

**RARE SUITES
NOW AVAILABLE**



7200 Greenleaf Ave
Whittier, CA 90602

±1,035 - 1,224 SF Available For Lease

**Flexible Office
Suites in Premier
Whittier Location**

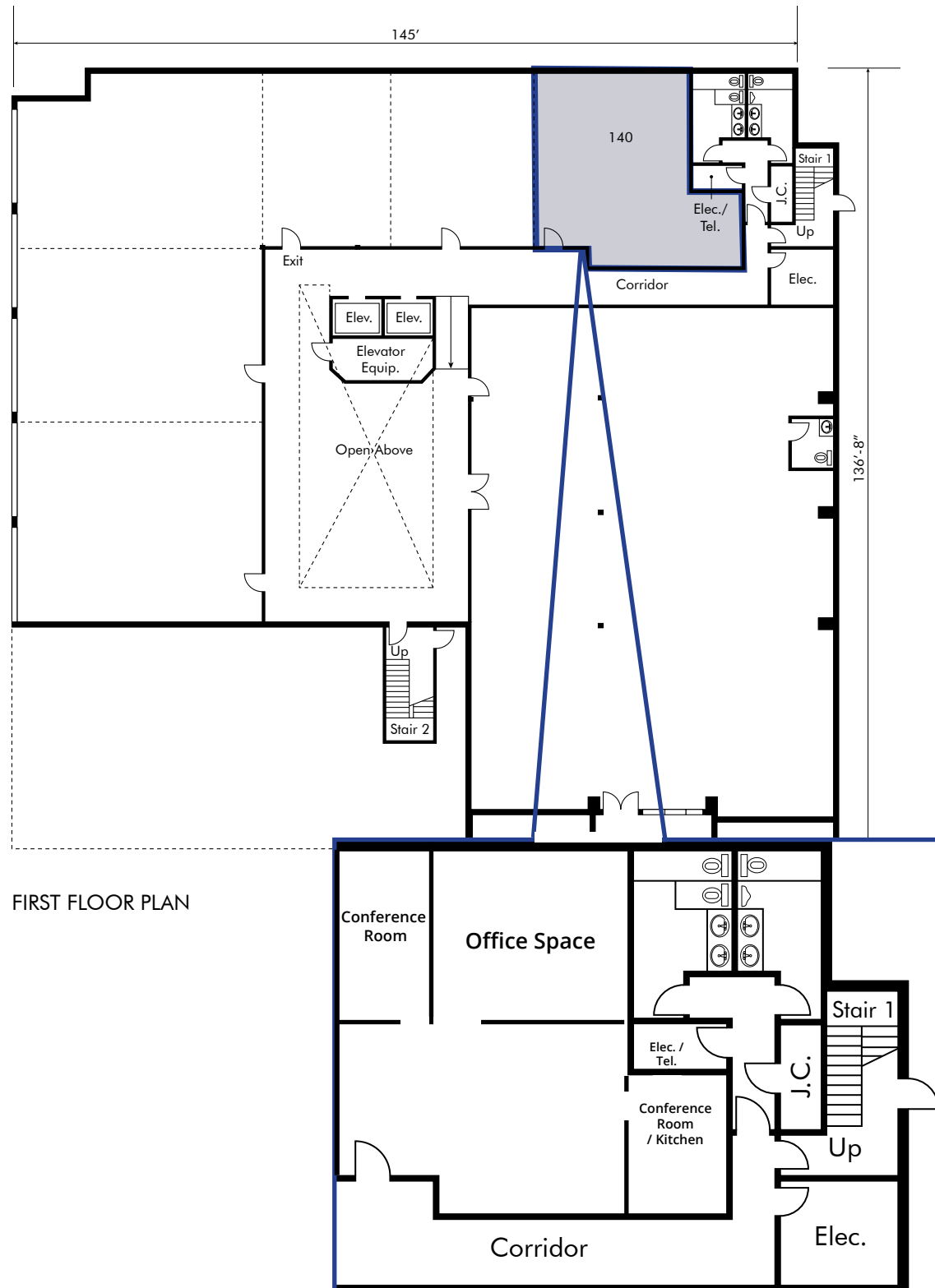
For Lease

Suite 140

Available Suite	Suite 140
Rentable SF	1,224 SF
Asking Rate	\$2.75 FSG
Parking Ratio/Cost	2.46/1,000 SF \$50/ space/ mo
Restroom Access	1st floor shared
Availability	9/1/2026

