

1 | 9 | 7 | 7  
SATURN



  
1 | 9 | 7 | 7  
SATURN

MONTEREY PARK

TENANT & OWNER/USER OPPORTUNITY



SALE PRICE

\$42,153,000.00 / \$205 PSF

LEASE RATE

\$1.60 NNN

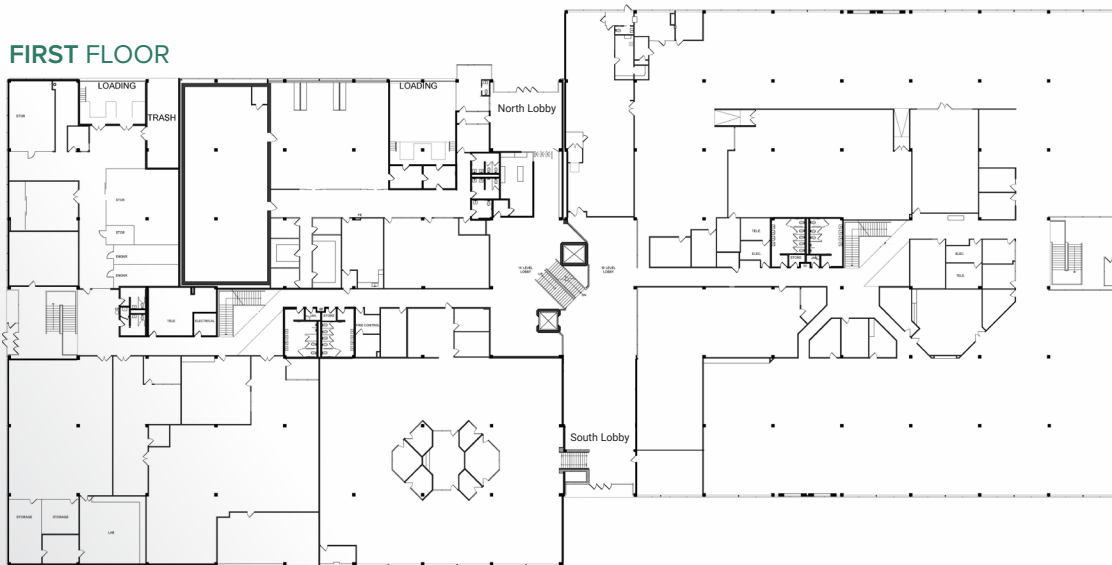
BUILDING SIZE

205,628 SF (Divisible)

