

OFFICE SPACE FOR LEASE

Los Angeles Corporate Center

1200

Corporate Center Drive

MONTEREY PARK, CALIFORNIA



Linda Lee

818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Bill Boyd

818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Scott Unger

818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

kiddermathews.com

OMNINET

km Kidder
Mathews

Los Angeles Corporate Center

1200 Corporate Center Drive
Monterey Park, California

Highlights

Professional ownership and management - Omninet Capital

Class A office space

Large floor plates

4/1,000 free parking

Corporate identity

EV charging stations

Direct access to the 10, 710, and 60 freeways

Easy access to mass transit

Centrally located to numerous restaurants and retail amenities

Energy Star® certified



Availabilities

SUITE 100

26,619 RSF

SUITE 200

28,777 RSF

SUITE 300

11,643 RSF



Linda Lee

818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Bill Boyd

818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Scott Unger

818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

kiddermathews.com

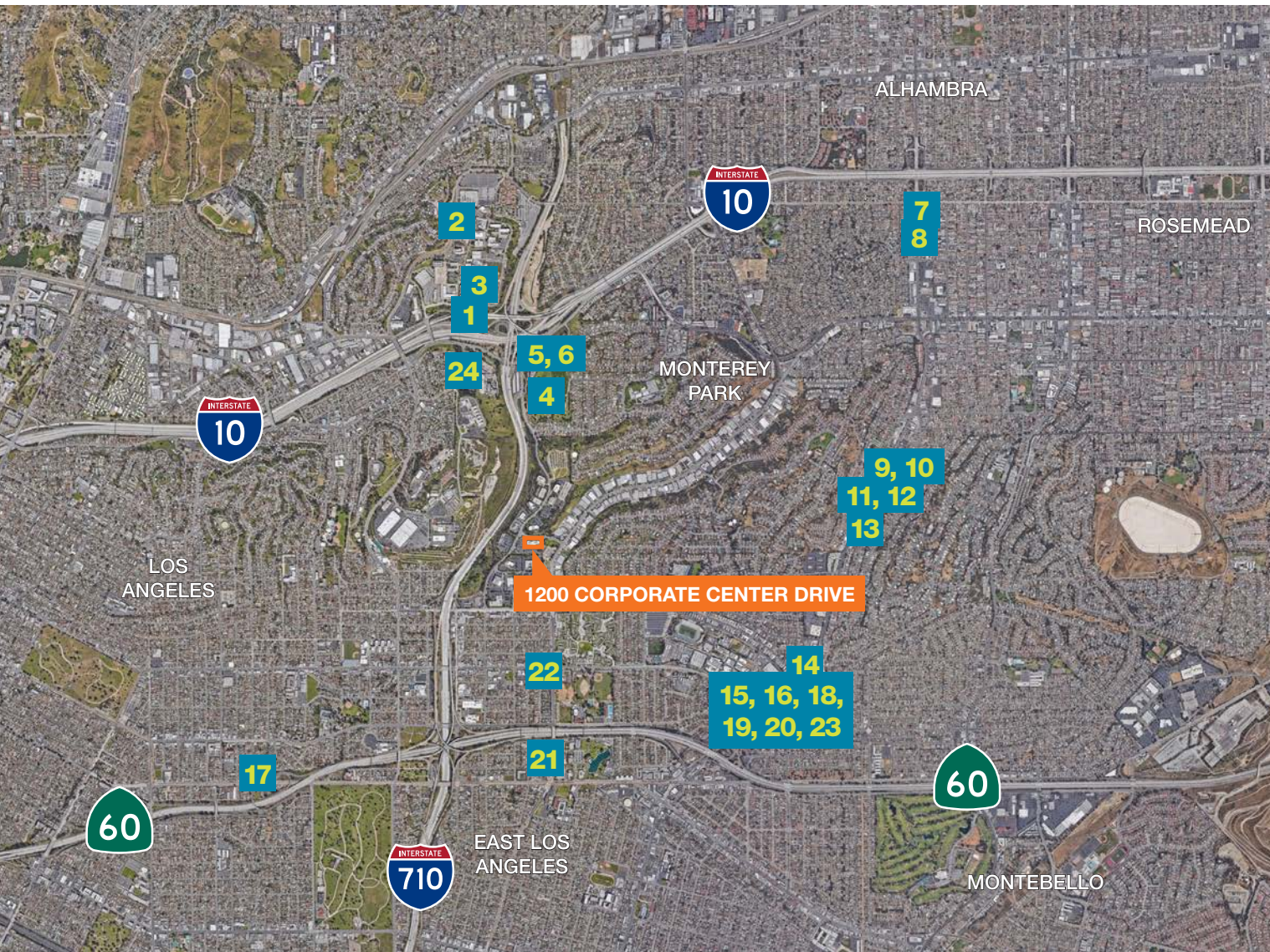
OMNINET

km Kidder
Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Los Angeles Corporate Center

