



FOR SUBLEASE > PRIME CLASS A OFFICE W/ 33' CLEARANCE WAREHOUSE OPPORTUNITY

6119 E WASHINGTON BLVD

COMMERCE, CA 90040

AVAILABILITY

SUITE	SF	TYPE	RATE PSF/MO.
120	2,920 SF	Office	\$1.50 PSF MG
	7,756 SF	Warehouse	
	10,676 SF	TOTAL Suite	
200	8,000 - 12,219 SF	Office	\$2.30 PSF FSG
210	3,287 SF	Mezzanine	\$1.00 PSF MG
26,182 SF TOTAL AVAILABLE			

WAREHOUSE FEATURES:

- > Warehouse clearance height: 33 ft!
- > Two Roll Up doors
- > Truck well with loading dock
- > Abundant free onsite parking
- > Class A - Shared lobby, conference rooms, lunchroom and restrooms
- > Numerous adjacent retail amenities

OFFICE FEATURES:

- > High quality interior improvements
- > Functional efficient layout with up to 20 window offices and 45 cubicles
- > Furniture may be available
- > Large building kitchen with patio access and lunch seating
- > Abundant 3.5 per 1,000 SF of parking onsite
- > Signage available on the outside of the building and on freeway post
- > Modern Class A office with ADA compliant restrooms and access



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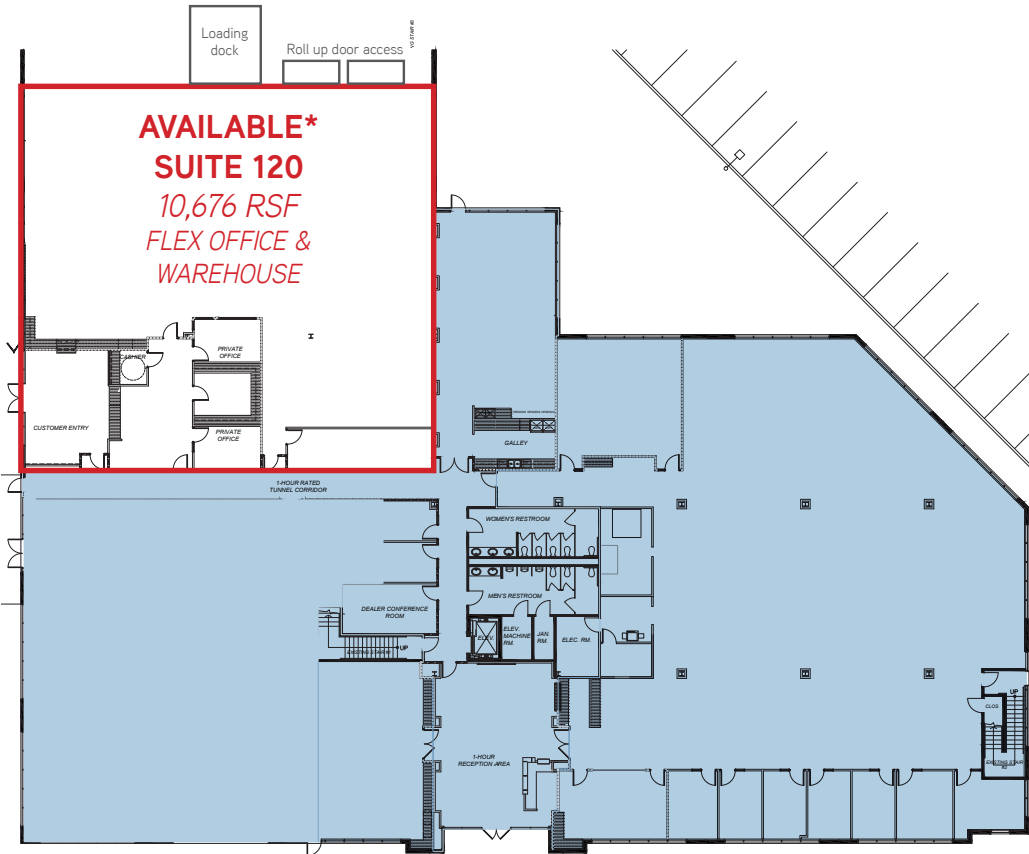
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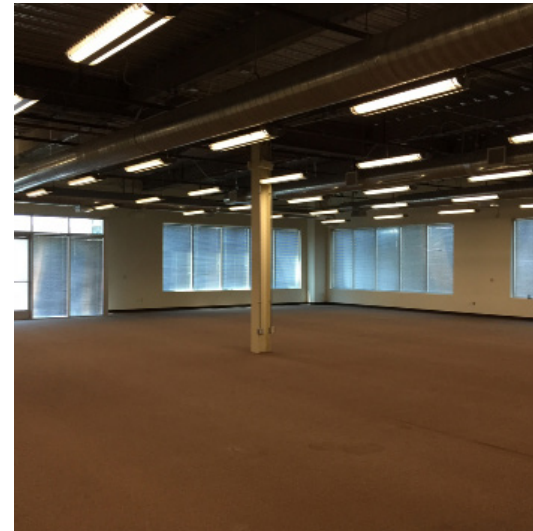
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FLOOR PLAN > FIRST FLOOR



