

# 25212

MARGUERITE PKWY

FOR LEASE

**YOUR SIGN  
HERE**

25212

**TEASER RATE**

\$1.00 PSF

3 YEAR MINIMUM

*\*Building Signage Subject to Governmental and Landlord Approval*

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**OC**  
OFFICE GROUP

ALLEN BASSO  
Senior Vice President  
Lic. #01298152  
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ERIC DARNELL  
Senior Vice President  
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FLEXIBLE OPEN AREA



BREAK ROOM



PRIVATE OFFICES

## PROPERTY FEATURES

- 2 Story Professional Office Building
- Free Surface Parking
- Close Proximity to the 5 and 73 Freeways
- Easy Access to Suites
- Professionally Operated and Managed
- Retail Amenities Nearby
- Monument & Building Top Signage Available  
*(Building Signage for Suite 200 only. Building Signage Subject to Governmental and Landlord Approval)*
- Available Now - Call to Show
- Teaser Rate: \$1.00 FSG (Up to 6 Months) and \$2.25 FSG Thereafter

## AVAILABILITIES

- **SUITE 200:** ±3,142 SF



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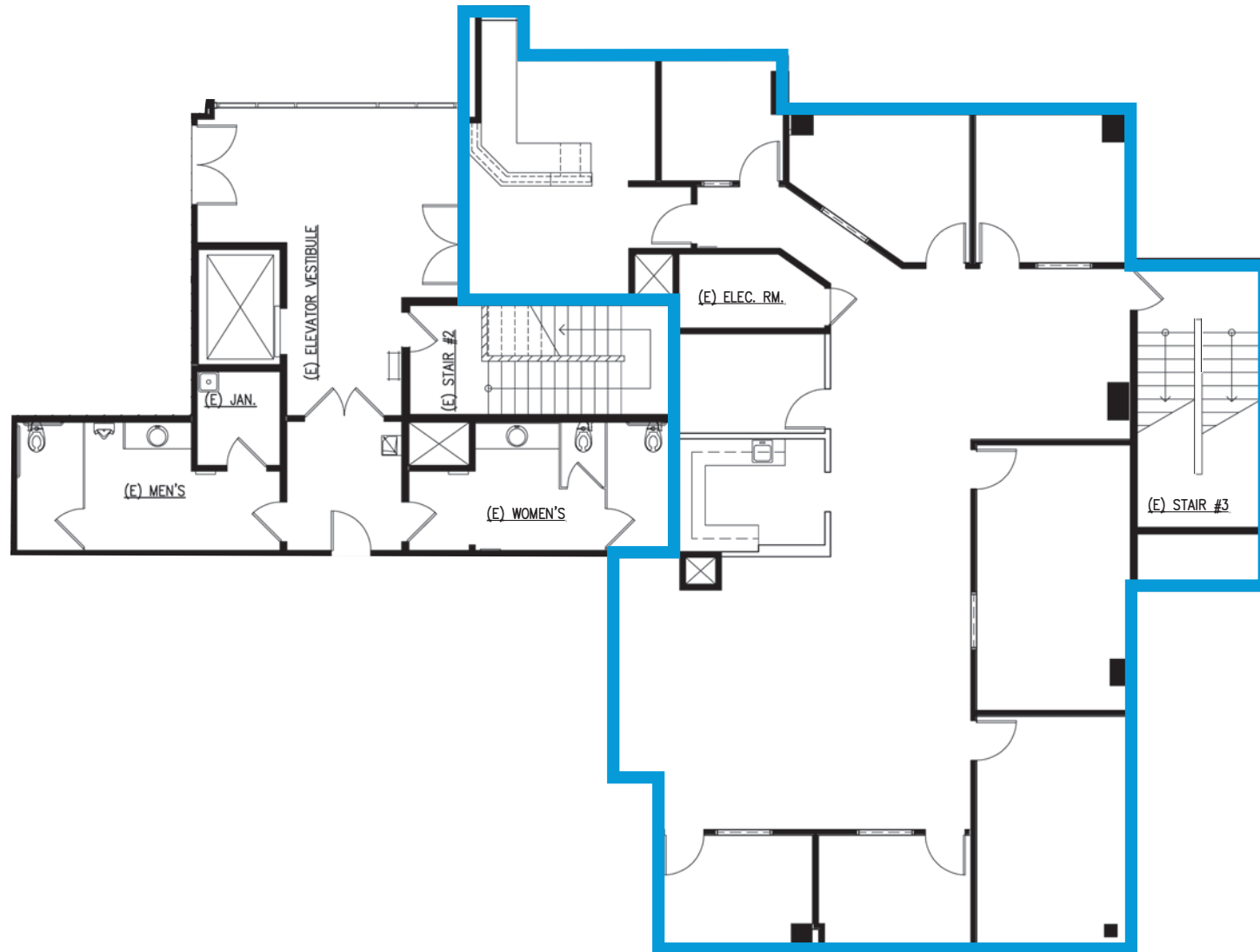
CORNER OFFICE



