

1515 Walnut Grove Avenue ROSEMEAD, CALIFORNIA

• efficient • flexible • architectural design • institutional quality

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4-Story, 30,000 to 250,000 SF Office Campus Available for Lease



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Overview

- Institutional Quality Office Campus
- 4-Story, 30,000 to 250,000 SF Available
- 5/1,000 Parking Ratio with new Parking Structure
- Solar-Powered "Green" Building
- Adjacent Pomona (60) Freeway
- Central San Gabriel Valley Location
- Raised Floor
- Back-up Power and HVAC
- Full Security

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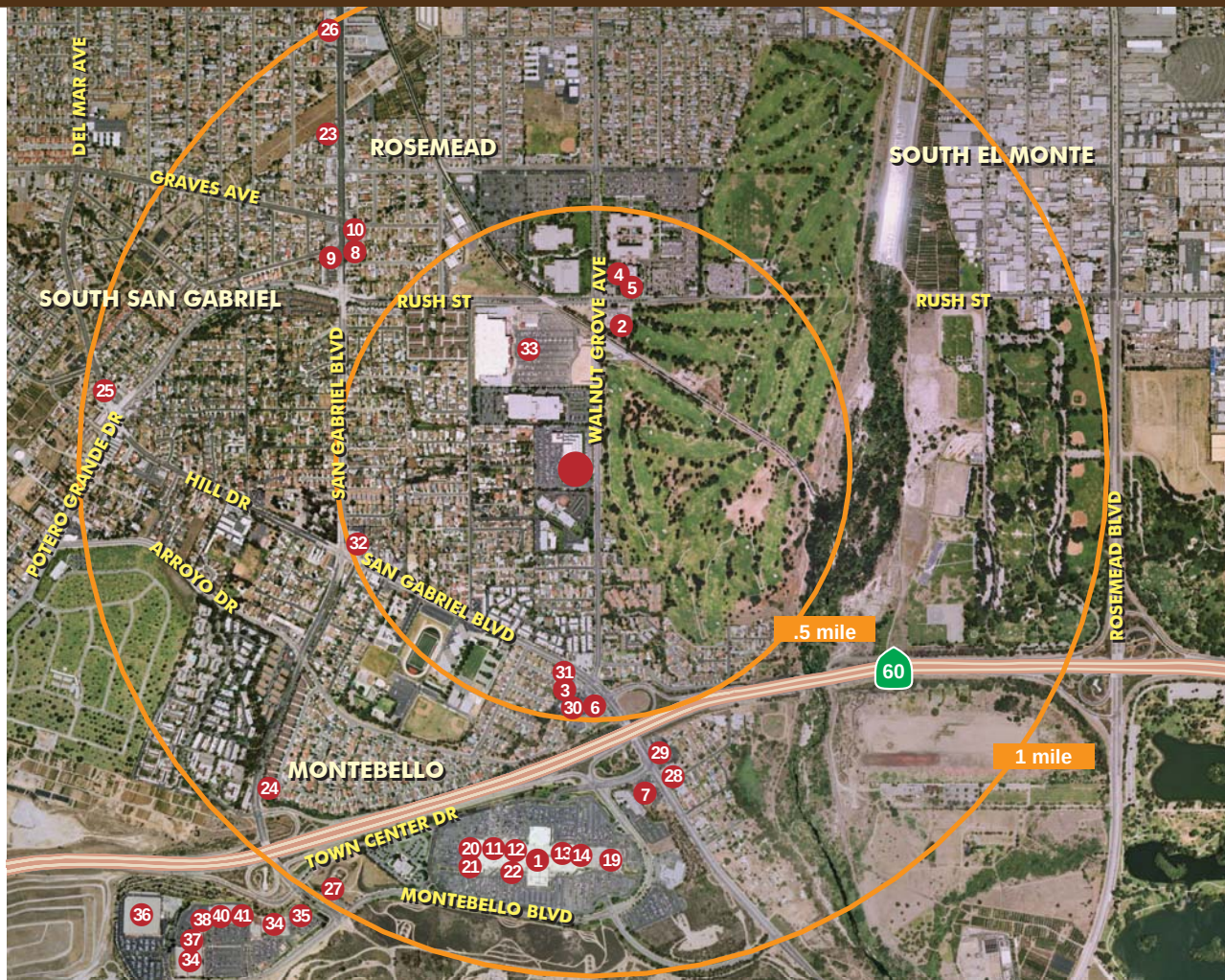
Local Amenities

Many local restaurants and retail amenities including:
Montebello Town Center Shopping Mall and Whittier Narrows
Public Golf Course.

