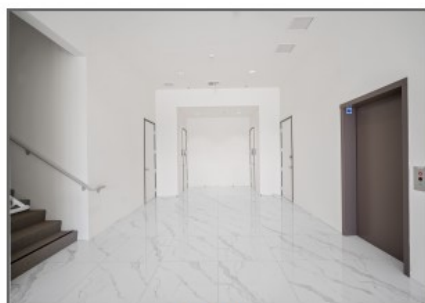


# Business Center Office Building For Lease

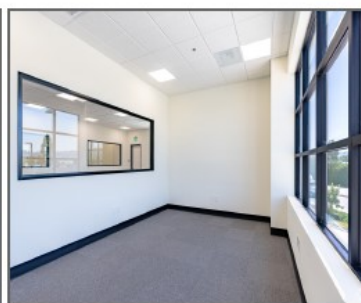
20657 Valley Blvd., Walnut, CA 91789



Lobby



Executive Office



Conference Room



Sales Office

## Building Features:

- All new professional office space
- Green building design
- 12 ft high ceiling design
- Valley Blvd frontage
- Close to highway 60,57 and 10
- Nearby Bank,Retailer and Restaurant
- Full Service Elevator

## Property Information:

Address: 20657 Valley Blvd.

#101, #102, #201,

Walnut, CA 91789

Rental space per unit : 3,284 sqft

Rent: Base rent \$2.50/SQFT + NNN

Lease Term: 3 Years with 3% increasement per year.

Ceiling Hight: 12 feet

Parking: 12

Contact Us (626) 991-6278

# Business Center Office Building For Lease

20657 Valley Blvd., Walnut, CA 91789



1st Floor Layout (Total space: 6568 sqft)

1st Floor Layout (Total space: 6568 sqft)

(#101: 3284 sqft, #102: 3284 sqft)

Base rent \$2.50/sqft + NNN

3 years lease with 3% increase per year



2nd Floor Layout (Total Space: 6568sqft)

(#201: 3284 sqft, #202: 3284 sqft)Base rent \$2.50/sqft +NNN

3 years lease with 3% increase per year