



CBRE

THE CAMPUS | at SGV

THREE BUILDING OFFICE CAMPUS  
FOR LEASE

4900, 4910 & 4920 Rivergrade Road | Irwindale, CA

Designed for the Modern Tenant

[www.thecampusatsgv.com](http://www.thecampusatsgv.com)

# CAMPUS HIGHLIGHTS



- 1 4900 Rivergrade Rd  
**Available space between  
3,127 SF & 33,322 SF**
- 2 4910 Rivergrade Rd  
**41,725 SF available space**
- 3 Parking Structure
- 4 4920 Rivergrade Rd  
**Fully Leased**
- 5 Campus Parking

The fully gated two and three-story office buildings totaling 704,619 SF comes with on-site cafeteria, game room, and putting green. It is built around a lushly landscaped Campus with large, tranquil waterways and fountains, outdoor seating, subterranean parking, a fully functional workout facility, including locker rooms and racquetball courts. The Campus is Energy Star Certified, LEED Gold Certified and a BOMA360 Performance Building.



# BRINGING WELLNESS TO THE OFFICE

[VIEW VR TOUR](#) 



Fitness center with lockers and showers



Conference rooms for flexible meeting space



Racquetball courts and virtual yoga classes



Walking path



Reverse osmosis filtered water stations



Lush courtyard with waterfall and indoor/outdoor lounge space



Outdoor putting green



Indoor lawn space with bean bags and Adirondack chairs



EV charging stations



Arcade with games including air hockey, ping pong and basketball

## EXISTING TENANTS INCLUDE:



# AVAILABILITIES

SPACIOUS COMMON AREAS WITH  
PLENTY OF NATURAL LIGHT



WELCOMING LIVELY TONES  
INSPIRE A SENSE OF COMFORT  
AND WELL-BEING



## 4900 Rivergrade Road

UNIT	RSF	RATE	AVAILABILITY
A120*	12,076	\$2.95 FSG	Immediate
A130*	3,127	\$2.95 FSG	Immediate
A140*	3,782	\$2.95 FSG	Immediate
A210	24,329	\$2.95 FSG	Immediate
A310	20,840	\$2.95 FSG	Immediate
B130/B130A	6,770	\$2.95 FSG	Immediate
D100	4,022	\$2.95 FSG	Immediate
D110	6,953	\$2.95 FSG	Immediate
E110	8,049	\$2.95 FSG	Immediate