Corporate neighbors include:
Southern California Edison and Panda's headquarters office.

Legend

- | | |
|------------------------------|--------------------------------|
| 1 Montebello Town Center | 22 Sushi Bar Café Hikari |
| 2 Southern California Edison | 23 Upgrade Auto Parts Inc. |
| 3 Motel 6 | 24 Hassan 14 Chevron |
| 4 Bank of America | 25 Del Mar Motel |
| 5 Golden Security Bank | 26 La Vie |
| 6 Rosemead Mobil | 27 Chevron |
| 7 Holiday Inn | 28 McDonald's |
| 8 Potrero Auto Repair Shop | 29 Jack in the Box |
| 9 Manna Restaurant | 30 Charley Brown's Steak House |
| 10 Friendly Inn | 31 Carrows Restaurant |
| 11 Great Wraps | 32 Cut & Perm Beauty Salon |
| 12 Molca Salsa Mexican Food | 33 Wal-Mart Supercenter |
| 13 Great Khans Mongolian | 34 Applebee's |
| 14 JC Penney | 35 Carl's Jr. |
| 15 Doubletree-Los Angeles | 36 Sears |
| 16 Wahoo Chaya | 37 Petco |
| 17 Alex Auto Repair | 38 Yoshinoya |
| 18 Valero | 39 AMC 10 Theatres |
| 19 Mervyns | 40 Pizza Hut |
| 20 Latino Factory | 41 Taco Bell |
| 21 Macy's | |



