

**OFFICE SPACE
FOR LEASE**

1255

**CORPORATE
CENTER
DRIVE**

MONTEREY PARK, CALIFORNIA



FOR MORE INFORMATION, PLEASE CONTACT:

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Property Features

- › New ownership - Omnicast 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

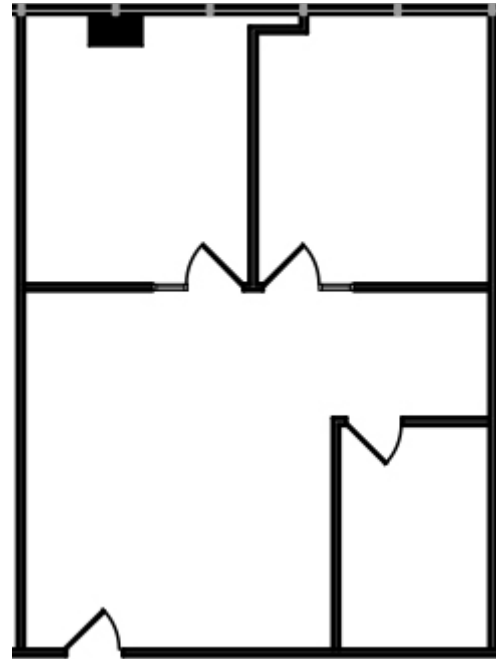
| SUITE | RSF | RENTAL RATE | DESCRIPTION |
|-------|-------|------------------------------|---|
| 216 | 1,003 | \$2.75 per RSF per month FSG | Two window offices, one interior office and open work area. Contiguous with Suite 218 to 1,985 RSF. |
| 218 | 982 | \$2.75 per RSF per month FSG | Two window offices and open work area. Contiguous with Suite 216 to 1,985 RSF. |



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Floor Plan

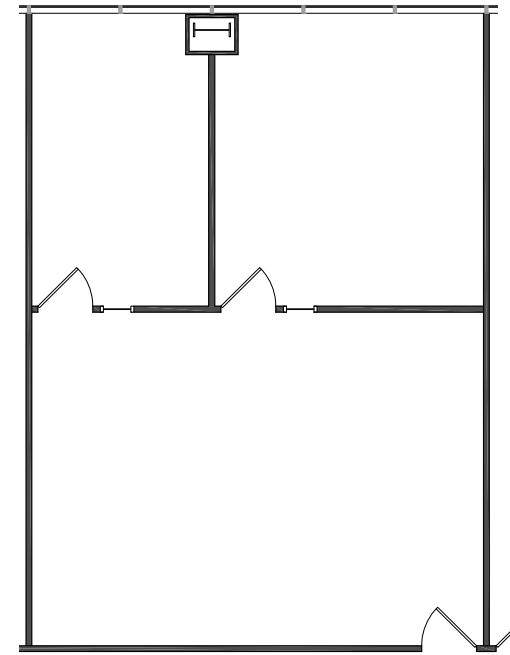
Suite 216



| | | |
|------------|-----------|------------------------------|
| 216 | 1,003 RSF | \$2.75 per RSF per month FSG |
|------------|-----------|------------------------------|

- Two window offices, one interior office and open work area. Contiguous with Suite 218 to 1,985 RSF.

Suite 218



| | | |
|------------|---------|------------------------------|
| 218 | 982 RSF | \$2.75 per RSF per month FSG |
|------------|---------|------------------------------|

- Two window offices and open work area. Contiguous with Suite 216 to 1,985 RSF.

Floor Location Key



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