1200 Corporate Center Drive
Monterey Park, California



AMENITIES

1. Metrolink Station at CSULA
2. Wells Fargo
3. CSU Los Angeles
4. Monterey Park Golf Club
5. Luminarias
6. Monterey Hill
7. Atlantic Times Square Shopping Center
8. AMC Theatres
9. LA Fitness
10. Monterey Park Mall
11. Comfort Inn
12. East West Bank
13. Monterey Park Hospital
14. Bank of America
15. IHOP
16. Panda Express
17. Starbucks
18. Ralphs
19. California Bank and Trust
20. Carrows Restaurant
21. The Coffee Bean
22. Denny's
23. Chipotle
24. LA County Sheriff's Department HQ

Linda Lee
818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Bill Boyd
818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Scott Unger
818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

kiddermathews.com

OMNINET

km Kidder
Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Los Angeles Corporate Center

1200 Corporate Center Drive
Monterey Park, California



Linda Lee
818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Bill Boyd
818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Scott Unger
818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

kiddermathews.com

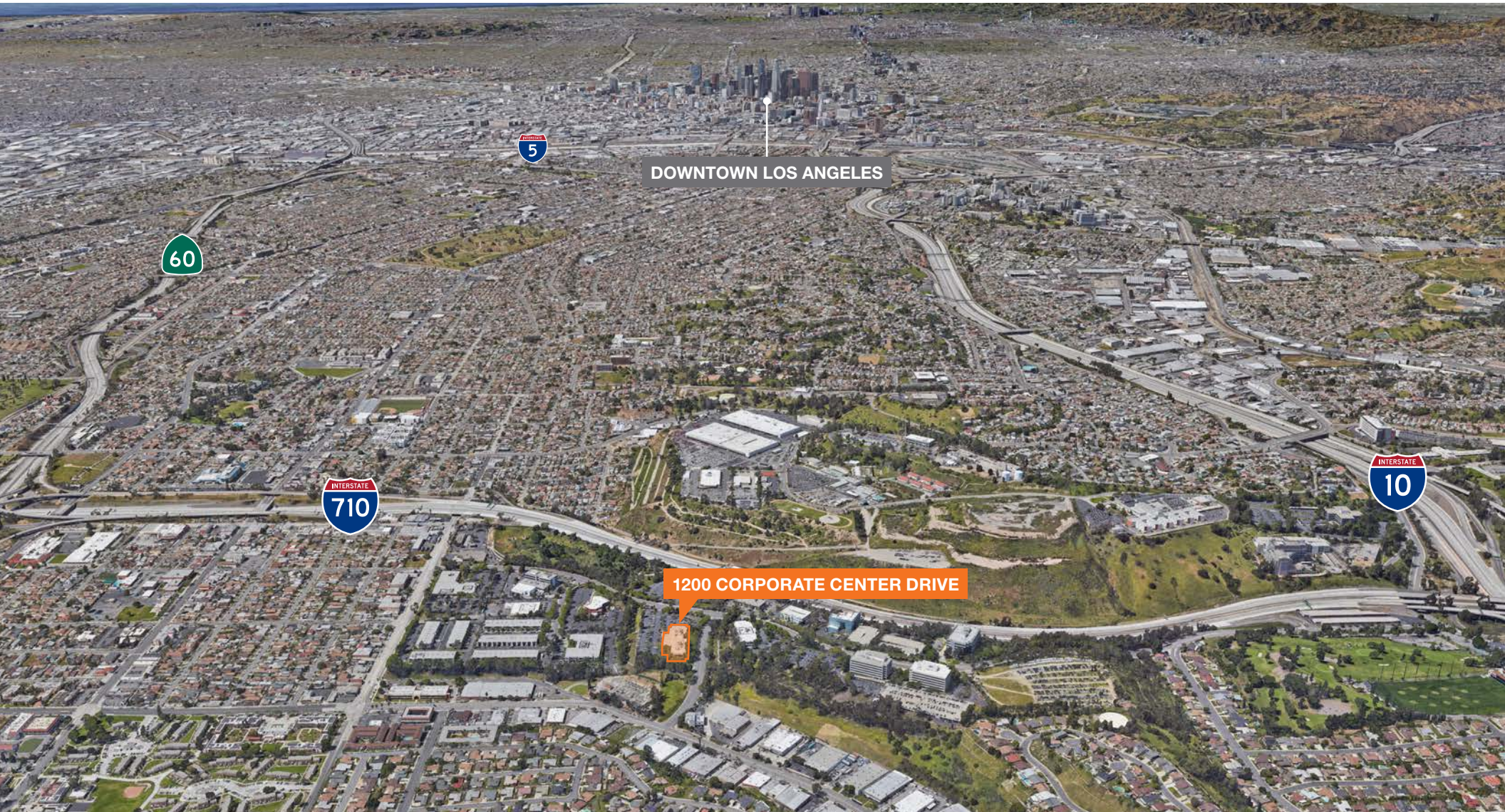
OMNINET

km Kidder Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Los Angeles Corporate Center

1200 Corporate Center Drive
Monterey Park, California



Linda Lee
818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Bill Boyd
818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Scott Unger
818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

kiddermathews.com

OMNINET

km Kidder
Mathews

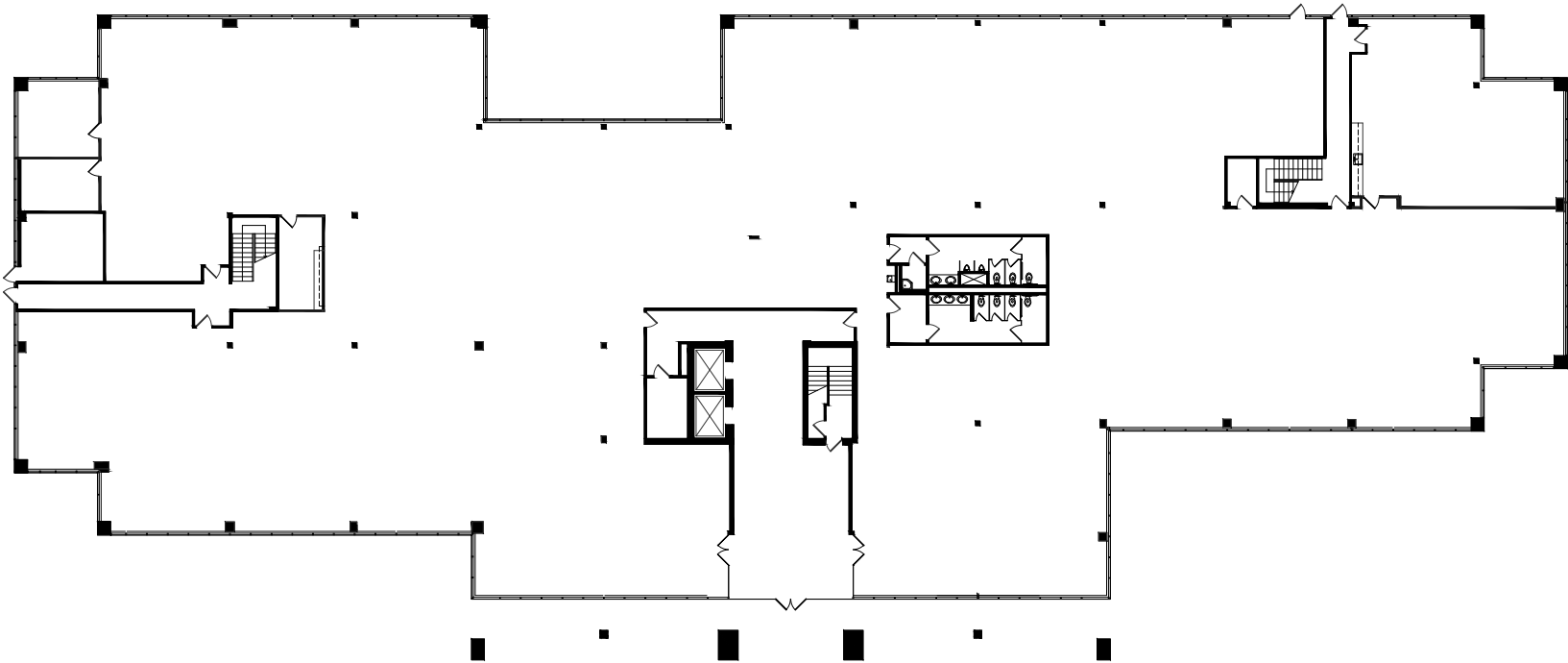
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Los Angeles Corporate Center

1200 Corporate Center Drive
Monterey Park, California

Floor Plans

FIRST FLOOR



SUITE	RSF	RATE	DESCRIPTION
100	26,619	\$2.75/RSF per month FSG	Full ground floor opportunity.

