

LOS ALAMITOS CORPORATE CENTER

4380-4478
CERRITOS AVE

10541-10681
CALLE LEE

4392-4465
CORPORATE CENTER DR
LOS ALAMITOS, CA



INDUSTRIAL / OFFICE / FLEX UNITS FOR LEASE

Professionally Owned By:

ALERE

FOR ADDITIONAL INFORMATION:

LOREN CARGILE, MBA
Vice President
714.935.2306
Lic. #01431329
lcargile@voitco.com

MIKE BOUMA, SIOR
Senior Vice President
714.935.2340
Lic. #01070753
mbouma@voitco.com

SEBASTIAN LOZANO
Senior Associate
714.935.2303
Lic. #02143474
slozano@voitco.com

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AVAILABLE UNITS

LOS ALAMITOS CORPORATE CENTER

ADDRESS	UNIT SIZE	ASKING RATE PSF*	BASE RENT	COMMENTS	CLICK TO VIEW FLOOR PLAN
10571 Calle Lee, Suite 145 (Building H)	1,494 SF	\$1.90 PSF	\$2,838.60	Reception, One (1) Private Office, Open Office Areas, One (1) Private Restroom, Warehouse, Available on September 1, 2026	
10541 Calle Lee, Suite 113 (Building B)	1,757 SF	\$1.90 PSF	\$3,338.30	Reception, open office area, private office, restroom, ample warehouse, ground level loading door, available on March 1, 2026	
10611 Calle Lee, Suite 129 (Building D)	1,853 SF	\$1.90 PSF	\$3,522.41	Reception, Two (2) Private Offices, Restroom, Kitchenette, Warehouse, Ground Level Door, Available on April 1, 2027	
4450 Cerritos Ave., (Building K)	1,890 SF	\$1.90 PSF	\$3,591.00	Reception, Five (5) Private Offices, Open Office Area, Kitchenette, One (1) Restroom, Storage Room, Available September 1st, 2026	
4430 Cerritos Ave., (Building K)	2,869 SF	\$1.90 PSF	\$5,451.10	Reception, Open Office Area, Breakroom, Restroom, Ample Warehouse, Ground Level Loading Door, Available August 1st, 2026	
4431 Corporate Center Dr., Suite 101 (Building L)	2,949 SF	\$1.90 PSF	\$5,603.10	Reception, Open Office Area, Five (5) Private Offices, Breakroom, Two (2) Restrooms, Warehouse, Ground Level Loading Door, Available September 1st, 2026	
10542 Calle Lee, Suite 118 (Building I)	3,080 SF	\$1.90 PSF	\$5,582.00	Reception, Three Private Offices, Large Open Office Area, One (1) Restroom, Ample Warehouse, 14ft Warehouse Ceiling Clearance, One (1) Ground Level Loading Door, Available May 1st, 2026	
10621 Calle Lee, Suite 153 (Building F)	4,077 SF	\$1.90 PSF	\$7,746.30	Reception, Four (4) Private Offices, Breakroom, Two (2) Restrooms, Warehouse, Ground Level Doors, Available October 1st, 2026	
10542 Calle Lee, Suite 102 (Building I)	4,655 SF	\$1.90 PSF	8,844.50	Reception, two (2) private offices, conference room/large office area, open office area, large breakroom, two (2) restrooms, ample warehouse, two (2) ground level doors, available on 30 days from lease execution	
10641 Calle Lee, Suite 185 (Building G)	11,833 SF	\$1.80 PSF	\$21,299.40	Reception, Open Office Area, Conference Room, Breakroom, Ten (10) Private Offices, Four (4) Restrooms, Warehouse Area, Five (5) Ground Level Loading Doors, Available Now. *Layout Can Be Modified to Accommodate More Warehouse).	

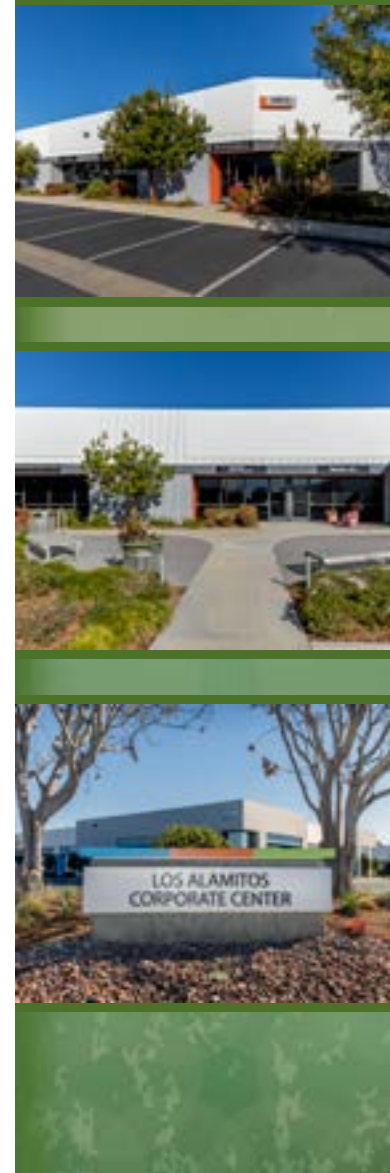
* An additional \$0.16 PSF for common area maintenance applies, with annual increases of \$0.01 PSF (subject to change).

