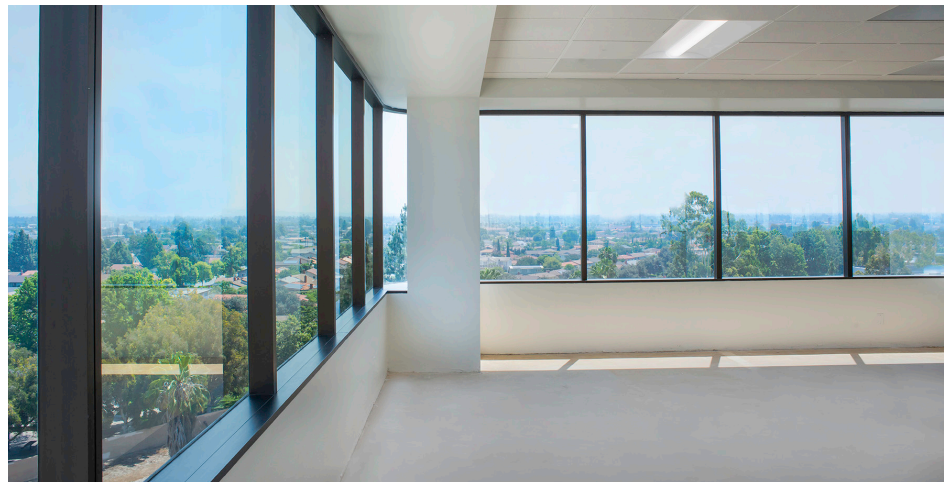
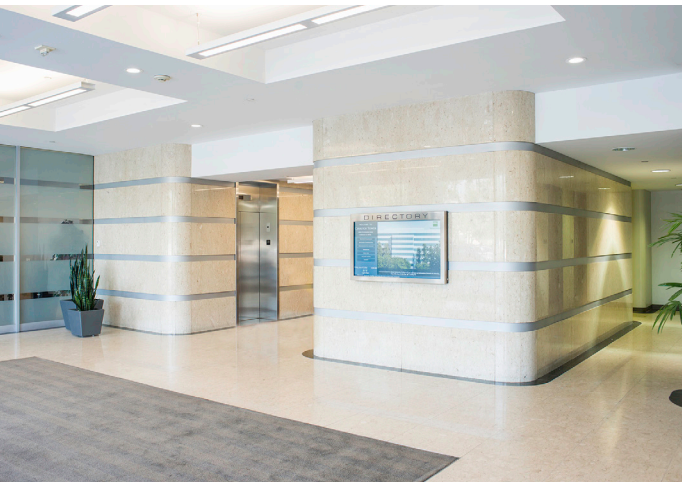




PLAZA TOWER

18000 STUDEBAKER
CERRITOS, CA

Class A Office Space - For Lease



HIGHLIGHTS

- Building top signage available
- Up to 51,951 SF available
- Major capital plan completed
- Newly renovated common areas , lobbies & restrooms
- Excellent 605 freeway visibility
- Walking distance to an abundance of prominent retailers and new restaurants
- Abundant surface and secured structure parking
- Very responsive management and engineering team
- On-site property management
- Fiber optic, high speed internet access



