

OFFICE

FOR LEASE

MAXIMUM
 CONTIGUOUS SF: 1,600
 TOTAL AVAIL SF: 1,600
 TOTAL BLDG SF: 48,176



ADDRESS 14635 CARMENITA RD, NORWALK CA ZIP 90650

\$1,600 BONUS TO CO-OP BROKER
CARMENITA BUSINESS CENTER - \$1 FSG
NORTH OF S.A. (5) FWY ON CARMENITA - WESTSIDE
GROUND FLOOR OFFICE SPACE/CORNER UNIT
SEPERATE EXTERIOR ENTRANCE - GROUND FLOOR
7 OFFICES/2 RESTROOMS/KITCHEN/LUNCHROOM

LEASE RENTAL \$ 1,600 Rate/SF \$ 1.000 FSG Rentable Usable Load % 0.00

Lease Terms 3-5 YEARS OR SUBMIT Tenant Improvement Allowance/SF NONE

SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate

Sale Terms _____

Maximum Contig. SF 1,600 Building Name CARMENITA BUSINESS CENTER

Minimum Available SF 1,600 Current Building _____ Landlord _____ Tenant _____

Total Available SF 1,600 Land SF POL Taxes 06-07 619

Floors Total 1 # Floors Available 1 Typical Floor Size 1,600 Insurance

Existing Improvements NONE Utilities

Janitorial

Air Conditioning

Pkg. Spaces 4 / 1000 Rate 0.00 Year Built 1972 Sprkd Y Elevators 0 Const CTU

Thomas Bk Pg# 706-J4 Zone M1 To Show Lock Box - ON FRONT DOOR Sp. Feat. PARK

AGENT Douglas E Wells (562)908-6012 x203, Steven K Naylor Region SE Listing # 1173188

(562)908-6015 FIRM Penta Pacific Properties 09/28/07

FTCF CB300Y200S300/AOAA Notes CDX#855548 (SEE REVERSE). FULL SERVICE GROSS. CORNER UNIT. \$1600

BROKER BONUS

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
 This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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