Space Highlights

- ♦ Rare ground floor opportunity in Uptown Whittier's premier multi-tenant office building.
- ♦ Convenient first floor access for clients, visitors, and employees.
- ♦ Easy access to shared restrooms.
- ♦ Ideal for professional services, legal, insurance, medical adjacent and administrative users.
- ♦ Fiber optic connectivity available.
- ♦ Access to onsite parking and building amenities.



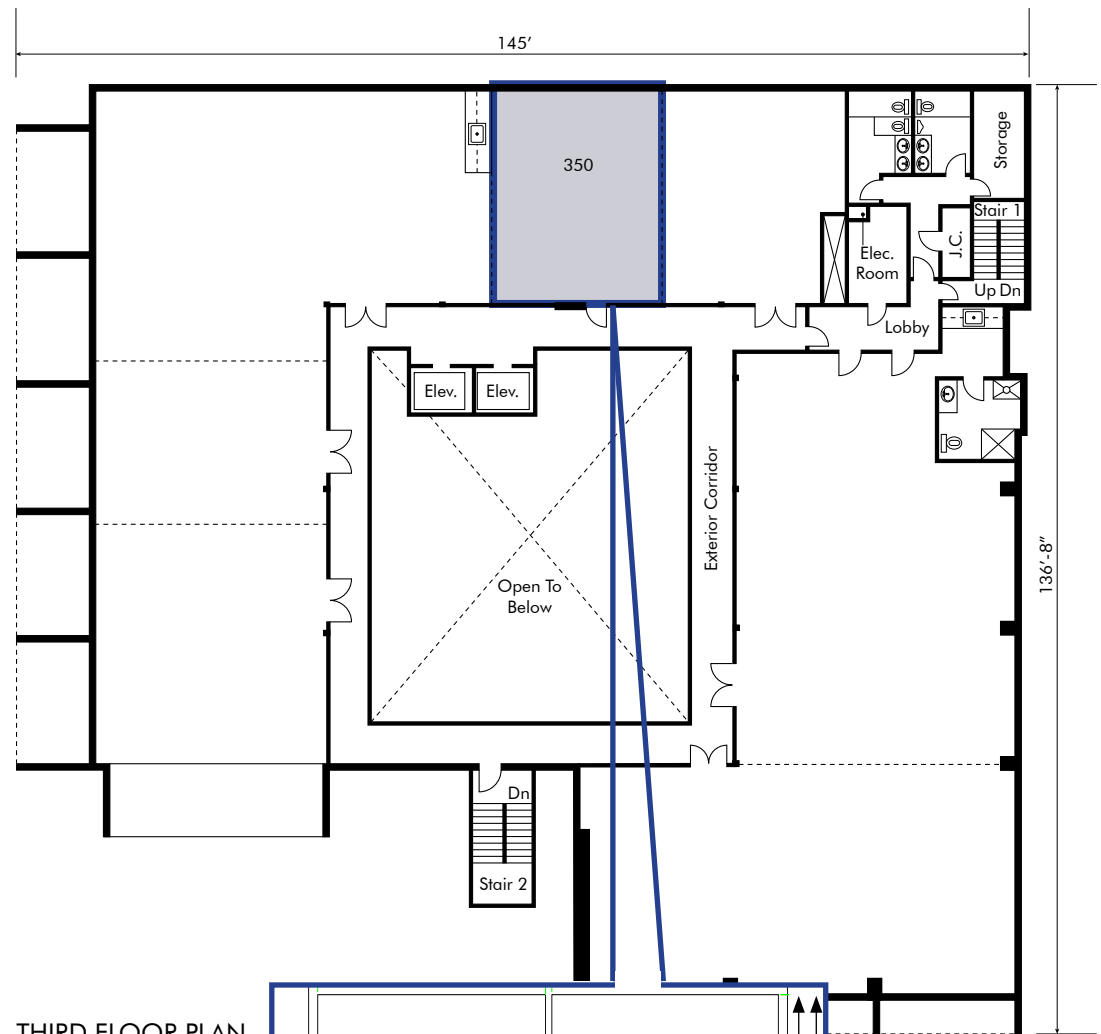
For Lease

Suite 350