\* Contiguous to 18,985 SF

## 4910 Rivergrade Road

UNIT	RSF	RATE	AVAILABILITY
100	41,725	\$2.95 FSG	Immediate

## 4920 Rivergrade Road

UNIT	RSF	RATE	AVAILABILITY
Fully Leased			

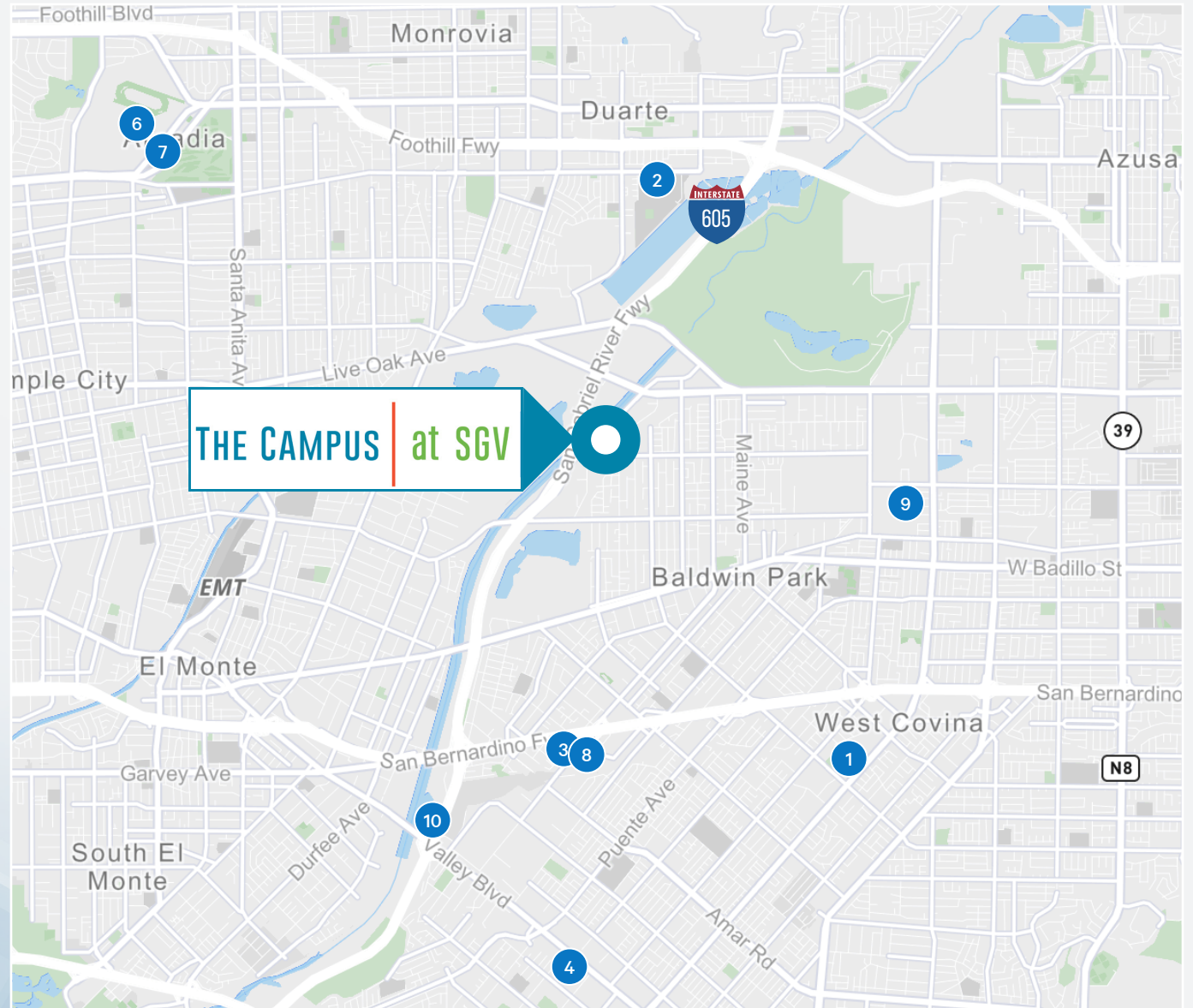


# EMPLOYERS MAP

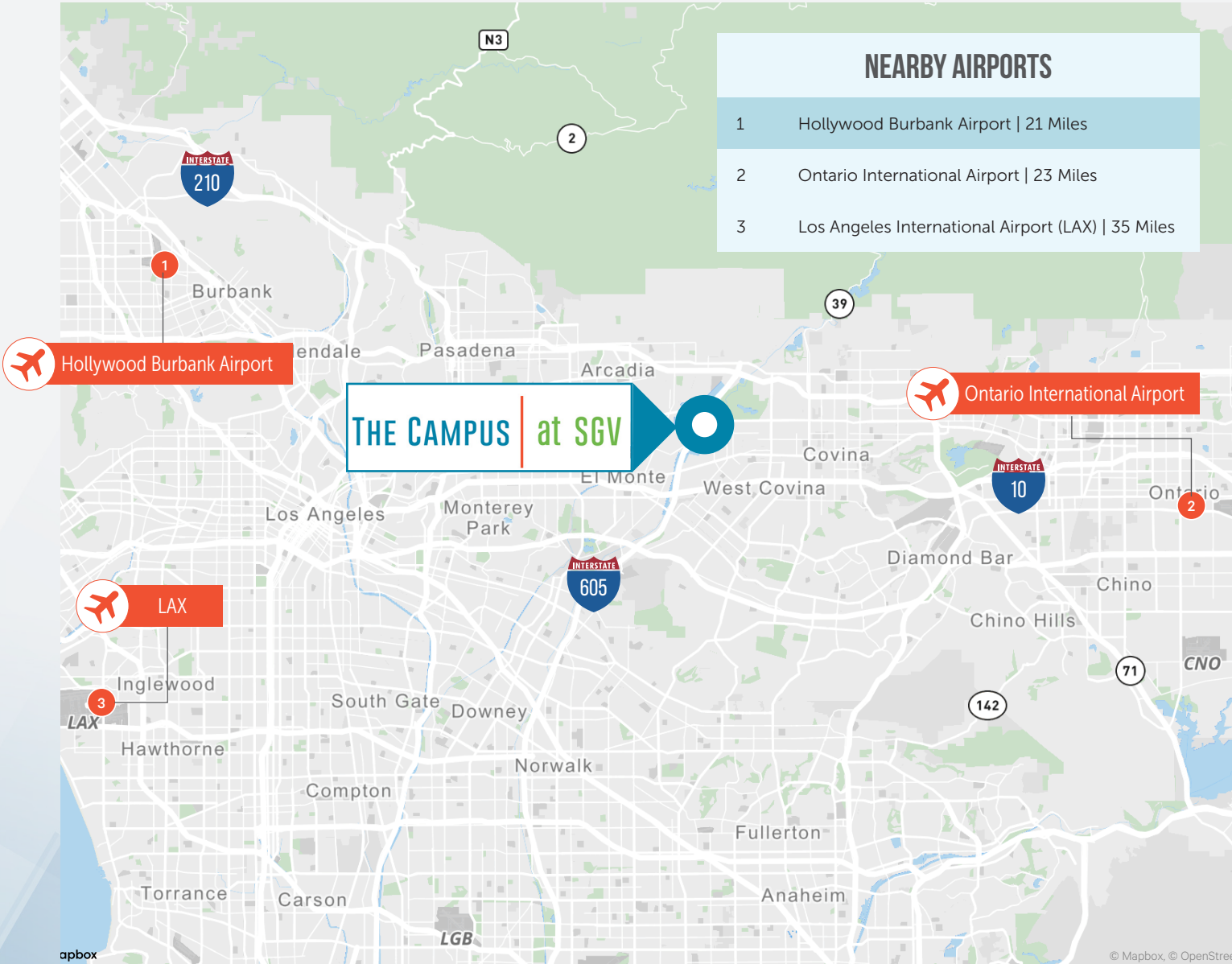
10 minute drive from over 40 restaurants including In-N-Out, Subway, Waba Grill, The Habit, Sonic, Church's Chicken, The Old Spaghetti Factory and Farmer Boys.

## LARGEST EMPLOYERS

- 1 Queen of the Valley Hospital
- 2 City of Hope
- 3 Kaiser Permanente Baldwin Park
- 4 Athens Services
- 5 Santa Anita Park
- 6 Los Angeles Turf Club Inc.
- 7 Methodist Hospital
- 8 UPS
- 9 Ready Pac Foods Inc.
- 10 Parks & Recreation Dept.



# AIRPORT MAP



# REIMAGINE THE OFFICE THAT MEETS WELLNESS, & THE WHOLE EMPLOYEE



Visit us at:  
[www.thecampusatsgv.com](http://www.thecampusatsgv.com)



## For more information, please contact:

### **Damon Feldmeth**

Lic. 01171037

+1 818 502 6768

[damon.feldmeth@cbre.com](mailto:damon.feldmeth@cbre.com)

### **Natalie Bazarevitsch**

Lic. 01188604

+1 818 502 6732

[natalie.bazarevitsch@cbre.com](mailto:natalie.bazarevitsch@cbre.com)

### **Jackie Benavidez**

Lic. 01894070

+1 818 502 6758

[jackie.benavidez@cbre.com](mailto:jackie.benavidez@cbre.com)

### **Sean O'Malley**

Lic. 02192775

+1 818 907 4699

[sean.omalley@cbre.com](mailto:sean.omalley@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# CBRE