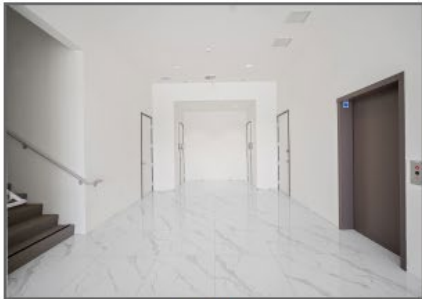


Business Center Office Building For Lease

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., #201,
Walnut, CA 91789

Total rentable space : 3,284 sqft

Rent: Base rent \$2.50/SQFT + NNN

Lease Term: 3 Years with 4% increasement
per year.

Ceiling Hight: 20 feet

Parking: 13

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1st Floor Layout (Total space: 6568 sqft)
 (#101: 3284 sqft, #102: 3284 sqft)
 Base rent \$2.50/sqft + NNN
 3 years lease with 4% increasement per year



2nd Floor Layout (Total Space: 6568sqft)
 (#201: 3284 sqft, #202: 3284 sqft)Base rent \$2.50/sqft +
 NNN
 3 years lease with 4% increasement per year