Linda Lee
818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Bill Boyd
818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Scott Unger
818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

kiddermathews.com



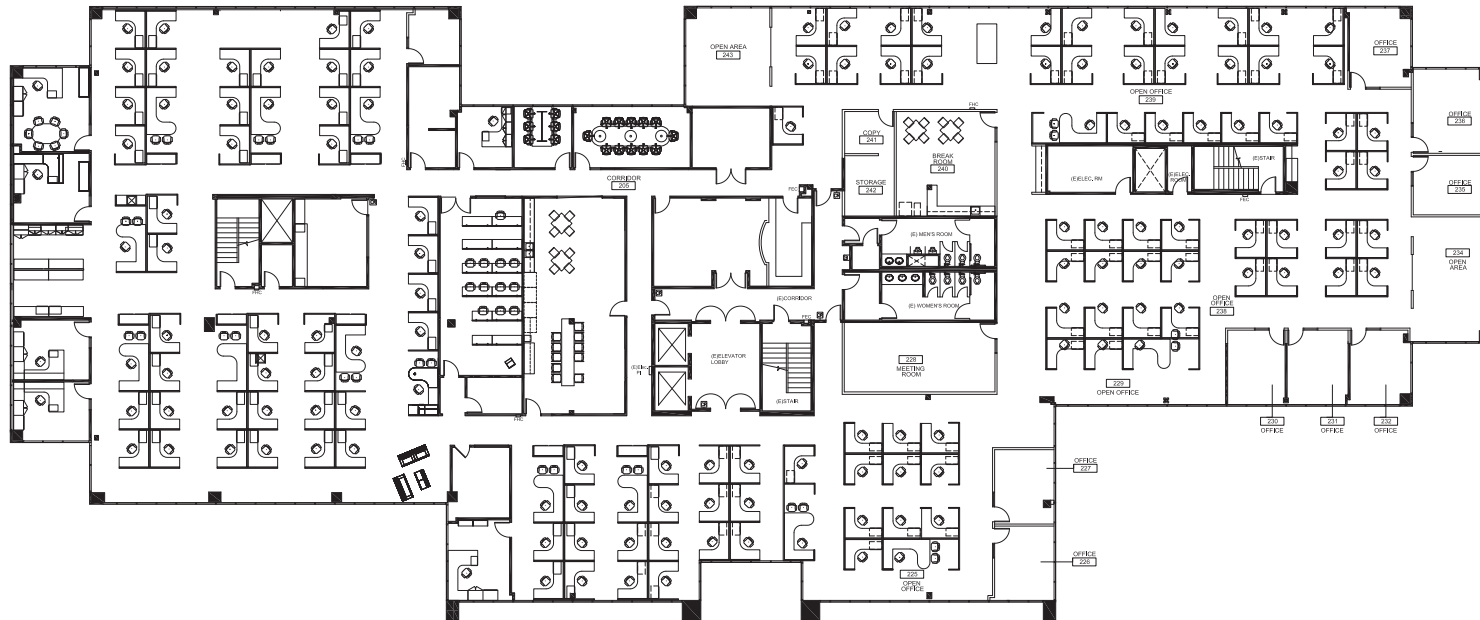
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Los Angeles Corporate Center

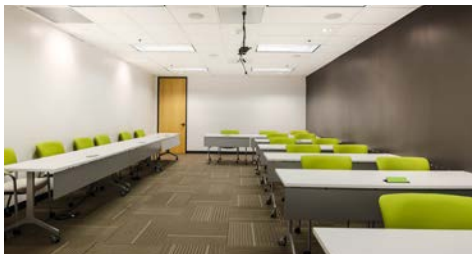
1200 Corporate Center Drive
Monterey Park, California

Floor Plans and Property Photos

SECOND FLOOR



SUITE	RSF	RATE	DESCRIPTION
200	28,777	\$2.75/RSF per month FSG	Available 5/1/20. Secured reception/waiting room, 18 private window offices, 4 conference/meeting rooms, 2 break rooms, 1 large training room, and 137 workstations.



