

OFFICE

FOR LEASE

MAXIMUM
 CONTIGUOUS SF: 945
 TOTAL AVAIL SF: 945
 TOTAL BLDG SF: 4,445



ADDRESS 7625 ROSECRANS AV UNIT 40, PARAMOUNT CA ZIP 90723

**RETAIL POSSIBLE
 MAJOR BOULEVARD EXPOSURE
 CLOSE TO 91, 710, AND 105 FREEWAYS**

LEASE RENTAL \$ 936 Rate/SF \$ 0.990 FSG Rentable Usable Load % 0.00

Lease Terms 2 TO 5 YEARS ANNUAL CPI Tenant Improvement Allowance/SF NONE

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

Sale Terms _____

Maximum Contig. SF 945 Building Name PARAMOUNT INDUSTRIAL PARK

Minimum Available SF 945 Current Building _____ Landlord _____ Tenant _____

Total Available SF 945 Land SF POL Taxes 08-09 24,789

Floors Total 1 # Floors Available 1 Typical Floor Size 4,445 Insurance

Existing Improvements OPEN OFFICE AREA / 2 RESTROOMS Utilities

Janitorial

Air Conditioning

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

Thomas Bk Pg# 735-G3 Zone M2 To Show Lock Box - FRONT DOOR Sp. Feat. RETL,PARK

AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1212783

FIRM Penta Pacific Properties 04/10/09

FTCF CB250N000S000/AOAA Notes CAM APPROX 5 CENTS PER SQ. FT. MONTHLY HVAC MAINTENCE FEE

\$25.00

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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OFFICE

FOR LEASE

MAXIMUM
 CONTIGUOUS SF: 1,000
 TOTAL AVAIL SF: 1,000
 TOTAL BLDG SF: 4,445



ADDRESS 7625 ROSECRANS AV UNIT 39, PARAMOUNT CA ZIP 90723

**RETAIL POSSIBLE
 MAJOR BOULEVARD EXPOSURE
 CLOSE TO 91, 710, AND 105 FREEWAYS**

LEASE RENTAL \$ 990 Rate/SF \$ 0.990 FSG Rentable Usable Load % 0.00

Lease Terms 2 TO 5 YEARS ANNUAL CPI Tenant Improvement Allowance/SF NONE

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

Sale Terms _____

Maximum Contig. SF 1,000 Building Name PARAMOUNT INDUSTRIAL PARK

Minimum Available SF 1,000 Current Building _____ Landlord _____ Tenant _____

Total Available SF 1,000 Land SF POL Taxes 08-09 24,789

Floors Total 1 # Floors Available 1 Typical Floor Size 4,445 Insurance

Existing Improvements OPEN OFFICE AREA, TWO RESTROOMS Utilities

Janitorial

Air Conditioning

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

Thomas Bk Pg# 735-G3 Zone M2 To Show Lock Box - FRONT DOOR Sp. Feat. RETL,PARK

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