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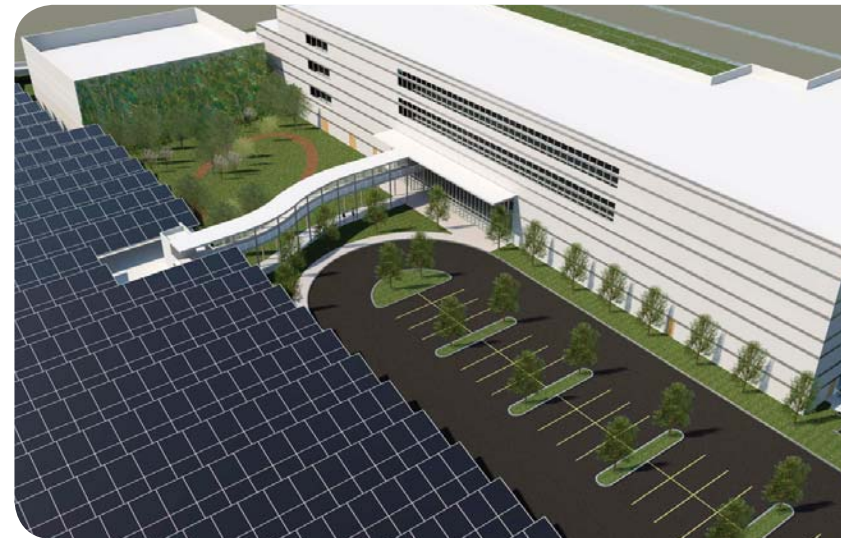
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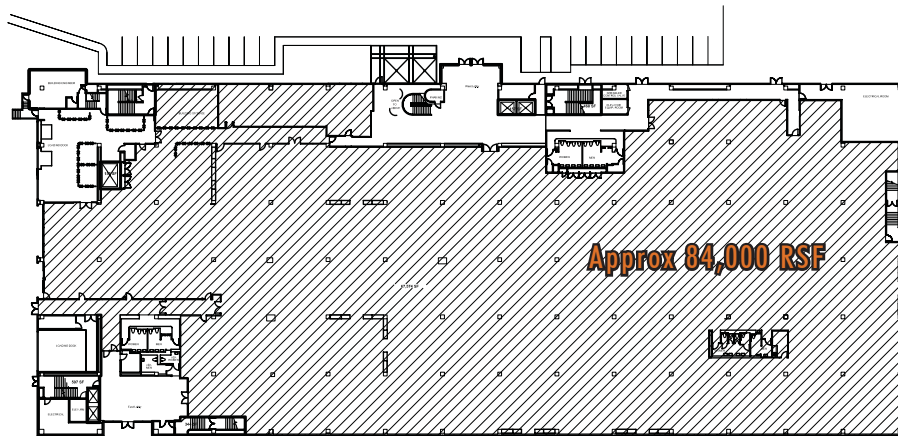
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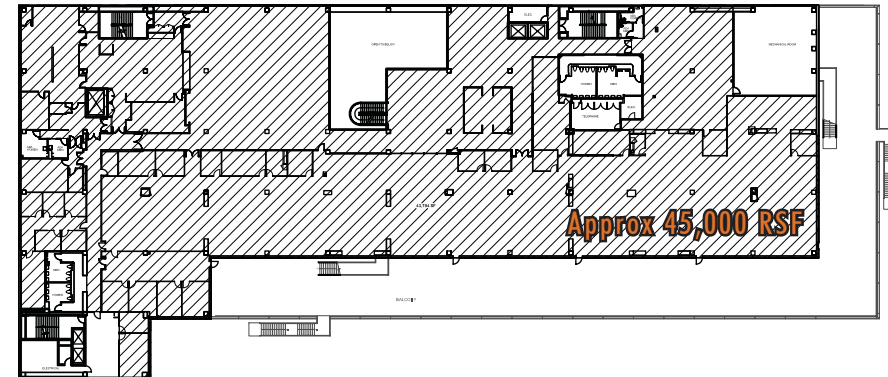
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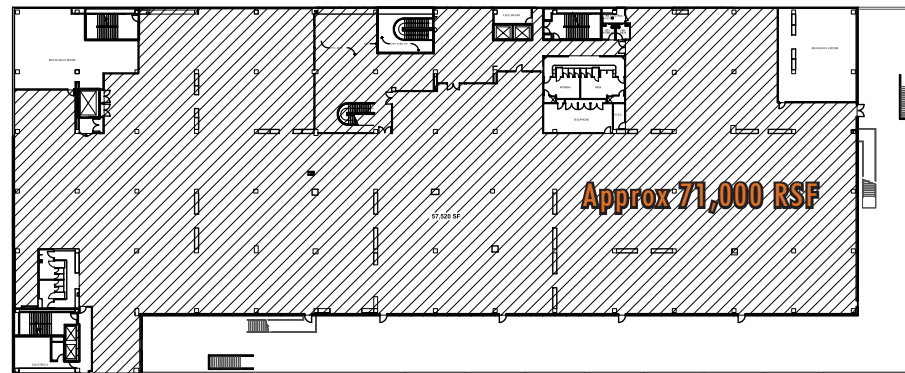
first floor



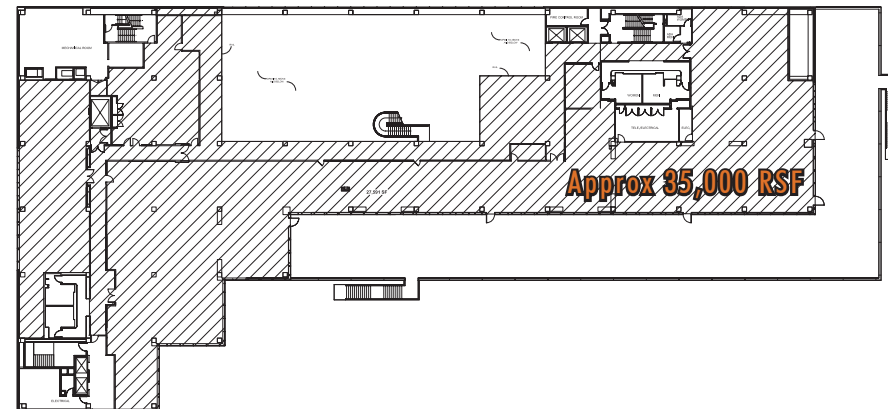
third floor



second floor



fourth floor



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