



SUBLEASE OPPORTUNITY

3230 E IMPERIAL HWY, SUITE 209

BREA, CA 92821



PROFESSIONAL OFFICE ENVIRONMENT

Well-maintained corporate setting



PRIME LOCATION

Excellent access to 57 & 90 Freeways and local amenities



AMPLE PARKING

Surface parking available for tenants and guests



DIRECT DEAL POSSIBLE

Ownership open to a direct lease

PROPERTY OVERVIEW



AVAILABLE SPACE

1,514 RSF



ASKING RATE

\$2.59 PSF
(\$3,926.26/MO)



CAM FEE

\$117/MO



APPROX. MONTHLY OCCUPANCY COST

\$4,043.26
(Base Rent + CAM)



SUBLEASE EXPIRATION

July 31, 2027



DIRECT DEAL WITH OWNERSHIP

POSSIBLE

PROPERTY HIGHLIGHTS

- Professional multi-tenant office building
- Well-maintained common areas and landscaping
- Flexible suite layout ideal for a variety of professional uses
- Elevator served building
- Close proximity to retail, dining, and services
- Easy access to the Brea Mall and surrounding amenities

FOR MORE INFORMATION, PLEASE CONTACT:



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