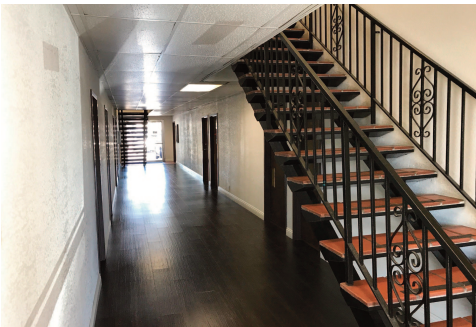


FOR LEASE

Mixed Use - OFFICE and RETAIL Spaces

630, 640 - 642 S. Sunset Ave., Suite #109, #204, #206, #207 and 1315 - 1317 W. West Covina Parkway, Suite F



Available Space(s):

Office Spaces:

640 S. Sunset Ave. - Suite 109

Office Space - 1 st Floor

Sqft. Approx: 986- \$ 1.65 per sqft. - Monthly base rent: \$ 1,626.90

640 S. Sunset Ave. - Suite 204

Office Space - 2 nd Floor

Sqft. Approx: 346 - \$ 1.60 per sqft. - Monthly base rent: \$ 553.60

640 S. Sunset Ave. - Suite 206

Office Space - 2 nd Floor

Sqft. Approx: 419 - \$ 1.60 per sqft. - Monthly base rent: \$ 670.40

640 S. Sunset Ave. - Suite 207

Office Space - 2 nd Floor

Sqft. Approx: 376 - \$ 1.60 per sqft. - Monthly base rent: \$ 601.60

1317 W. West Covina Parkway - Suite F

Office Space - 2 nd Floor

Sqft. Approx: 300 - \$ 1.60 per sqft. - Monthly base rent: \$ 480.00

Not included additional modified monthly CAM.

Call to schedule a viewing.

Office - Retail Spaces:

630 S. Sunset Ave.

Office or Retail Space - Corner Ground Floor

Sqft. Approx: 903- \$ 1.75 per sqft. - Monthly base rent: \$ 1,580.25

642 S. Sunset Ave.

Office or Retail Space - Ground Floor

Sqft. Approx: 1,229 - \$ 1.65 per sqft. - Monthly base rent: \$ 2,027.85

1315 W. West Covina Parkway

Office or Retail Space - Corner Ground Floor

Sqft. Approx: 1,120- \$ 1.75 per sqft. - Monthly base rent: \$ 1,960.00

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