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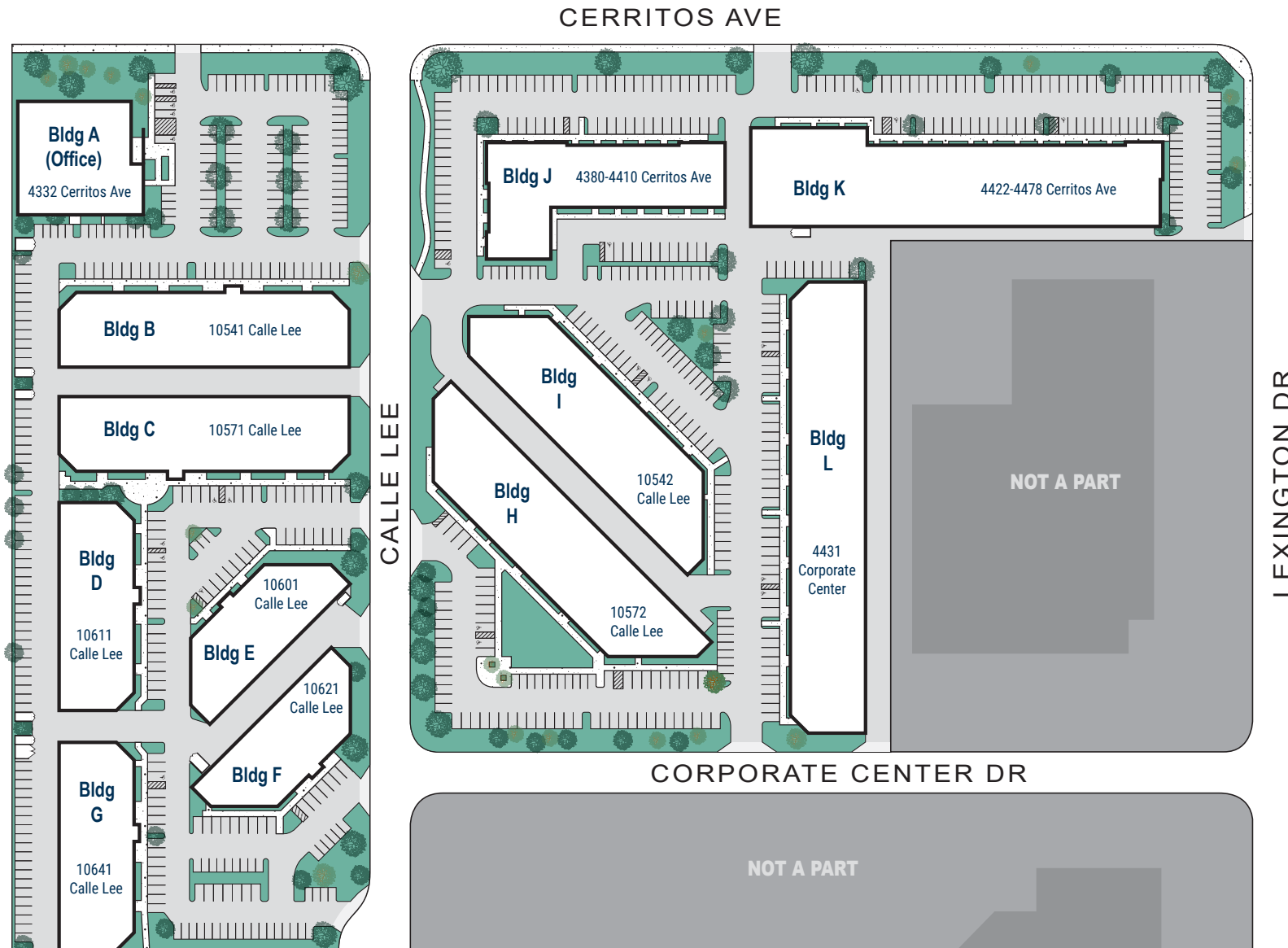
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SITEPLAN

* Site plan may not be to scale.

