

FOR SALE / OWNER-USER OPPORTUNITY

680 BREA CANYON RD., SUITE 258, DIAMOND BAR, CALIFORNIA 91789
1,470 SF



NEWMARK



PRICING SUMMARY

\$800,000

PRICE

\$544.22

PRICE/SQUARE FOOT

258

SUITE

1,470

SQUARE FEET

THE OFFERING

Newmark, as exclusive advisors, is pleased to present 680 Brea Canyon Road Diamond Bar, an established office condo community offering professional image, pride of ownership, and excellent freeway access at the border of Diamond Bar and Walnut. Nestled in the Brea Canyon Business Park area with strong surrounding corporate, and professional users, this condo setting gives owners a rare chance to control occupancy costs instead of facing unpredictable rent hikes, while still enjoying modern construction, ample parking, and easy access to the 57, 60, and 10 freeway network. Ideal for small to mid-size professional or service firms, the project's condo layout lets you right-size your space, build long-term equity, and benefit from future appreciation in one of the most supply-constrained office markets in the San Gabriel Valley and Inland Orange County edge cities. This is a plug-in-and-perform opportunity for owner-users looking for a high-image, freeway-visible office address that impresses clients, attracts talent, and anchors the business for years to come.



PROPERTY HIGHLIGHTS



Freestanding 2-story office building



Free parked environment



Close proximity to the 57, 60 and 10 Freeways



Association Dues: \$601.00 per month



PROPERTY SUMMARY

2014
YEAR BUILT

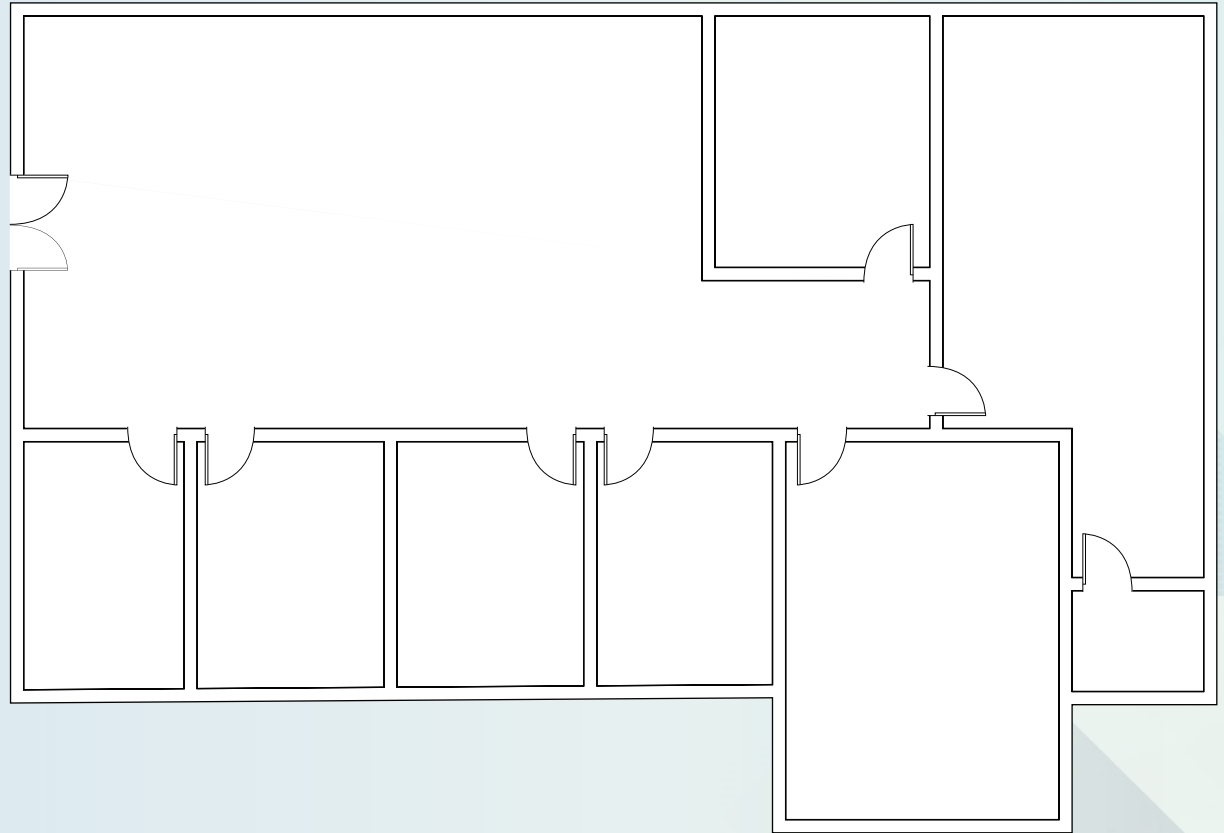
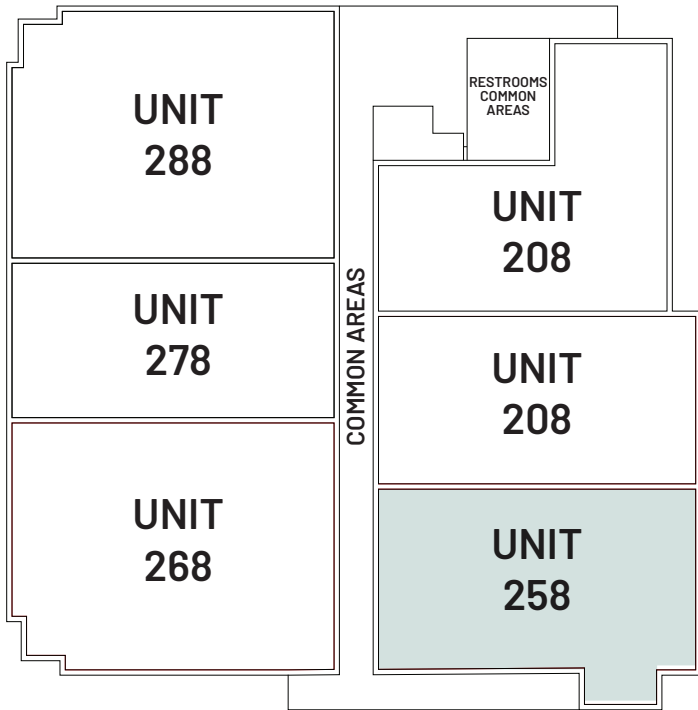
258
SUITE

