

# CROSSROADS BUSINESS PARK

## OFFICE SPACE FOR LEASE



**CROSSROADS TERRACE BUILDING:** 13200 Crossroads Parkway North, City of Industry, CA

### FEATURES

- 61,543 Square Feet Class-A Office Space with a Terraced Outdoor Patio Providing Views of the San Gabriel Mountains
- Finished Suites from 1,000 Square Feet
- Excellent Corporate Location with Expansive Options for New and Growing Companies
- Verizon's Smartpark® Telecommunications System with Voice, DSL and Data Fiber-Optic Communications Capabilities
- Free Parking Available at a Ratio of 4/1,000
- The Master-Planned Crossroads Business Park is a 110 Acre Office, Retail and Flex Business Location with Over 2 Million Square Feet

### LOCATION

- Part Of The Prestigious Master-Planned Crossroads Business Park
- Centrally Located at the Intersection Of The San Gabriel River (605) and Pomona (60) Freeways with Easy Access to 7 Regional Freeway Systems
- Labor Pool of Over 3 Million People Within 20 Minutes Driving Radius
- Immediate Ingress and Egress Via Crossroads Parkway Exit From Pomona (60) Freeway

### SERVICES

- In Park Property Management
- Banks and Restaurants Located in the Park
- Car Detailing and Catering Services On-Site at the Atrium Building



R.E. License #00255328 (CA)  
13191 Crossroads Parkway North, 6th Floor  
City of Industry, CA 91746-3497  
www.crossroadspark.com • www.majesticrealty.com

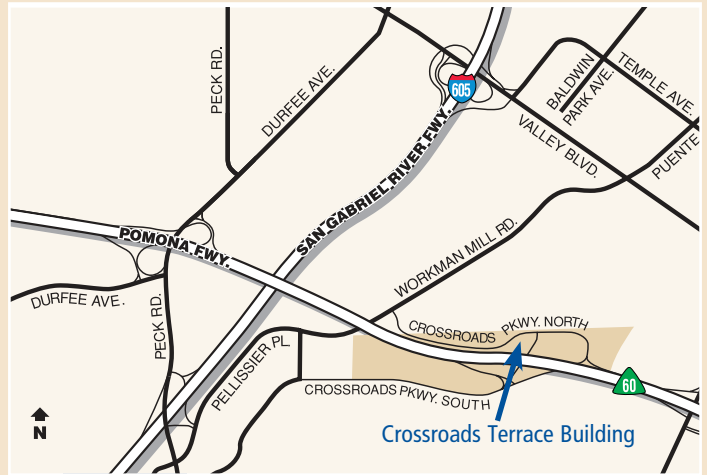
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