

FOR SALE

7200-7202 Greenleaf Ave

Fully Leased Office Building For Sale
Anchored by SSA & Wells Fargo.

- Building Size: 38,974 SF
- Sale Price: \$10,550,000
- Occupancy: 100%
- Avg Occupancy: 13 years
- Gross Income: \$1,137,343
- NOI: \$708,981
- Easy Access to 605 Freeway
- ±74,000 people within 2-mi radius
- Diverse Tenant Base- 12 Tenants-
Legal, Govt, Banking, Education,
Insurance
- Potential Upside: Rates Below
Market, Opex Passthroughs,
Parking Fees, New BOMA
- Convenient location between
Orange & LA Counties

[Watch Property Video!](#)



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