Immediate access to the 605, 91, 105 & 5 freeways



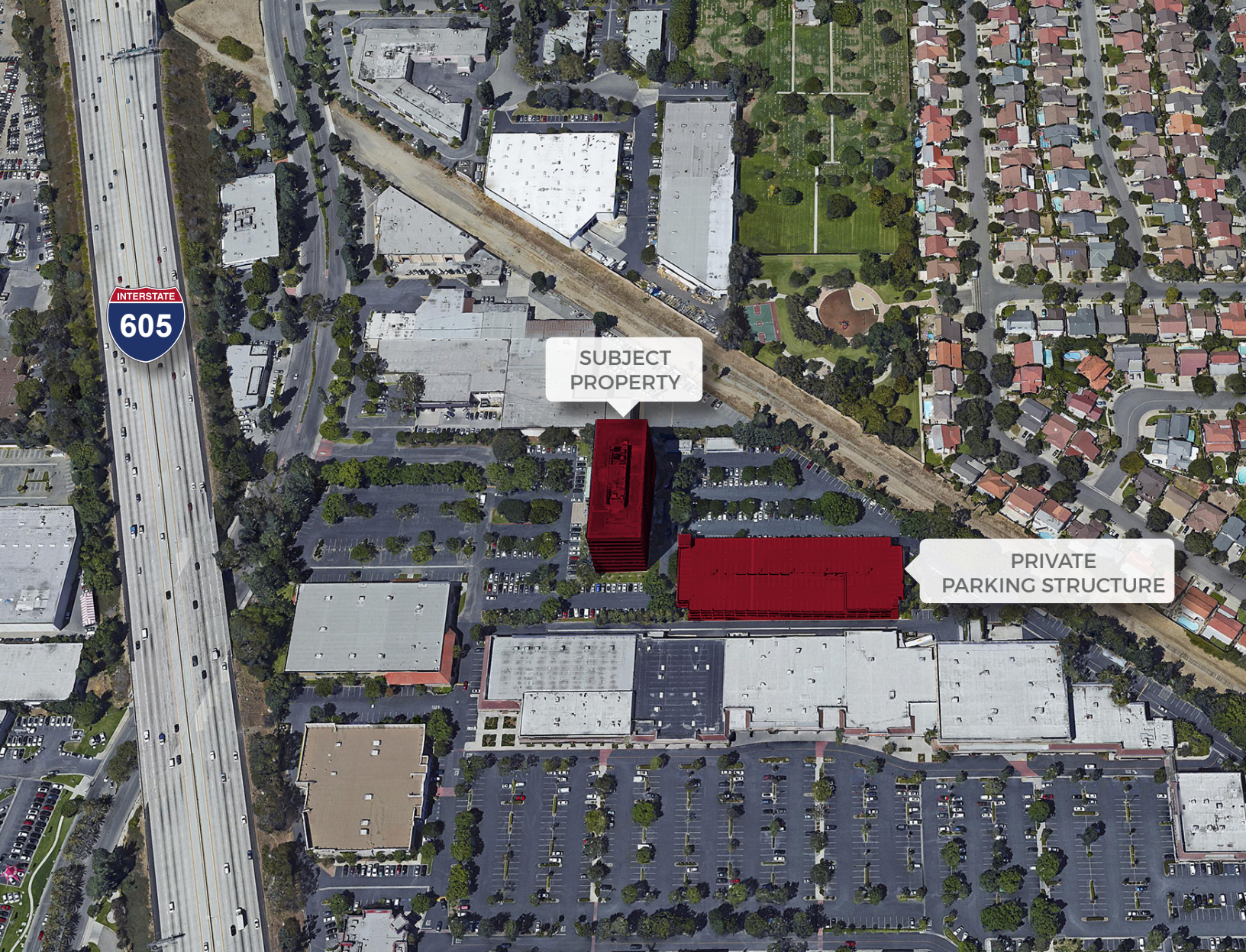
Amazing visibilities & signage opportunities