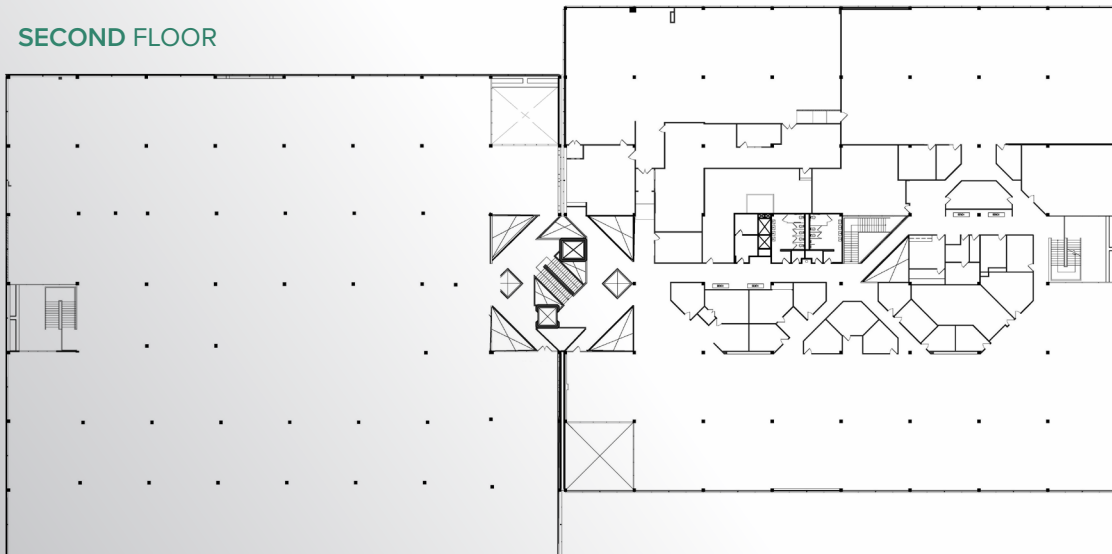
PARKING RATIO

Up to 5/1,000

### FIRST FLOOR



### SECOND FLOOR



CAMPUS  
*setting*

FULLY SECURE  
*and gated parking*

EFFICIENT  
*Four (4) ±50,000 SF  
plates with central atrium*

SIGNAGE  
*plus naming rights  
available*

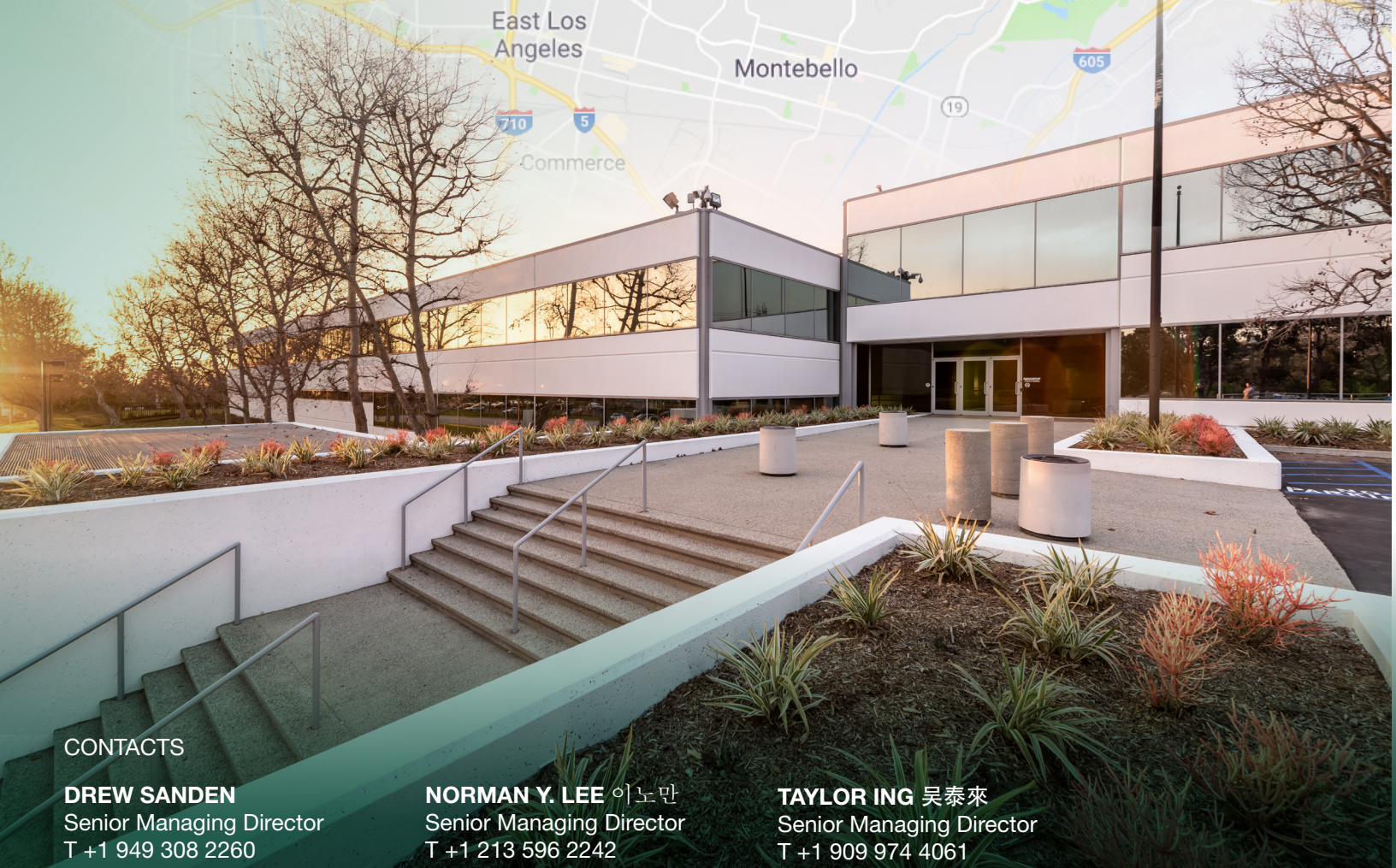