1,470
SUITE SF



FLOOR PLAN

Suite 258
1,470 SF





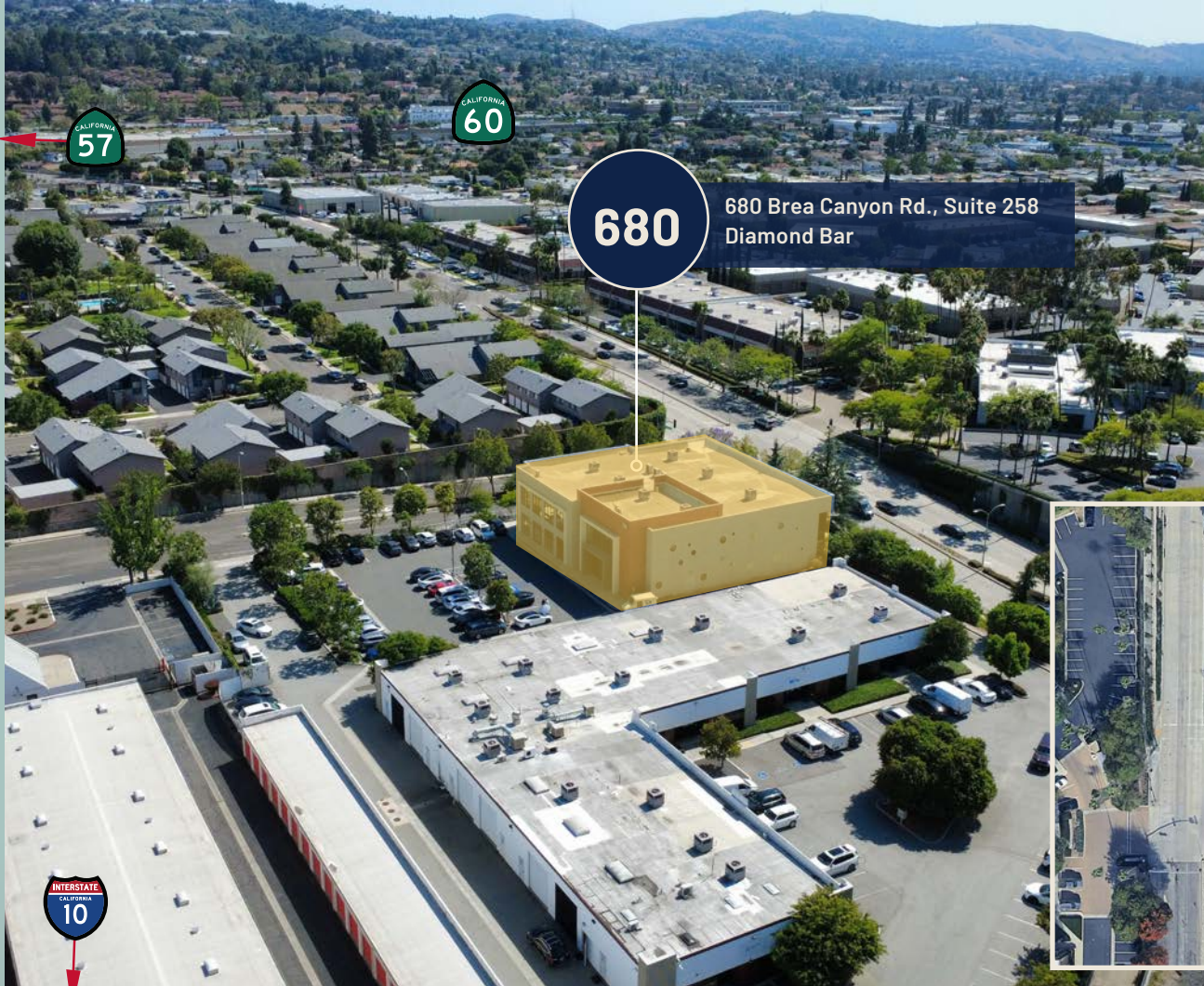


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680

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 Diamond Bar



CORPORATE LICENSE #01355491

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