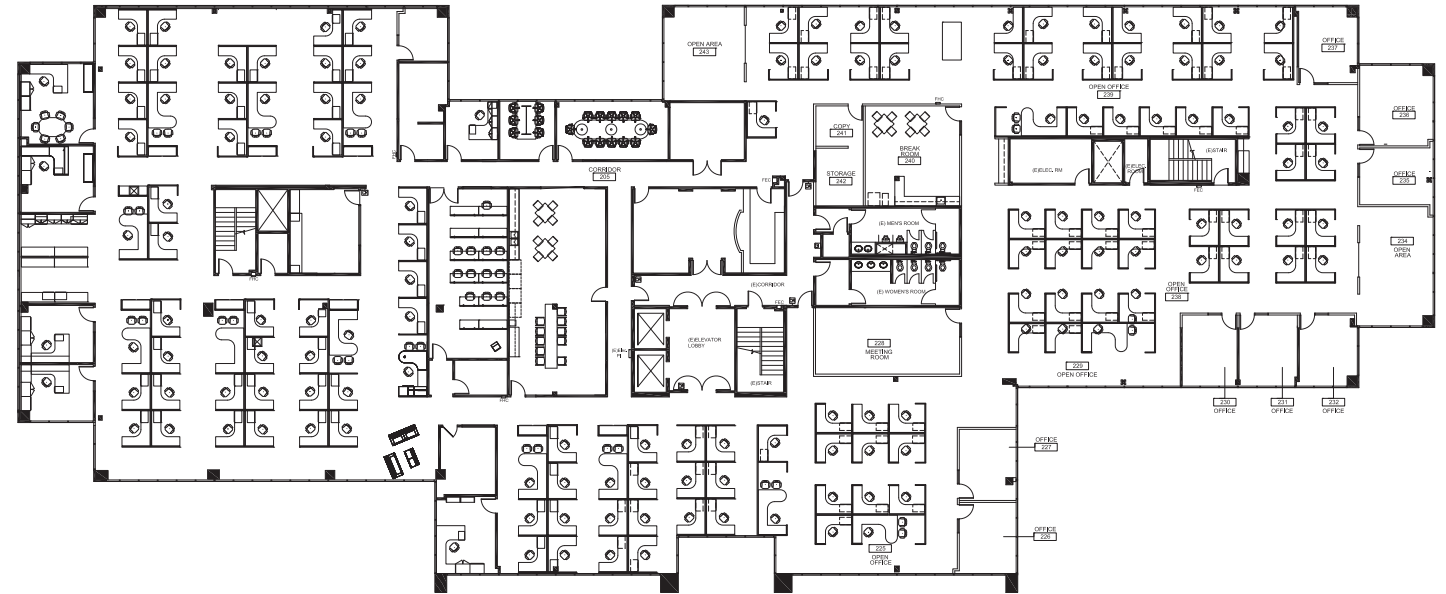
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Floor Plan & Photos

Second Floor

SUITE	RSF	RENTAL RATE	DESCRIPTION
Suite 200	28,777	\$2.75 per RSF per month	Entire floor available and furnished. Secured reception/waiting room, 18 private window offices, 4 conference/meeting rooms, 2 break rooms, 1 large training room and 137 workstations.



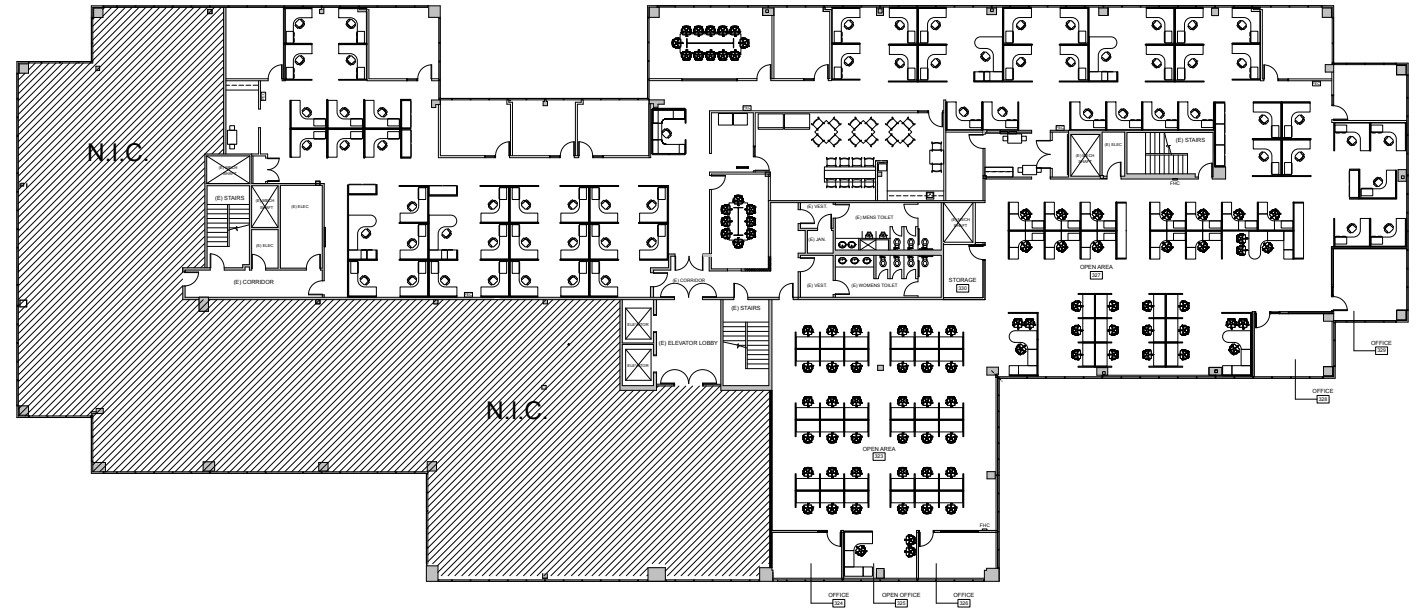
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Floor Plan