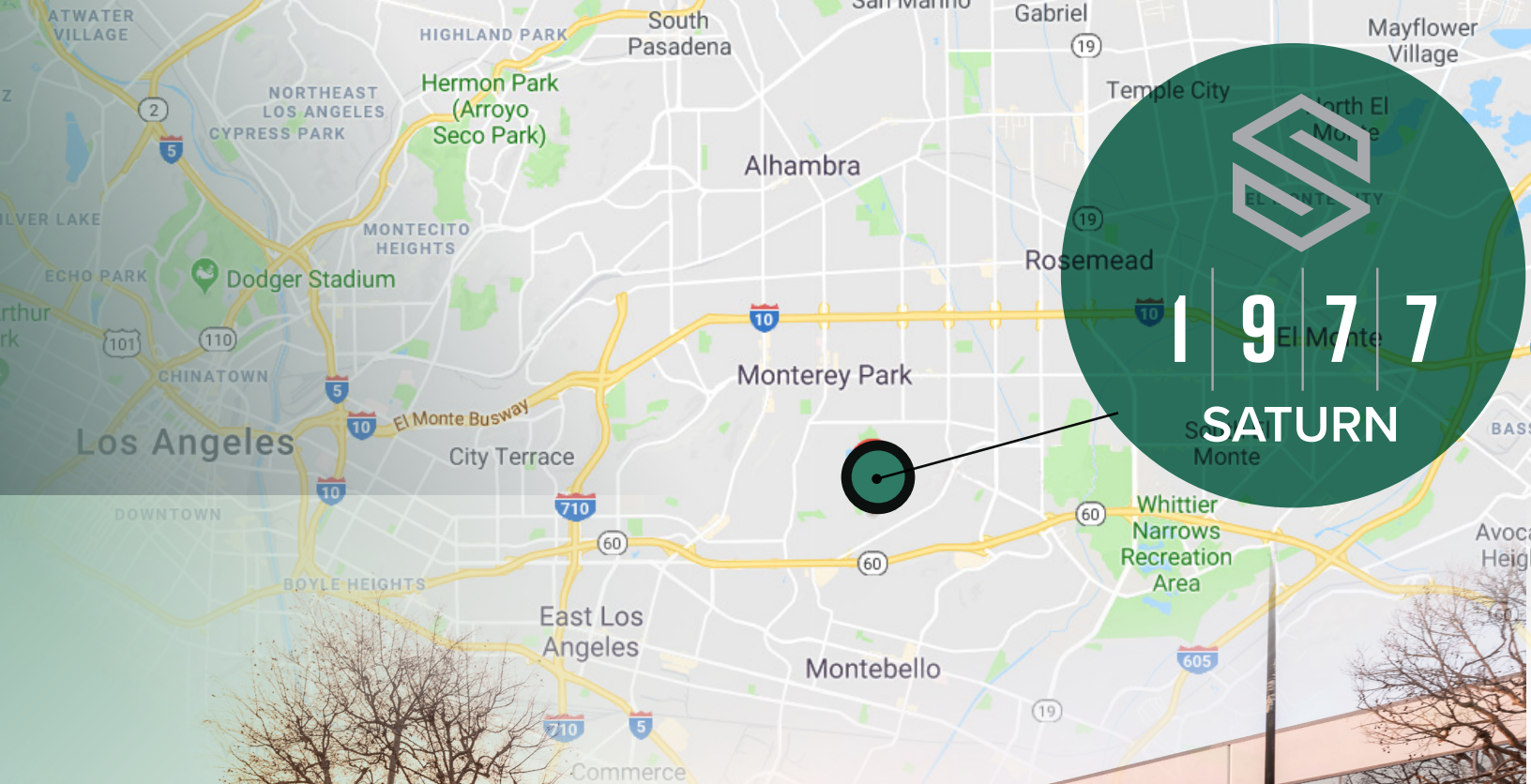
LOADING  
*docks (2) & roll up (2)*

DIESEL  
*generators (3)*

6-MILES  
*to Downtown Los Angeles*

EASY ACCESS  
*to 60, 710 and 10 freeways*





CONTACTS

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Corporate CA RE License #01355491

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