Located adjacent to Plaza 183 & near Los Cerritos Shopping Mall



Abundant amenities within walking distance



SUBJECT PROPERTY

PRIVATE PARKING STRUCTURE

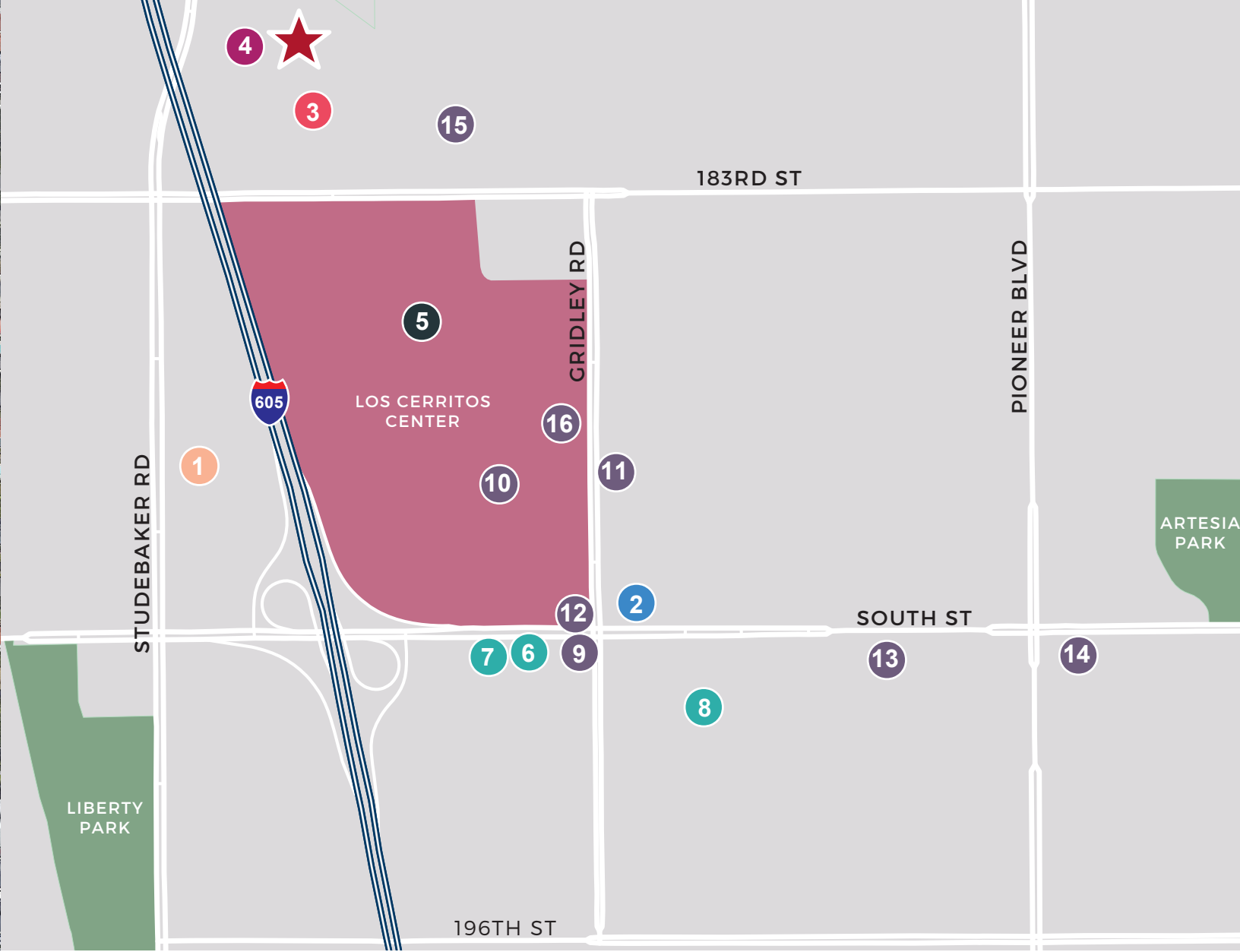
AVAILABILITIES

Suite Number	Square Footage	Available	Asking Lease Rate
150*	8,670 RSF	30 Day Notice	\$2.75 PSF, Full Service Gross
200*	21,367 RSF	Immediately	\$2.75 PSF, Full Service Gross
400*	21,914 RSF	30 Day Notice	\$2.75 PSF, Full Service Gross
520**	4,394 RSF	Immediately	\$2.75 PSF, Full Service Gross
555**	3,047 RSF	60 Day Notice	\$2.75 PSF, Full Service Gross
565	1,345 RSF	Immediately	\$2.75 PSF, Full Service Gross
595	2,075 RSF	Immediately	\$2.75 PSF, Full Service Gross
600***	3,752 RSF	60 Day Notice	\$2.75 PSF, Full Service Gross
605***	2,958 RSF	Immediately	\$2.75 PSF, Full Service Gross
795	2,056 RSF	Immediately	\$2.75 PSF, Full Service Gross

*Suites 150, 200 & 400 are contiguous for approximately 51,951 RSF

**Suites 520 & 555 are contiguous for approximately 7,441 RSF

***Suites 600 & 605 are contiguous for approximately 6,710 RSF



★ SUBJECT PROPERTY
PLAZA TOWER

1 CERRITOS AUTO SQUARE

2 CERRITOS PROMENADE

- Starbucks
- El Rocoto Restaurant
- The Halal Guys
- Jamba Juice
- Baja Fresh
- Cold Stone Creamery
- HomeTown Buffet
- Kabuki Japanese Restaurant
- L&L Hawaiian BBQ
- Which Wich Superior Sandwiches
- Panda Express
- Wing Stop
- Five Guys Burgers and Fries
- California Fish Grill
- Target
- GameStop
- The Nail Spa

