



Penta Pacific Properties

9500 Norwalk Blvd, Santa Fe Springs, CA 90670 | 562-699-1922

Available SF 4,040 SF

Office For Lease

Building Size 9,540 SF



**Address:** 9520 Norwalk Blvd, Santa Fe Springs, CA 90670

**Cross Streets:** Norwalk Blvd/Pacific St

Attractive brick office building. 4,040 SF available. Major street frontage and signage. Convenient 20+ car parking, large open office, 3 privates, conference, lunch room, 3 restrooms.

<b>Lease Rate/Mo:</b>	\$7,070	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	4,040 SF / 5
<b>Lease Rate/SF:</b>	\$1.75	<b>Clear Height:</b>		<b>Restrooms:</b>	3
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>		<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	4,040 SF	<b>DH Doors/Dim:</b>		<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	4,040 SF	<b>A: V: O: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3 to 5 Years w/ Adjustments	<b>Const Status/Year Blt:</b>	Existing / 1951	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	10/01/2026
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 20 / Ratio:</b>	5.0:1/	<b>Vacant:</b>	No
<b>Taxes:</b>	\$21,000 / 2025	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	General	<b>Market/Submarket:</b>	MidCounties
<b>Zoning:</b>	M1			<b>APN#:</b>	8002-017-014

**Listing Company:** Penta Pacific Properties  
**Agents:** [Greg Jenkins 562-618-9440](mailto:greg@pentapacific.com), [Loren Smith 310-717-5334](mailto:loren@pentapacific.com), [Douglas Wells 562-908-6012](mailto:douglas@pentapacific.com)

**Listing #:** 45016334 **Listing Date:** 06/04/2026

**FTCF:** CB250N000S000/A0AA

**Notes:** Common area & operating expense \$.20 psf for landscaping, trash water.(see reverse)