Suite 300

SUITE	RSF	RENTAL RATE	DESCRIPTION
Suite 300	18,760	\$2.75 per RSF per month	Double door elevator identity, 12 private window offices, 2 conference rooms, 1 break room, 81 workstations and 48 collaborative work bench seats. Contiguous to 29,183 RSF.



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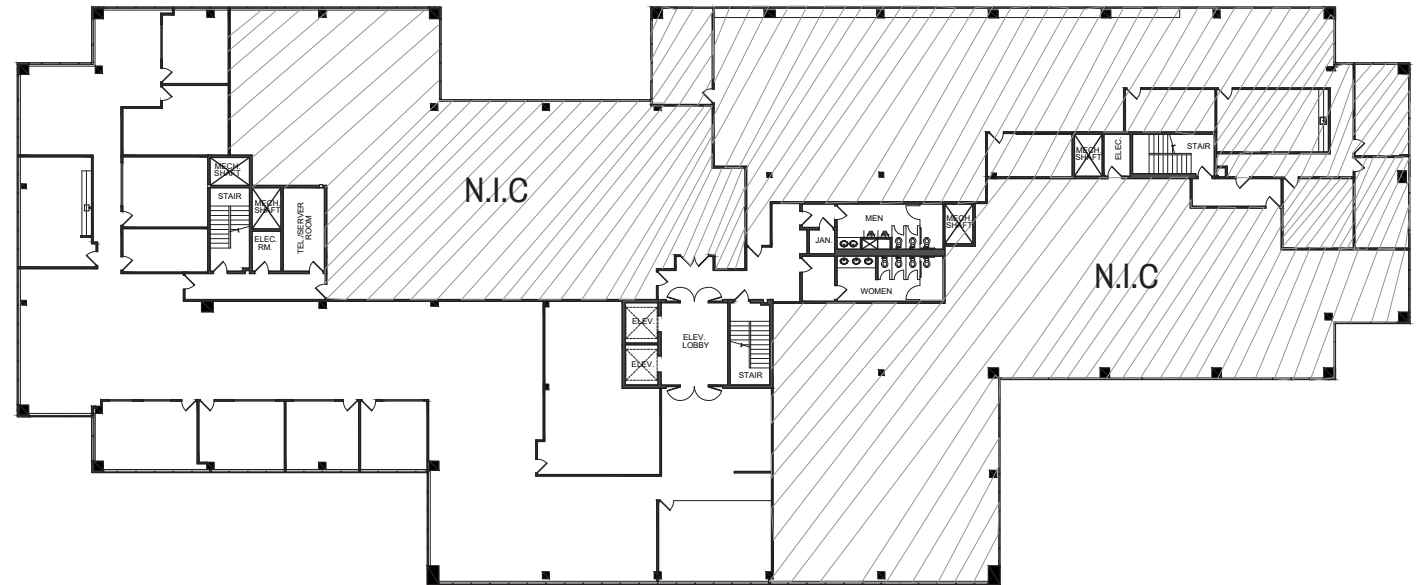


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Floor Plan & Photos

Suite 350

SUITE	RSF	RENTAL RATE	DESCRIPTION
Suite 350	10,423	\$2.75 per RSF per month	5 private window offices, conference room, break room, reception area, storage room, file room and open area for work stations. Contiguous to 29,183 RSF.



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