3 PLAZA 183

- Afters Ice Cream
- BJ's Restaurant & Brewhouse
- Broth Shabu Shabu
- Blaze Fast Fire'd Pizza
- Buffalo Wild Wings
- Chuck E. Cheese
- Frida Mexican Cuisine
- Habit Burger Grill
- Olive Garden
- Peking Wok
- Pier 76 Fish Grill
- Wokano
- Saks Fifth Avenue OFF Fifth
- Skechers
- T.J. Maxx
- Torrid
- Guitar Center
- Burlington Coat Factory
- La-Z Boy Furniture
- Nordstrom Rack
- Off Broadway Shoes
- Old Navy

4 24 Hour Fitness

5 LOS CERRITOS CENTER

- Red Robin
- Chick-fil-A
- Lazy Dog Restaurant & Bar
- California Pizza Kitchen
- Nordstrom
- Macy's
- Apple Store
- The Cheesecake Factory
- Dick's Sporting Goods

6 Lucille's Smokehouse

7 Panera Bread

8 85C Bakery Café

9 U.S. Bank

10 Citibank

11 Wells Fargo

12 Comerica Bank

13 OneWest Bank

14 East West Bank

15 LBS Financial Credit Union

16 Bank of America



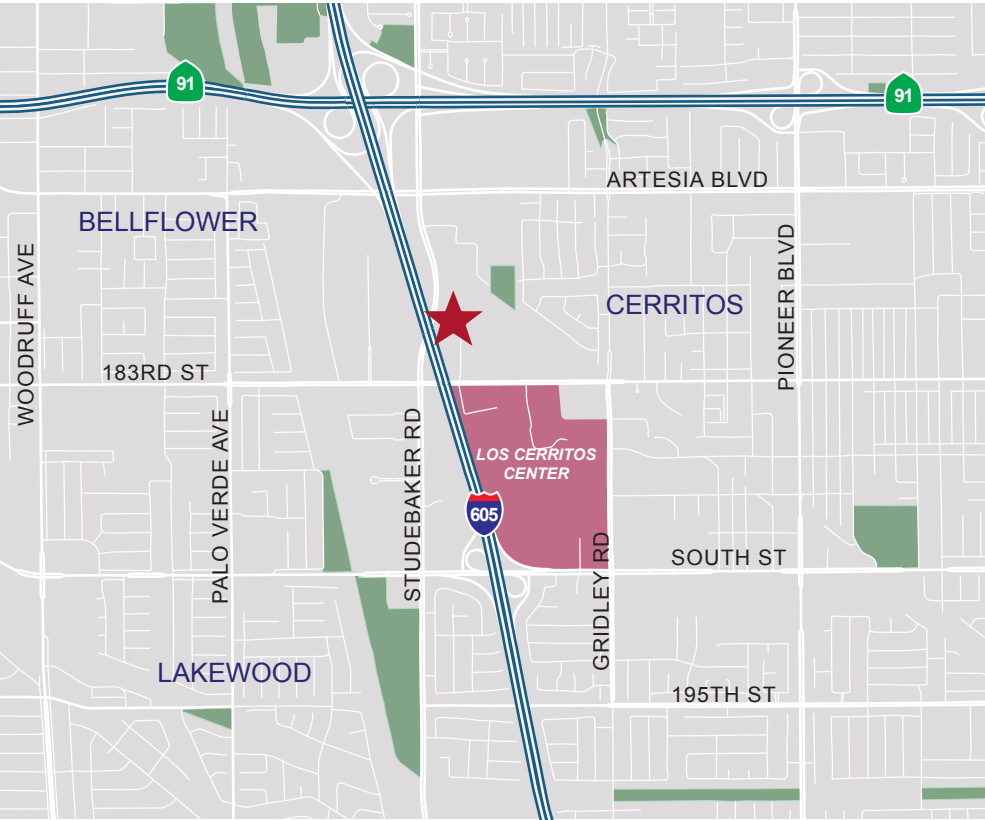
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[View Site Specific COVID-19 Prevention Plan](#)



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