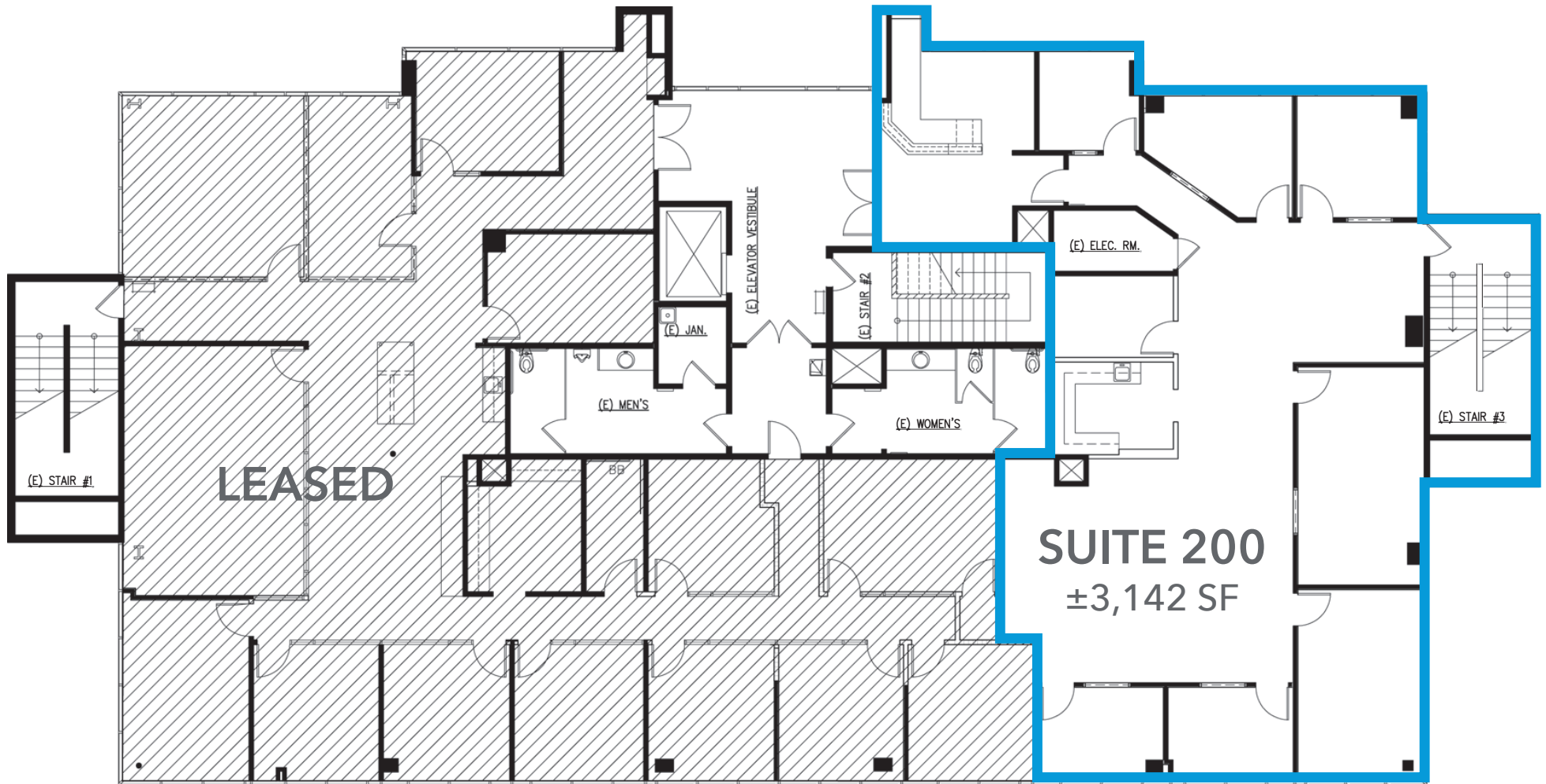
RECEPTION



# 25212 MARGUERITE - SUITE 200



# 25212 MARGUERITE - FLOORPLAN



BUILDING & MONUMENT SIGNAGE AVAILABLE



1.2 MILES AWAY

MARGUERITE PKWY

29,408 CARS PER DAY



LA PAZ RD



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MARGUERITE PKWY

FOR LEASE

±3,142 SF OFFICE SPACE



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