

Commercial Office Condo For Sale or Lease

1111

Corporate Center Drive  
Suite 304

M O N T E R Y P A R K  
C A 9 1 7 5 4

±1,791 SF For Sale or Lease

PRESENTED BY

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# PRIME OFFICE CONDO FOR SALE OR LEASE

1111 CORPORATE CENTER DRIVE, STE 304  
MONTEREY PARK, CA 91754

## PROPERTY HIGHLIGHTS

Located in Monterey Park, adjacent to the 710 and 10 freeways, this premier office location offers excellent access to various cities within the San Gabriel Valley as well as DTLA. The building provides an outstanding corporate image for multiple office users with ample parking available.



### BUILDING INFORMATION

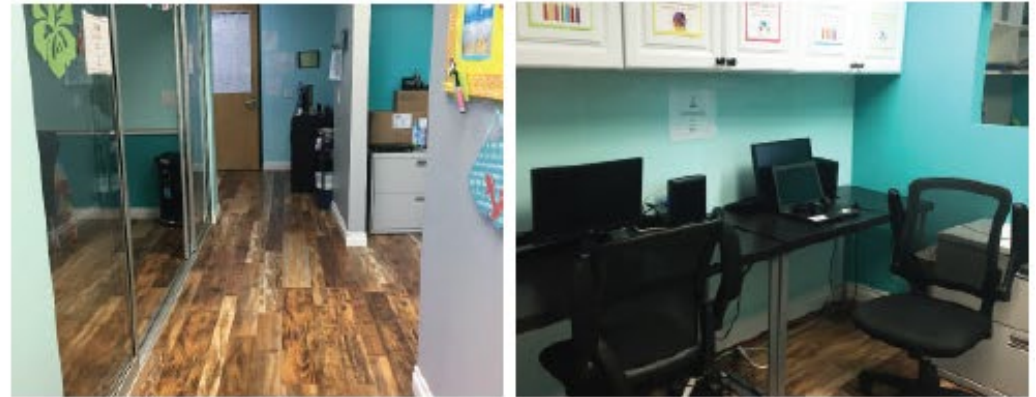
- + Building Name: Yuancon Office Plaza
- + Year Built: 1993
- + Parking: 4/1,000 - Free of charge
- + Parcel Number: 5237-022-042
- + Zoning: MPC2





## SUITE HIGHLIGHTS

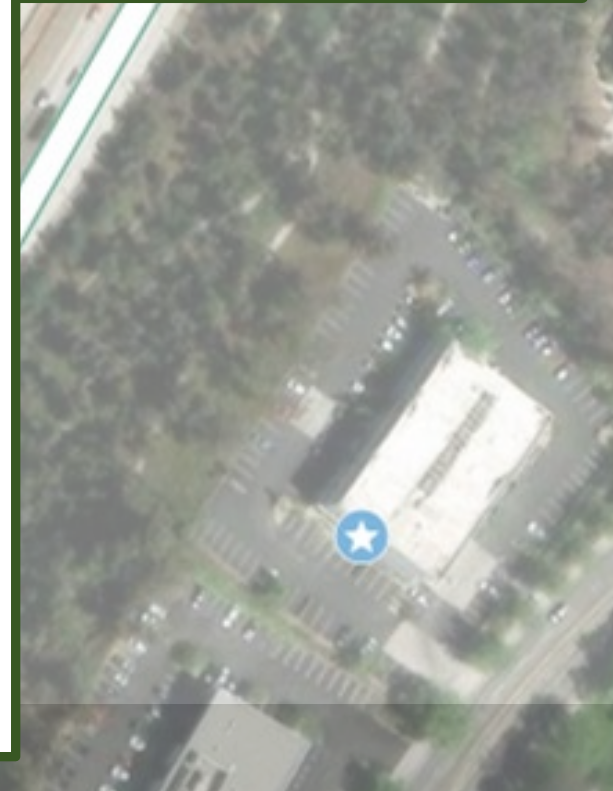
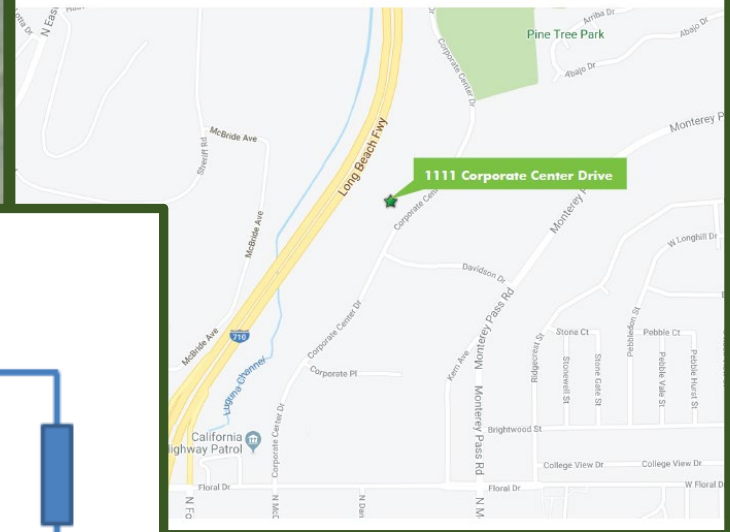
- + Available SF: ±1,791 SF
- + Suite Number: 304
- + Purchase Price: CONTACT BROKER
- + Rental Rate: CONTACT BROKER
- + Existing Improvements Include:
  - New flooring installed
  - Recently painted
  - Creative build-out with open ceilings
  - Training room
  - Private offices
  - Excellent window line



