

SIGNAL HILL TOWNE CENTER

2501-2525 CHERRY AVENUE | SIGNAL HILL, CA 90755

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

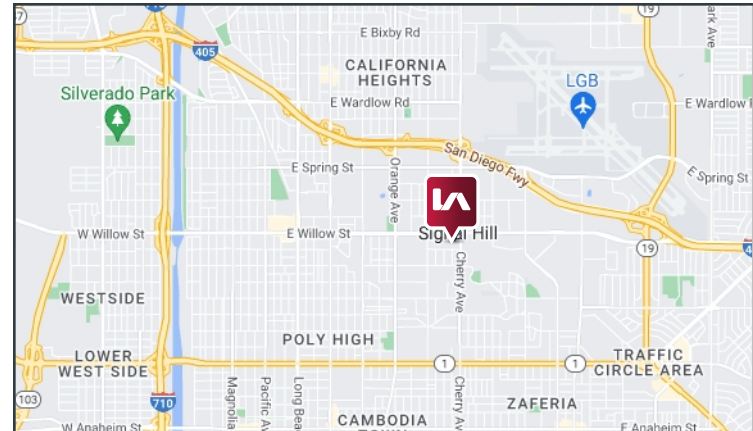


PROPERTY FEATURES

Available: ± 767 RSF - ± 15,432 RSF

Rate: \$2.15 / SF Full Service Gross

- Garden Style Office Project
- Walk to Nearby Restaurants & Shop (Starbucks, Costco, Mother's Market & Kitchen, WaBa Grill, & More!)
- Lush Gardens and Fresh Outdoor Common Space
- Brand New Building Exterior and Car Solar Port Installation
- Major Street Frontage With Great Signage Opportunities
- Minutes Away From 405 Fwy & Long Beach Airport



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

Jeff Coburn, CCIM, SIOR

Principal | DRE 01303169

562.354.2511 | jcoburn@leelalb.com

Shaun McCullough, CCIM, SIOR

Principal | DRE 01380928

562.354.2517 | smcullough@leelalb.com

Coleman Kistner

Associate | DRE 02198995

562.354.2535 | ckistner@leelalb.com

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2501 CHERRY AVENUE

SUITE	SQ. FT.	SPACE DESCRIPTION
265	1,673	5 Private Offices, Conference Room, Large Break Room
280	2,406	2 Private Offices, Large Conference Room, Kitchen
360	15,735	Large Bullpen, 15 Offices, 2 Kitchens, 2 Conference Rooms, Storage Room, IT Room



- ### AMENITIES
- Signal Hill Towne Center
 - The Home Depot
 - PetSmart
 - The UPS Store
 - T-Mobile
 - Costco Wholesale
 - Costco Gas Station
 - Wells Fargo Bank
 - Wescom Credit Union
 - U.S. Bank
 - Curley's Cafe
 - Chevron
 - McDonald's
 - Black Bear Diner
 - Chinese Gourmet
 - Del Taco
 - 99 Cents Only Stores
 - Starbucks
 - GD Bro Burger
 - Food 4 Less
 - Mother's Market & Kitchen

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2525 CHERRY AVENUE

SUITE	SQ. FT.	SPACE DESCRIPTION
100	5,915	7 Private Offices, Two Private Restrooms, Large Conference Room
115	773	3 small offices and open area. (Currently used for Bldg. Maintenance Storage)
210 / 220 / 250 / 255	9,581	12 window offices, 2 interior offices, Large meeting/ conference room, open area, kitchen, storage and reception.
320	1,558	3 window offices, 1 interior, storage room and reception.
360 / 365	3,542	Large open area, 2 window offices, kitchen and reception.
368	1,535	2 Private Offices, Conference Room, Private Restroom with Shower
380	1,827	Reception, Kitchen, 7 Offices

* SUITES 360, 365, AND 368 ARE CONTIGUOUS TO 5,077 SF

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