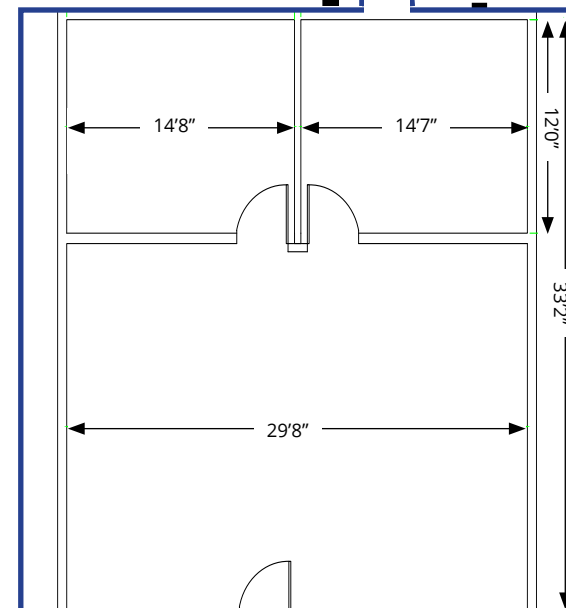
Available Suite	Suite 350
Rentable SF	1,035 SF
Asking Rate	\$2.75 FSG
Parking Ratio/Cost	2.46/1,000 SF \$50/ space/ mo
Restroom Access	3rd floor shared
Availability Date	9/1/2026

Space Highlights

- ◆ Professional third-floor office suite with elevator ID.
- ◆ Quick access to shared restrooms.
- ◆ Excellent natural light and views of the Uptown Whittier area.
- ◆ Fiber-optic connectivity available.
- ◆ Access to onsite parking and building amenities.

