

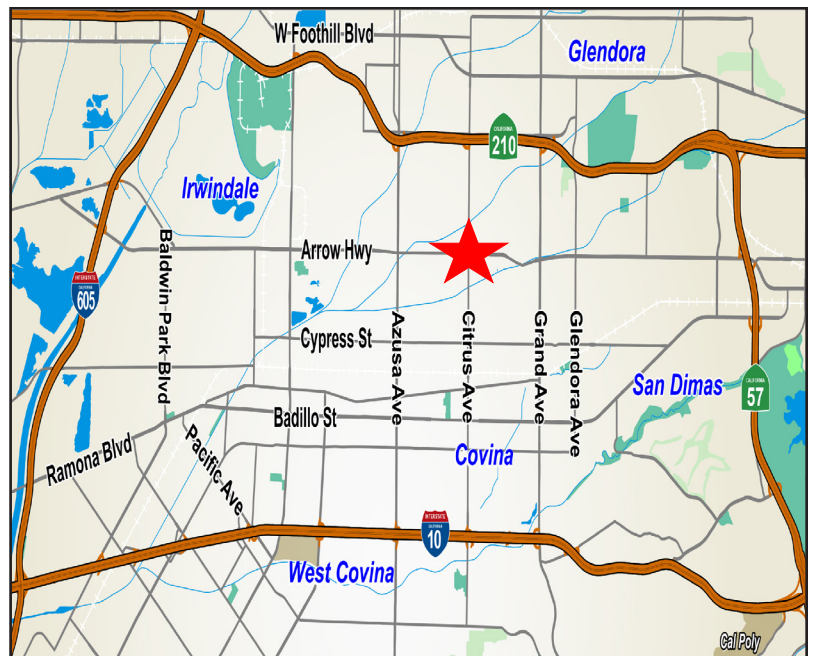
# ±8,035 SF AVAILABLE FOR LEASE

1325 North Grand Avenue, Suite 200 | Covina, CA



## Property Features

- COVINA TECHNOLOGY CENTER (153,000 SF Office and Technology Center)
- 8,035 SF Available
- Excellent Single Story Office Space
- Unparallel On-Site Retail Amenities (See Page 3)
- \$1.25 PSF/NNN
- Excellent local labor base
- Three (3) on-site bus stops
- Office Modifications are negotiable
- 4:1000 parking ratio
- Professionally maintained
- Free parking
- Direct access to the 210 & 10 Freeway via Grand Avenue
- Easy access to 210, 10, 57 and 71 Freeways
- Zoning provides for flexible uses
- Upgrades to Landscaping in process



Please contact:

Rick Sheckter  
Executive Managing Director  
818.601.7511  
rick.sheckter@nmrk.com  
License# 00893271

Randy Lockhart  
Vice Chairman  
909.974.4067  
randy.lockhart@nmrk.com  
License# 00974981

