

**FOR
SUBLEASE**

AVAILABLE NOW
Sublease term through January 31, 2028

727 BREA CANYON ROAD, SUITE 14

Walnut, CA 91789 | Shea Center Walnut | Office / Flex Condo



TOTAL SUITE

1,687 SF

OFFICE AREA

1,376 SF (82%)

WAREHOUSE

311 SF (18%)

SUBLEASE THRU

JAN 31, 2028

ASKING RATE

CALL FOR RATE

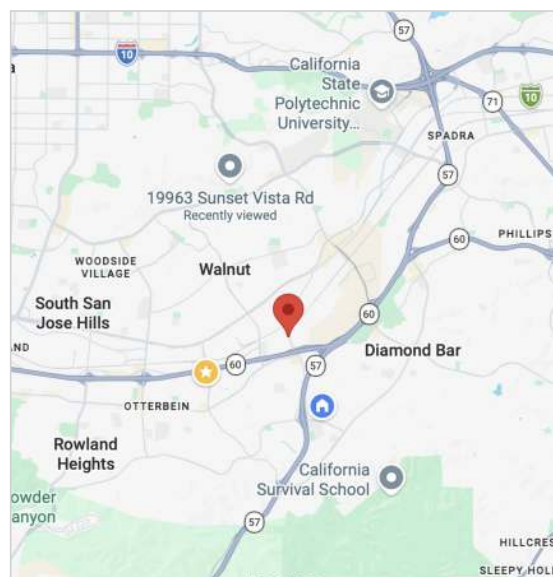
PROPERTY HIGHLIGHTS

- ±1,687 SF office/flex suite in Shea Center Walnut, a professionally managed business park
- ±1,376 SF office (82%) plus ±311 SF warehouse (18%) — built for an office-heavy user
- Existing build-out: reception, four (4) private offices, open bullpen, coffee bar, two restrooms
- Grade-level roll-up door serving the rear warehouse area
- Move-in ready — available for immediate occupancy
- Sublease term through January 31, 2028; subject to Master Landlord consent
- Ample common-area parking; storefront glassline with monument signage
- Industrial/commercial condo — no retail use permitted

IDEAL USES

Design studio • Real estate • Insurance • CPA / accounting • Attorney • Freight forwarding & logistics • E-commerce back office • Professional & service offices

LOCATION



ACCESS & AREA

- Direct access to SR-60 via Brea Canyon Road
- ±2 miles to the SR-57 / SR-60 interchange
- Serves Walnut, Diamond Bar, City of Industry
- Minutes to Cal Poly Pomona and Mt. SAC
- Central San Gabriel Valley / N. Orange County

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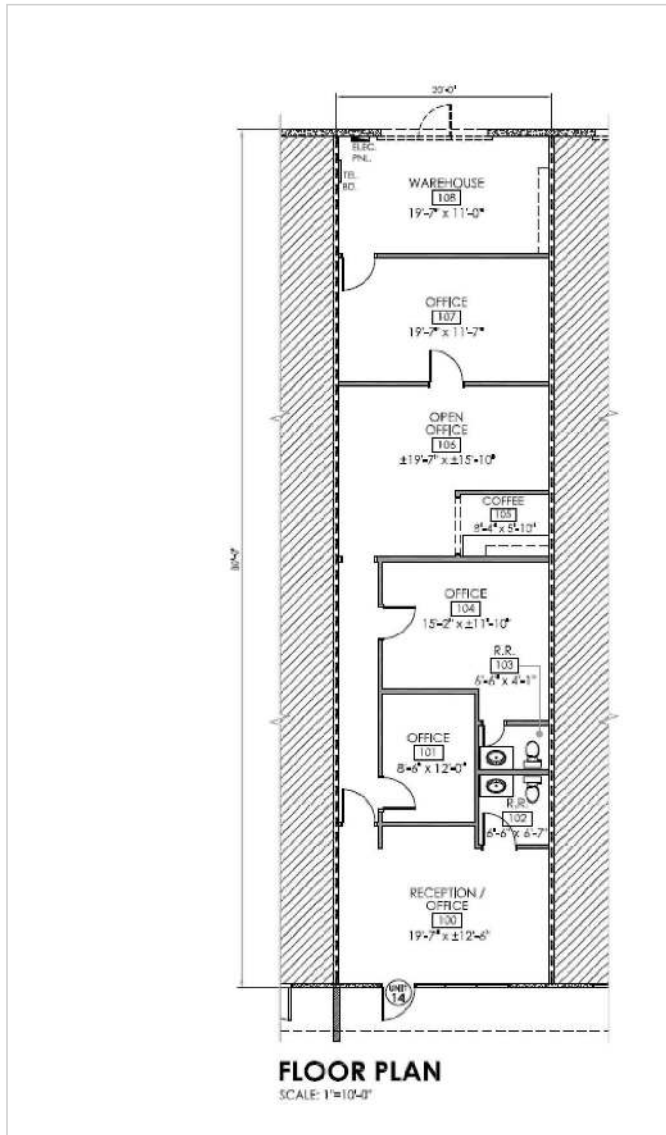


FLOOR PLAN & INTERIOR

727 Brea Canyon Road, Suite 14 | Walnut, CA 91789

FOR SUBLEASE

±1,687 SF | Through 1/31/2028



Floor plan per Master Lease Exhibit A. Dimensions approximate.



RECEPTION / STOREFRONT ENTRY



OPEN OFFICE AREA



PRIVATE OFFICE



OPEN OFFICE / WORKSTATIONS



KITCHENETTE / COFFEE BAR



WAREHOUSE / ROLL-UP DOOR

SUITE DETAIL

Reception / Office 100	19'-7" x 12'-6"	Coffee / Break 105	8'-4" x 5'-10"
Private Office 101	8'-6" x 12'-0"	Open Office 106	±19'-7" x ±15'-10"
Restroom 102	6'-6" x 6'-7"	Private Office 107	19'-7" x 11'-7"
Restroom 103	6'-6" x 4'-1"	Warehouse 108	19'-7" x 11'-0"
Private Office 104	15'-2" x 11'-10"	Overall Suite	20'-0" x 86'-4"

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FOR MORE INFORMATION, CONTACT:

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