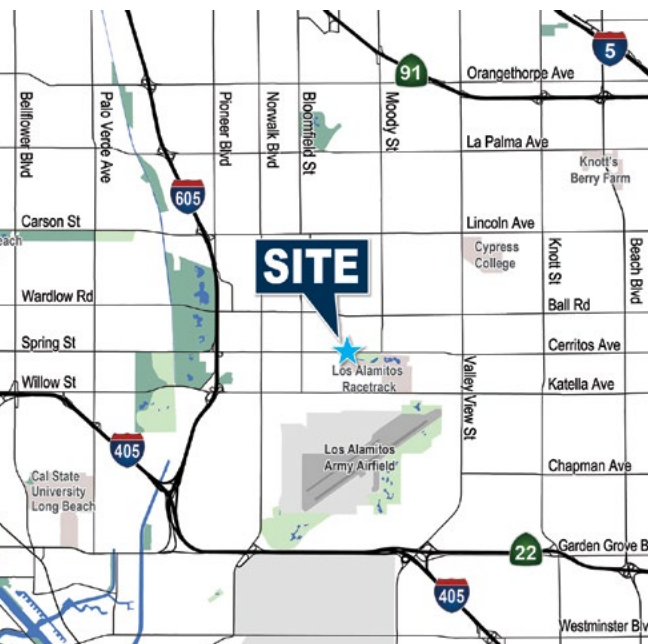


# LOS ALAMITOS CORPORATE CENTER

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:

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Senior Associate  
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Lic. #02143474  
slozano@voitco.com

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REAL ESTATE SERVICES

# AVAILABLE UNITS

| ADDRESS   | UNIT SIZE | ASKING RATE PSF* | BASE RENT  | COMMENTS  | CLICK TO VIEW FLOOR PLAN  |
|---|-----------|------------------|------------|---|---|
| 10571 Calle Lee, Suite 145<br>(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<br>(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   |    |
| 4450 Cerritos Ave.,<br>(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   |    |
| 4431 Corporate Center Dr.,<br>Suite 125<br>(Building L) | 2,348 SF  | \$1.90 PSF       | \$4,461.20 | Reception, Open Office, Restroom, Warehouse, Available June 1, 2026   |    |
| 4430 Corporate Center Dr.,<br>(Building L)              | 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.,<br>Suite 101<br>(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<br>(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                           |   |
| 10542 Calle Lee, Suite 102<br>(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 |  |

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# AVAILABLE UNITS

| ADDRESS                                    | UNIT SIZE | ASKING RATE PSF* | BASE RENT   | COMMENTS   | CLICK TO VIEW FLOOR PLAN  |
|--|-----------|------------------|-------------|--|---|
| 10641 Calle Lee, Suite 185<br>(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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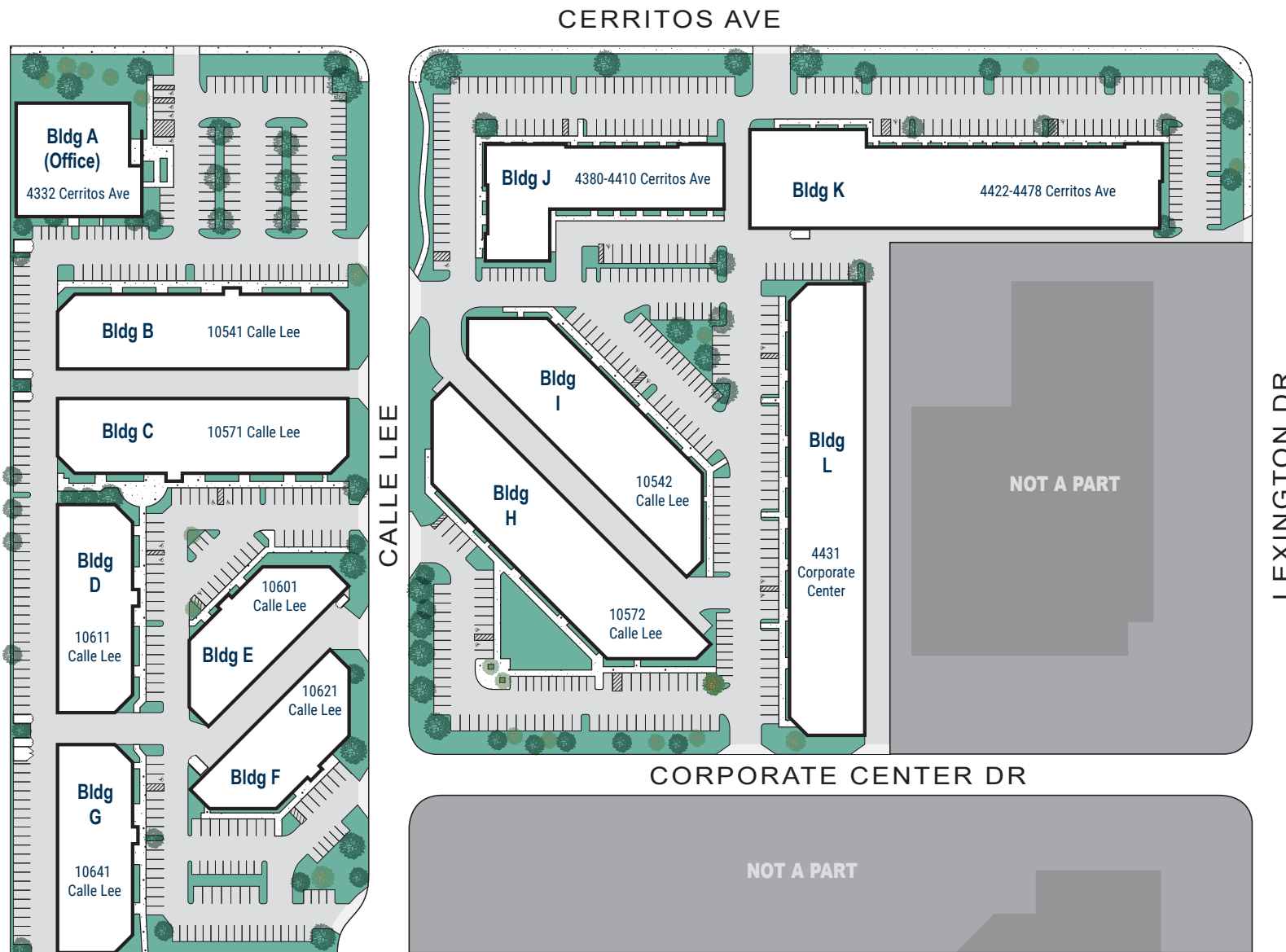
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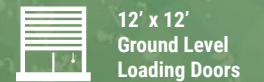
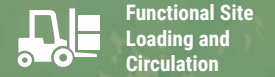
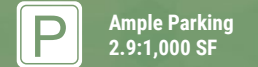
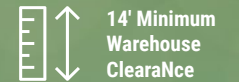
# SITEPLAN