LOS ALAMITOS CORPORATE CENTER



Class "A" Premier
Business Park



Variety of
Multi-Tenant Flex and
Flex/Frontage Units



Flexible Office Layouts
to Accommodate a
Wide Range of Uses

Units can be combined to
accommodate a variety of sizes.



14' Minimum
Warehouse
Clearance



Ample Parking
2.9:1,000 SF



Functional Site
Loading and
Circulation



12' x 12'
Ground Level
Loading Doors



Excellent
Access
to Freeways

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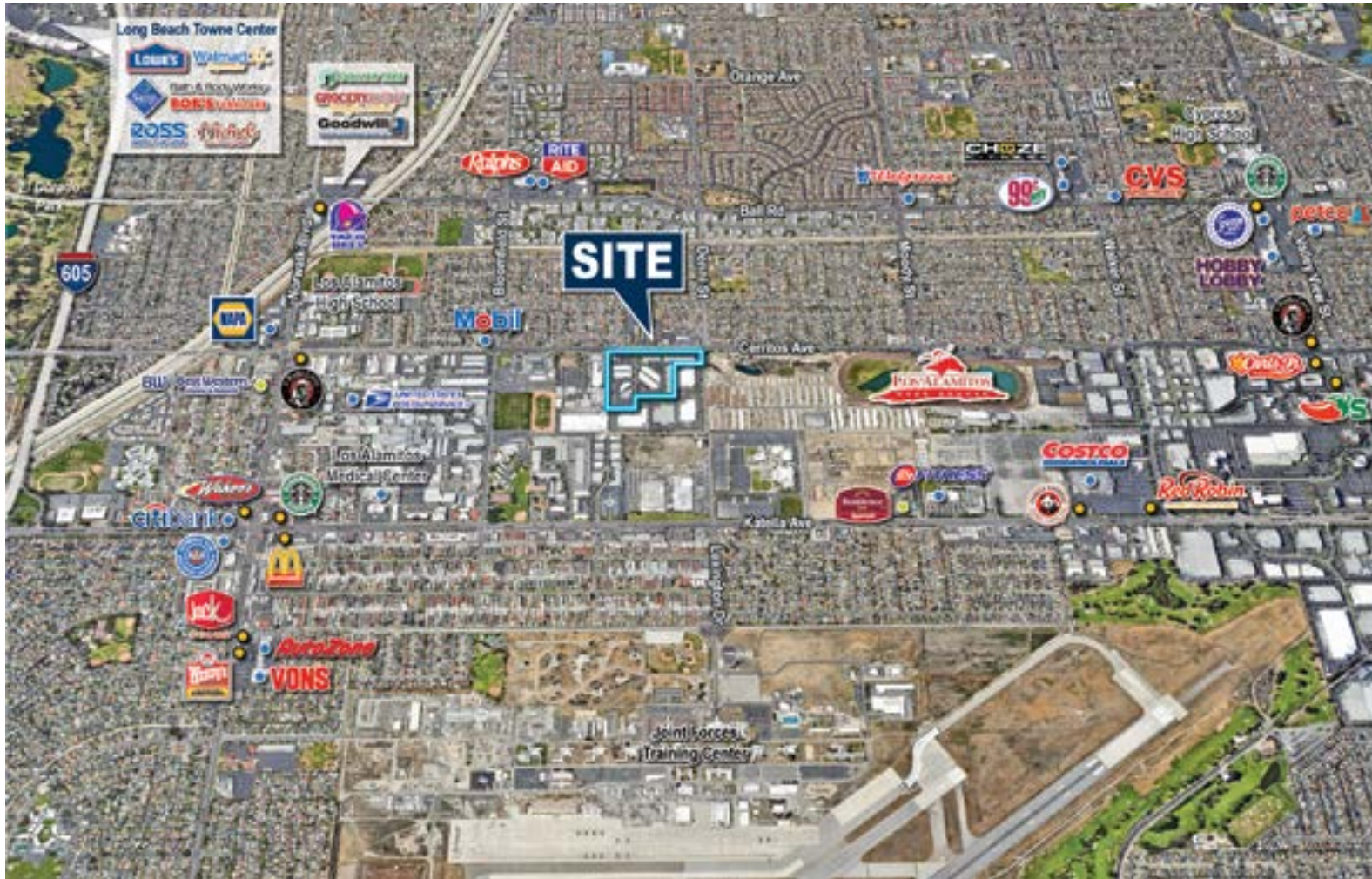
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LOCAL AMENITIES

LOS ALAMITOS CORPORATE CENTER



27 Miles to LAX
5 Miles to LGB
21 Miles to JWA



20 Miles to Port of Los Angeles
18.5 Miles to Port Long Beach



1 Mile to Bus Station



9 Miles to Train Stations



2 Miles to Charging Station



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