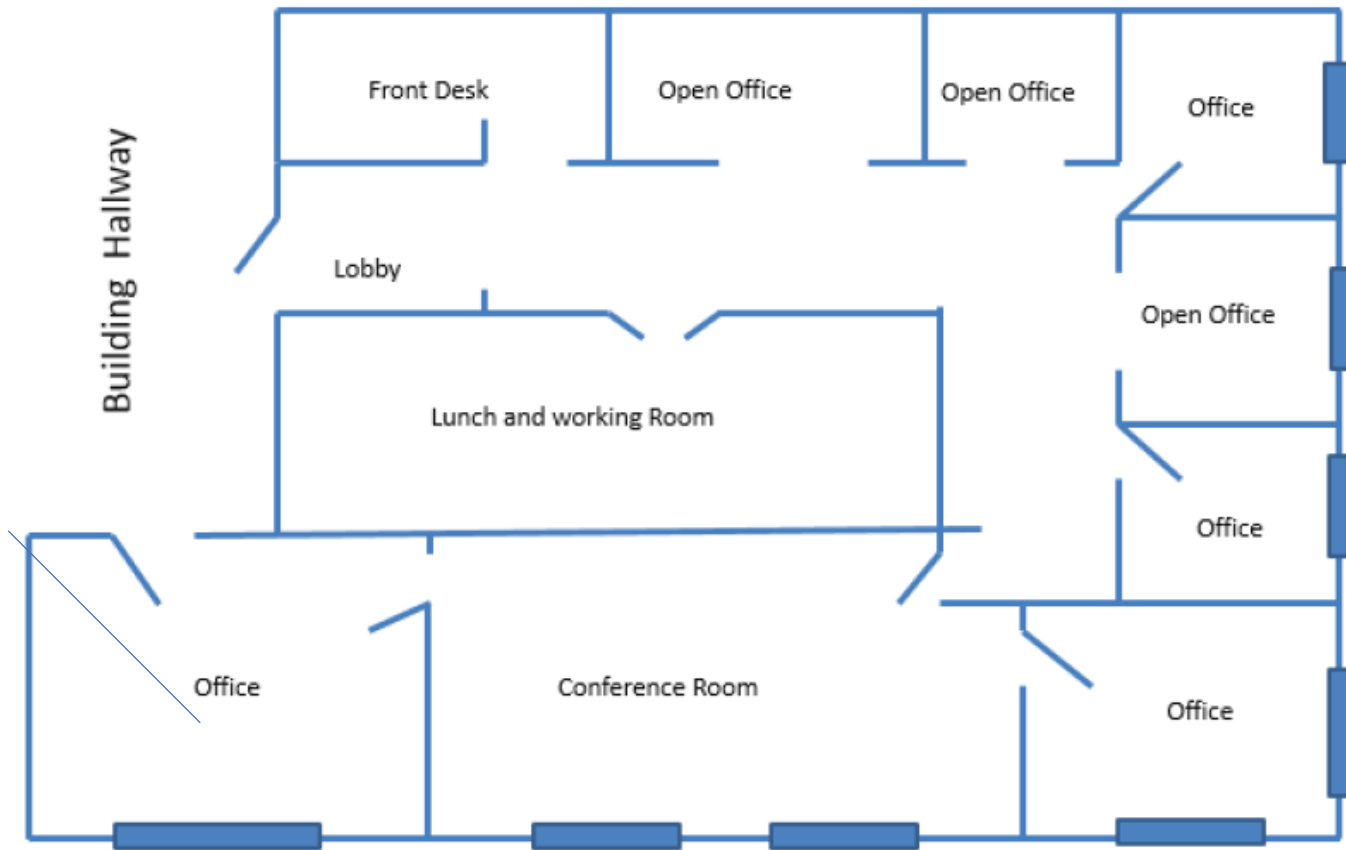
# FLOOR PLAN & LOCATION MAP



## LOCATION MAP



## FLOOR PLAN



\*PLAN NOT DRAWN TO SCALE – FOR REFERENCE ONLY

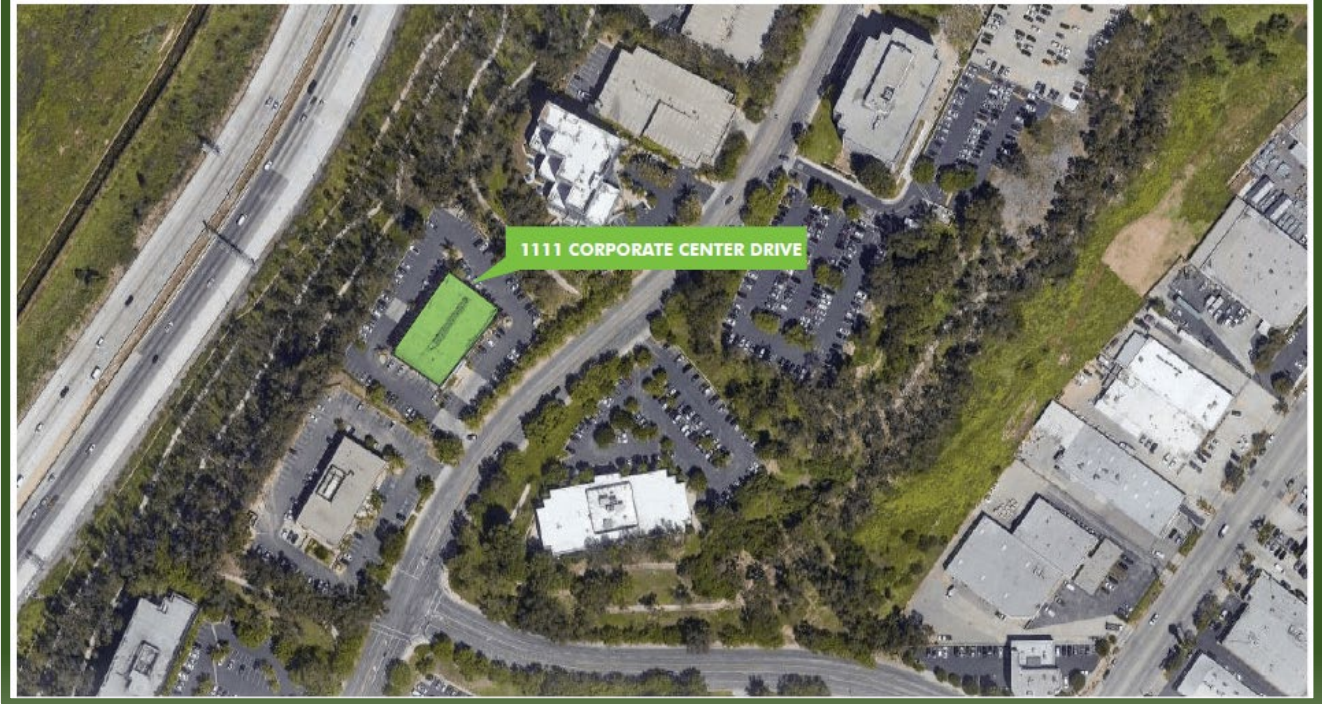
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CORPORATE  
CENTER DRIVE  
SUITE 304

MONTEREY PARK, CA  
91754



AERIAL VIEW



## CONTACT US

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