\* Site plan may not be to scale.

## LOS ALAMITOS CORPORATE CENTER



Units can be combined to accommodate a variety of sizes.



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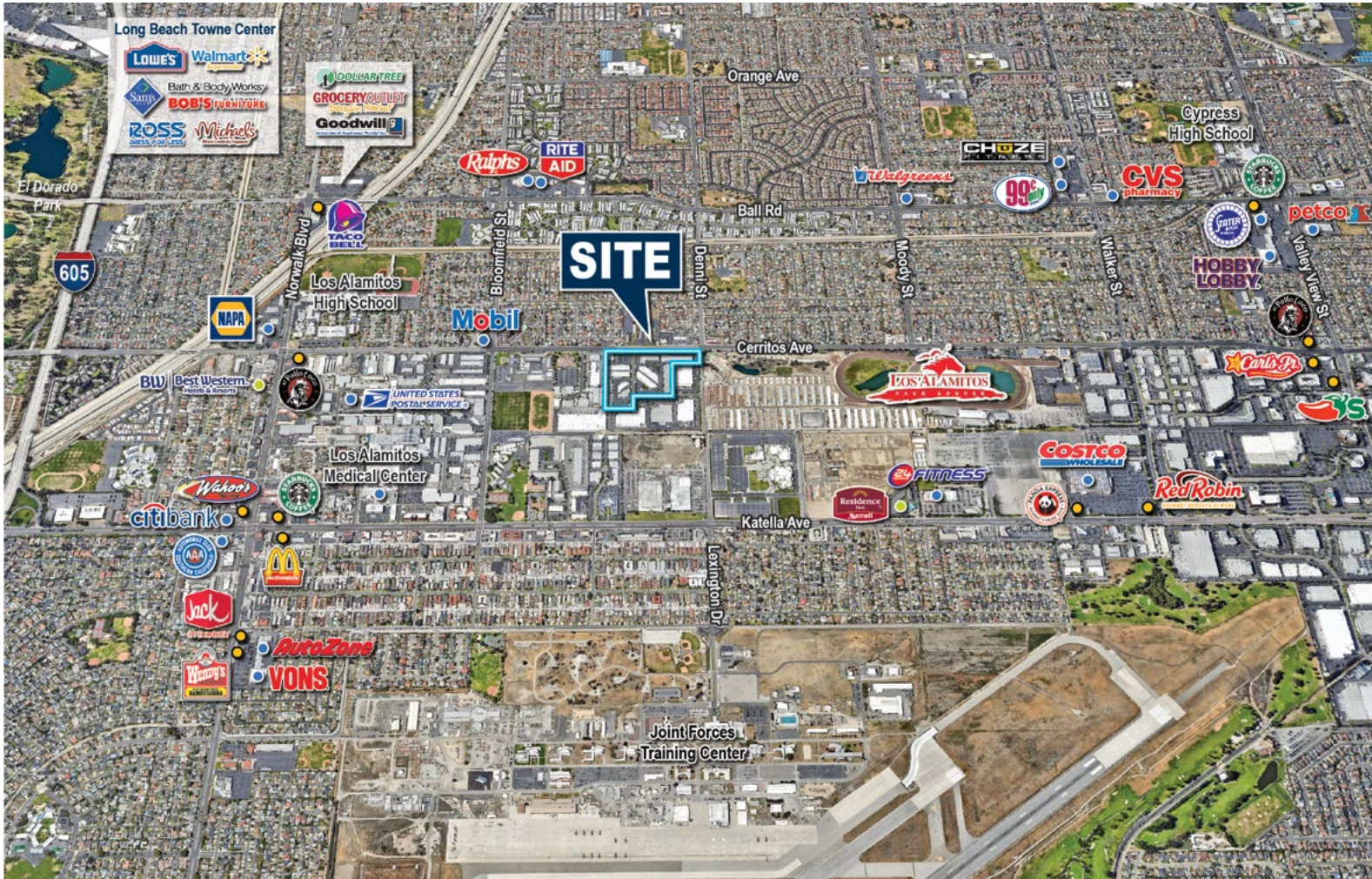
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# LOCAL AMENITIES

## 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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