

CROSSROADS BUSINESS PARK

OFFICE SPACE FOR LEASE



CROSSROADS ATRIUM BUILDING: 13181-13191 Crossroads Parkway North, City of Industry, CA

FEATURES

- 219,668 square feet Class-A office building with a dramatic 6,000 square foot atrium
- Finished suites from 750 square feet to 20,300 square feet
- Excellent corporate location with expansive options for new and growing companies
- Verizon's SmartPark® telecommunications system with voice and data fiber-optic communications capabilities
- Free parking available at a ratio of 4/1,000
- The master-planned Crossroads Business Park is a 110 acre office, retail and flex business location that will total over 1.5 million square feet upon its completion
- Additional build-to-suit opportunities available, custom designed to meet tenants' specific needs

LOCATION

- Part of the prestigious master-planned Crossroads Business Park
- Centrally located at the intersection of the San Gabriel River (605) and Pomona (60) Freeways with easy access to 7 regional freeway systems
- Labor pool of over 3 million people within 20 minutes driving radius
- Immediate ingress and egress via Crossroads Parkway exit from Pomona (60) Freeway

SERVICES

- On site property management
- 24 hour, 7 days a week security guard service
- Banks and restaurants located in the park
- Car detailing and catering services on site



MAJESTIC REALTY CO.

R.E. License #00255328 (CA)
13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746-3497
www.crossroadspark.com • www.majesticrealty.com

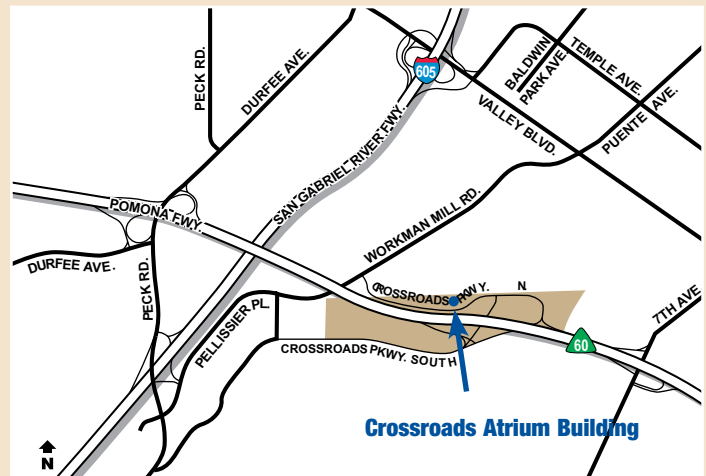
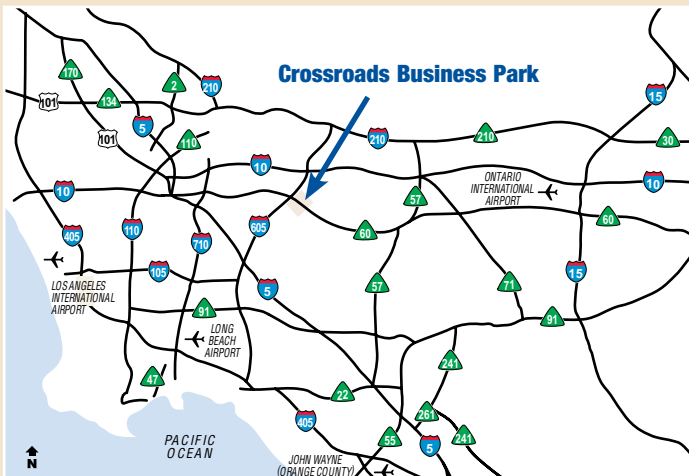
For more information, please contact:

David E. Bui
R.E. License #00873780 (CA)
Tel (562) 948-4388
dbui@majesticrealty.com

Louis Goldstein
R.E. License #01929146 (CA)
Tel (562) 576-1611
lgoldstein@majesticrealty.com

CROSSROADS BUSINESS PARK

CROSSROADS ATRIUM BUILDING: 13181-13191 Crossroads Parkway North, City of Industry, CA



MAJESTIC REALTY CO.

R.E. License #00255328 (CA)
13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746-3497
www.crossroadspark.com • www.majesticrealty.com

For more information, please contact:

David E. Bui
R.E. License #00873780 (CA)
Tel (562) 948-4388
dbui@majesticrealty.com

Louis Goldstein
R.E. License #01929146 (CA)
Tel (562) 576-1611
lgoldstein@majesticrealty.com