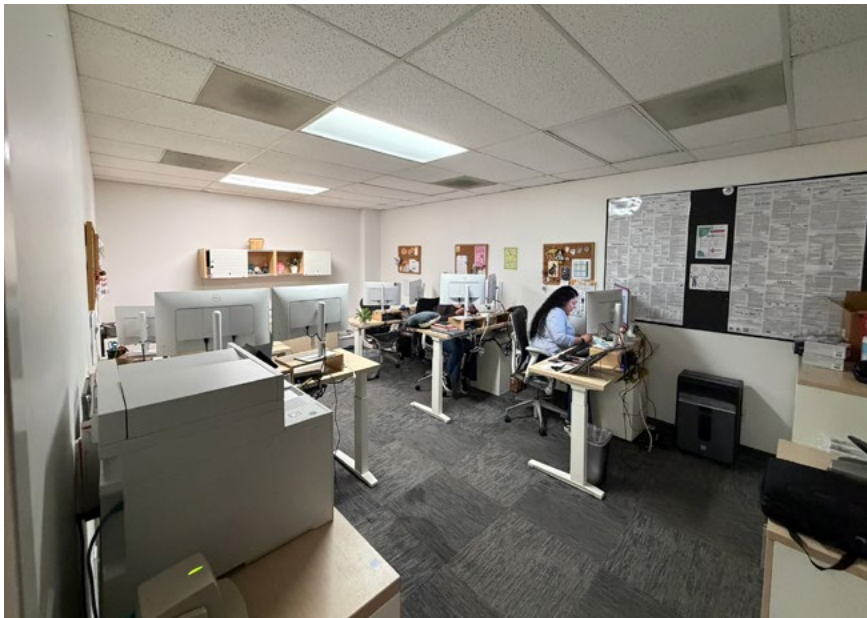


THIRD FLOOR PLAN



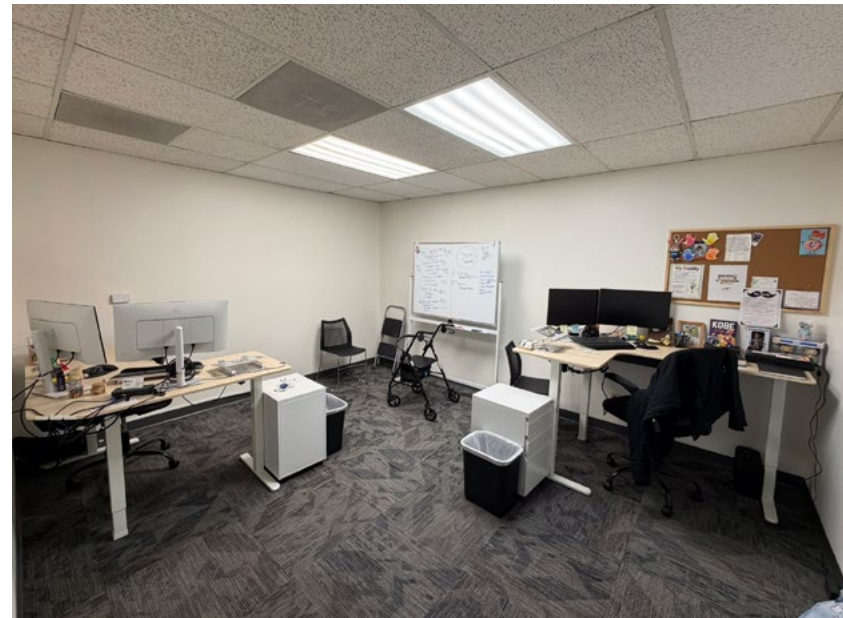
Interior Photos

Suite 140



Interior Photos

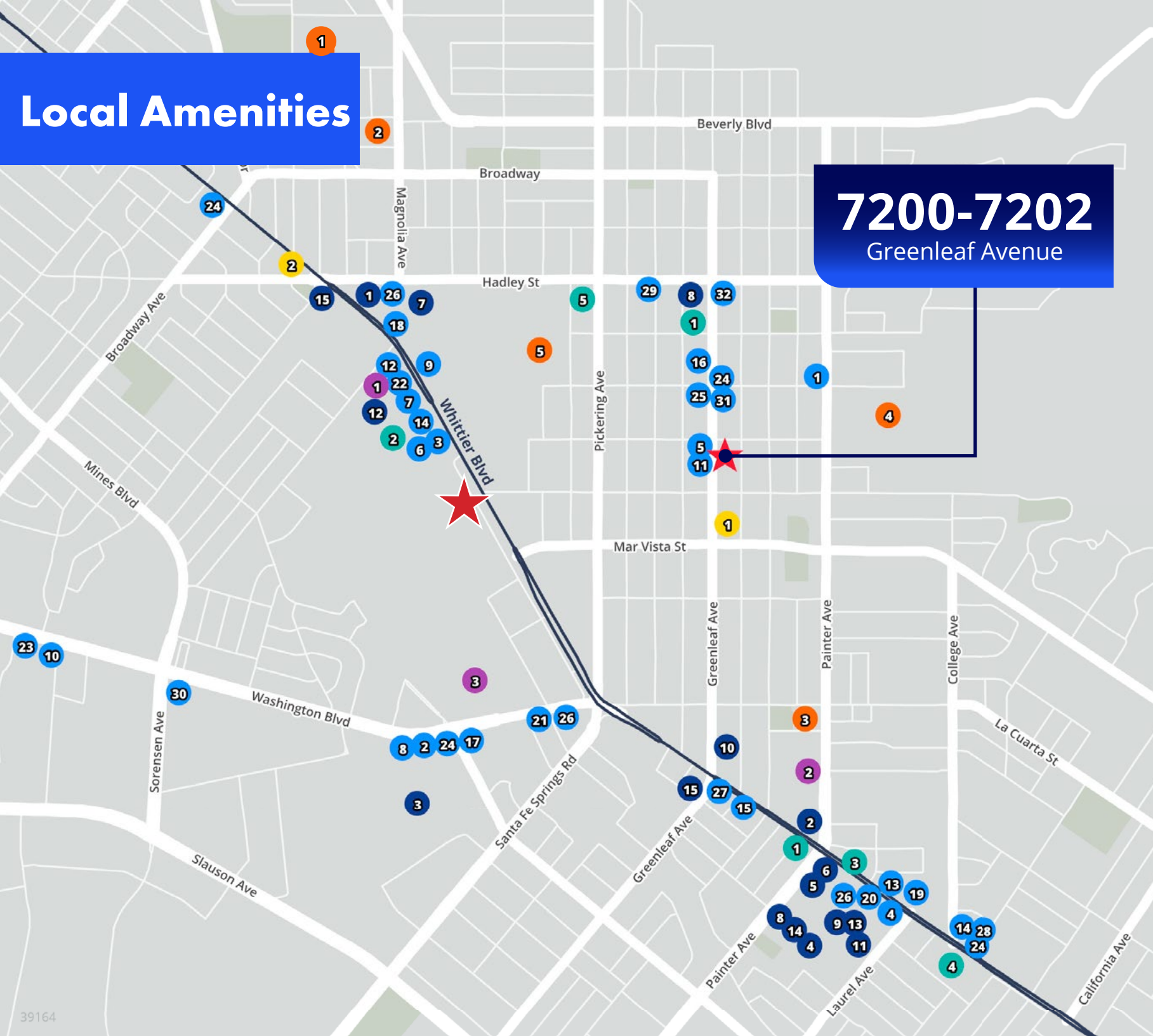
Suite 350



Local Amenities

7200-7202
Greenleaf Avenue

- FOOD & COFFEE**
 1. California Grill & Bar
 2. Carl's Jr.
 3. CAVA
 4. Chili's Grill & Bar
 5. Coffee Bean & Tea Leaf
 6. Cold Stone Creamery
 7. Crumbl Cookies
 8. Del Taco
 9. Denny's
 10. El Pollo Loco
 11. Greenleaf Cafe
 12. In-N-Out Burger
 13. Jack in the Box
 14. Jersey Mike's
 15. KFC
 16. La Monarca Bakery & Cafe
 17. Marie Callender's
 18. McDonald's
 19. Menchie's
 20. Olive Garden
 21. Popeyes
 22. Raising Cane's
 23. Shakey's
 24. Starbucks
 25. Steve's BBQ
 26. Subway
 27. Taco Bell
 28. The Stand
 29. Two Hands Corn Dog
 30. WaBa Grill
 31. Whittier Brewing Co.
 32. Winchell's Donut House
- SHOPPING**
 1. CVS
 2. Grocery Outlet
 3. Home Depot
 4. Marshalls
 5. Michaels
 6. Petco
 7. Ralphs
 8. Rite Aid
 9. Ross
 10. Smart & Final Extra!
 11. Staples
 12. Stater Bros. Markets
 13. T.J. Maxx
 14. Vallarta Supermarkets
 15. Walgreens
- FITNESS**
 1. CrossFit
 2. EOS Fitness
 3. Fit Body Boot Camp
 4. LA Fitness
 5. YMCA
- SCHOOLS**
 1. Dexter Middle School
 2. Longfellow Elementary
 3. Lydia Jackson Elementary
 4. Whittier College
 5. Whittier High School
- MEDICAL**
 1. Carbon Health Urgent Care
 2. Exer Urgent Care
 3. PIH Health Whittier Hospital
- HOTELS**
 1. DoubleTree by Hilton
 2. Travelodge





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