Linda Lee
818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Bill Boyd
818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Scott Unger
818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

kiddermathews.com

OMNINET

km Kidder Mathews

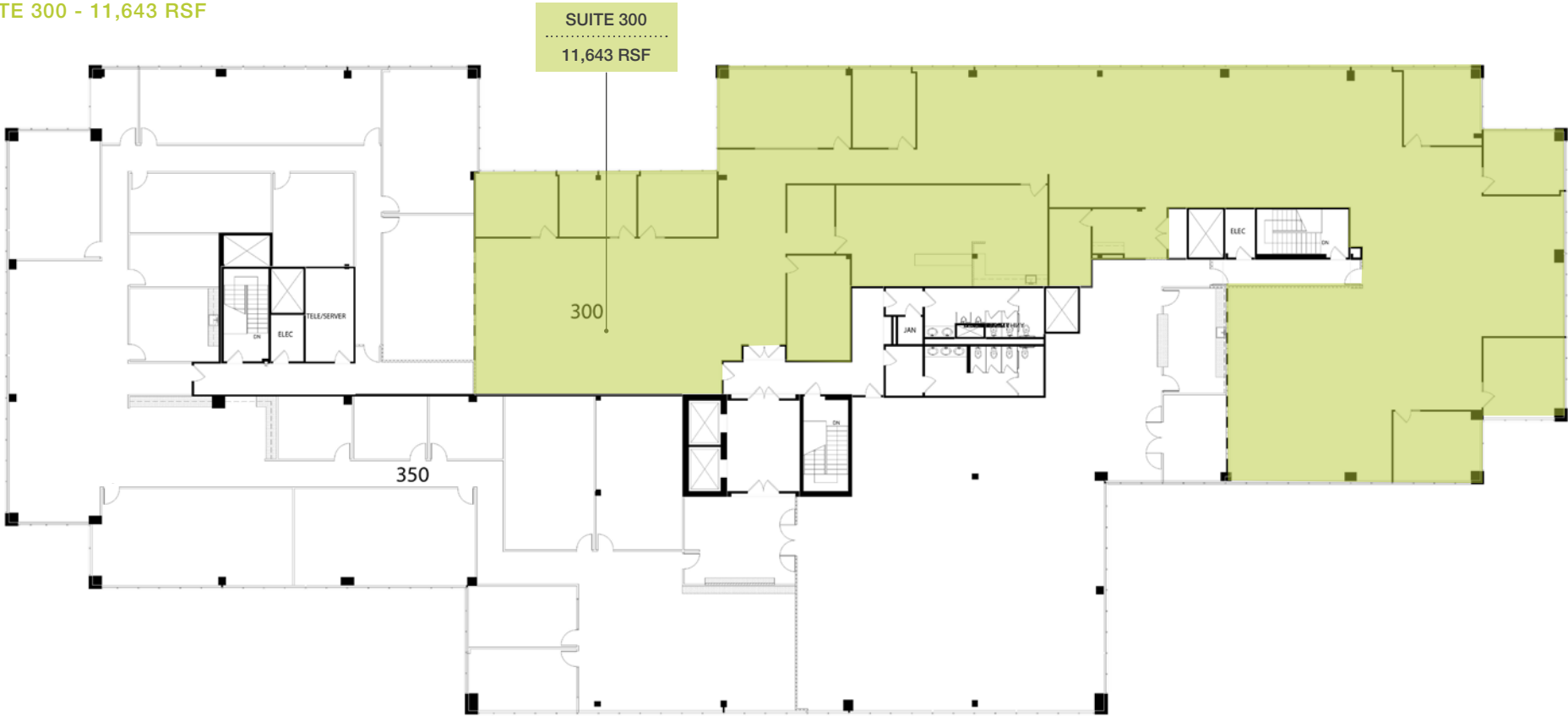
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Los Angeles Corporate Center

1200 Corporate Center Drive
Monterey Park, California

Floor Plans

SUITE 300 - 11,643 RSF



SUITE	RSF	RATE	DESCRIPTION
300	11,643	\$2.75/RSF per month FSG	8 private window offices, 2 conference/meeting rooms, 1 break room, storage and open work area.

Linda Lee
818.550.8200, ext. 102
llee@kiddermathews.com
LIC #01278768

Bill Boyd
818.550.8200, ext. 101
bboyd@kiddermathews.com
LIC #00816177

Scott Unger
818.550.8200, ext. 103
sunger@kiddermathews.com
LIC #01855517

kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.