

1 6 3 2 3 -
1 6 3 3 3

PHOEBE AVENUE
LA MIRADA

AVAILABLE FOR SUBLEASE



HIGHLIGHTS

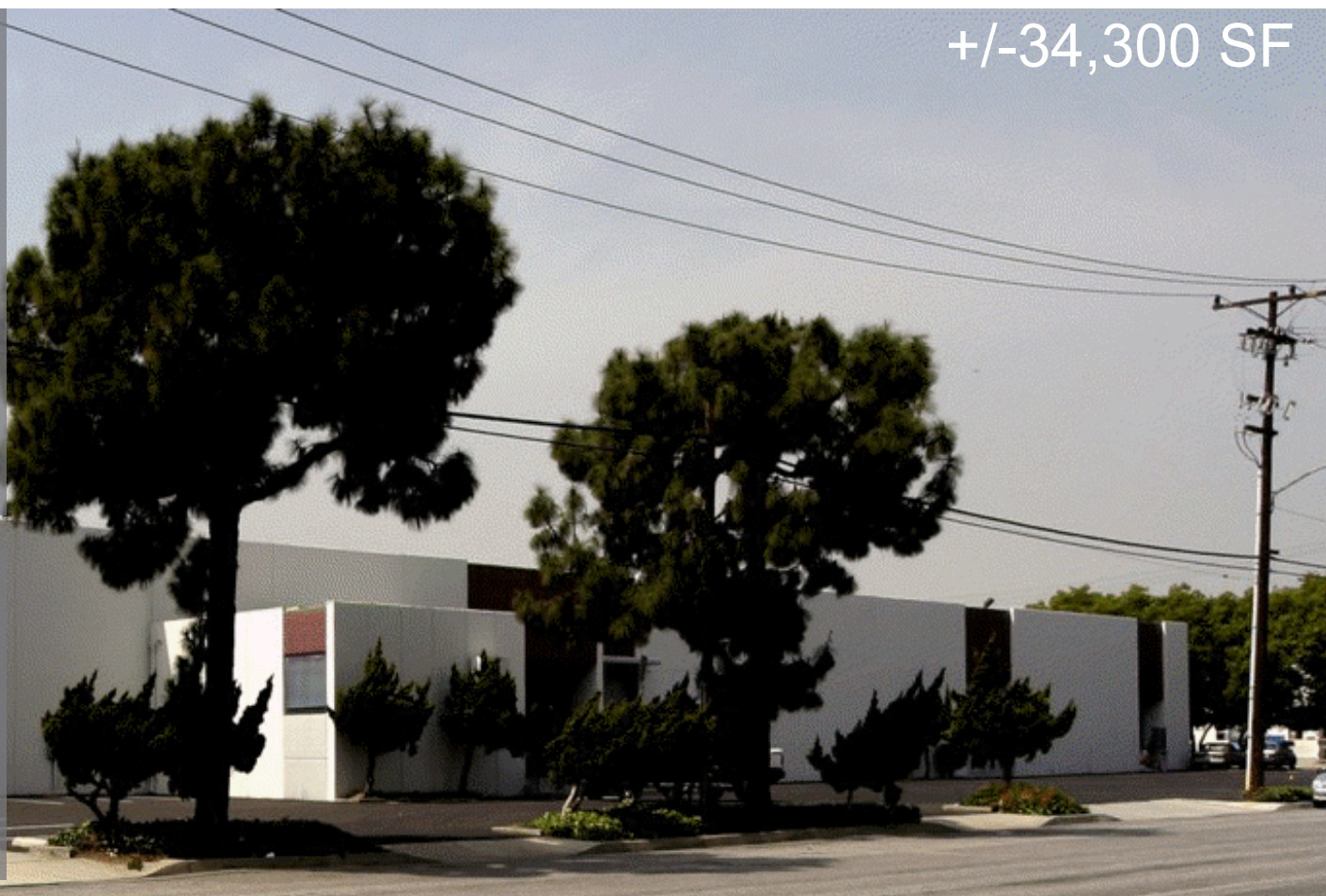
- ▶ Asking Rate: \$0.55 NNN
- ▶ Multiple Dock High Loading Positions
- ▶ Immediate Freeway Accessibility via (5), (91) & (605) Freeways
- ▶ Longer lease Term Possible
- ▶ Immaculate Offices
- ▶ Sublessor Motivated Wants Next Deal !

+/-34,300 SF

EXCLUSIVE LISTING BROKER:

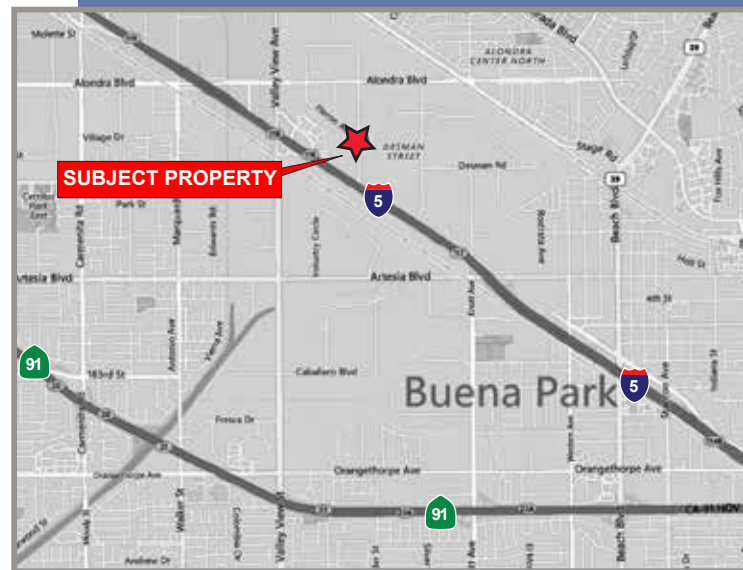
Christopher Beck
213.596.2225
cbeck@ngkf.com
CA RE License #01407175

700 South Flower Street, Suite #250
Los Angeles, California 90071
Corp. CA RE #01355491



1 6 3 2 3 -
1 6 3 3 3

PHOEBE AVENUE
LA MIRADA



EXCLUSIVE LISTING BROKER:

Christopher Beck
213.596.2225
cbeck@ngkf.com
CA RE License #01407175

700 South Flower Street, Suite #250
Los Angeles, California 90071
Corp. CA RE #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

**Newmark Grubb
Knight Frank**