**3,287 SF of Mezzanine can be added.*



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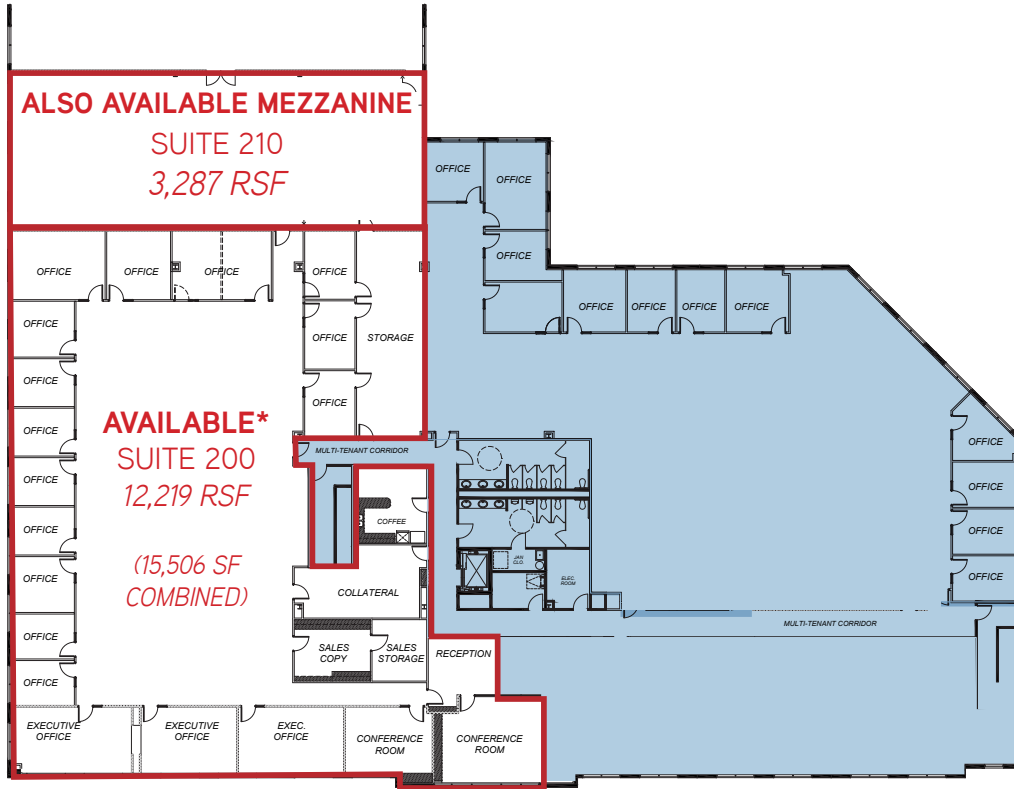
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FLOOR PLAN > SECOND FLOOR



NORTH
 SECOND FLOOR PLAN

*3,287 SF of Mezzanine can be added.



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