## NEWMARK

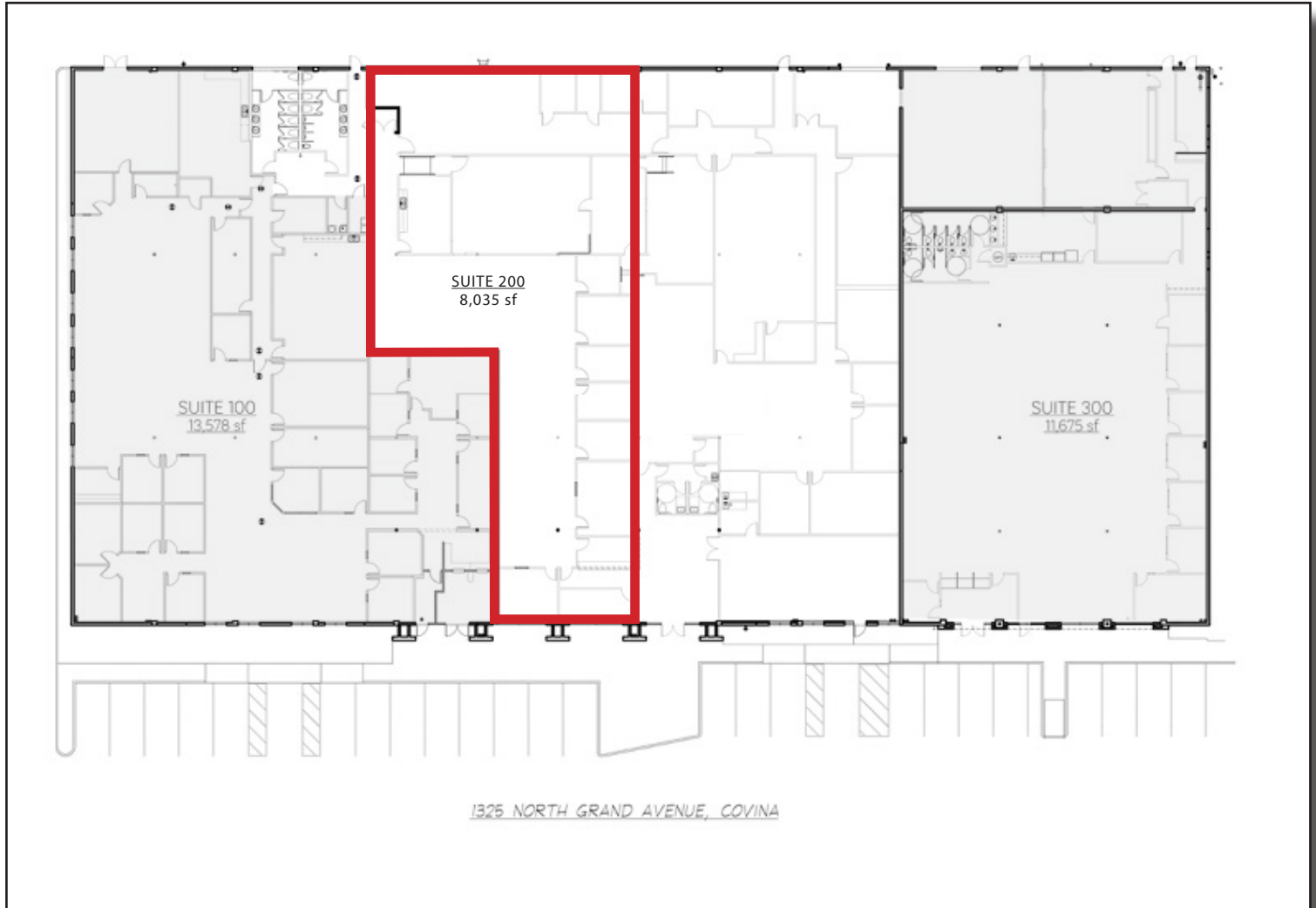
2301 Rosecrans Avenue, Suite 4100, El Segundo, California 90245 • Corp RE Licence #01355491

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# ±8,035 SF AVAILABLE FOR LEASE

1325 North Grand Avenue, Suite 200 | Covina, CA

## FLOOR PLAN



Please contact:

Rick Sheckter  
Executive Managing Director  
818.601.7511  
rick.sheckter@nmrk.com  
License# 00893271

Randy Lockhart  
Vice Chairman  
909.974.4067  
randy.lockhart@nmrk.com  
License# 00974981

**NEWMARK**

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# ±8,035 SF AVAILABLE FOR LEASE

1325 North Grand Avenue, Suite 200 | Covina, CA

## CONCEPTUAL FLOOR PLAN



Please contact:

**Rick Sheckter**  
Executive Managing Director  
818.601.7511  
rick.sheckter@nmrk.com  
License# 00893271

**Randy Lockhart**  
Vice Chairman  
909.974.4067  
randy.lockhart@nmrk.com  
License# 00974981

**NEWMARK**

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# ±8,035 SF AVAILABLE FOR LEASE

## 1325 North Grand Avenue, Suite 200 | Covina, CA



Please contact:

Rick Sheckter  
Executive Managing Director  
818.601.7511  
rick.sheckter@nmrk.com  
License# 00893271

Randy Lockhart  
Vice Chairman  
909.974.4067  
randy.lockhart@nmrk.com  
License# 00974981

### NEWMARK

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# ±8,035 SF AVAILABLE FOR LEASE

1325 North Grand Avenue, Suite 200 | Covina, California



Please contact:

Rick Sheckter  
Executive Managing Director  
818.601.7511  
rick.sheckter@nrmk.com  
License# 00893271

Randy Lockhart  
Vice Chairman  
909.974.4067  
randy.lockhart@nrmk.com  
License# 00974981

## NEWMARK

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.