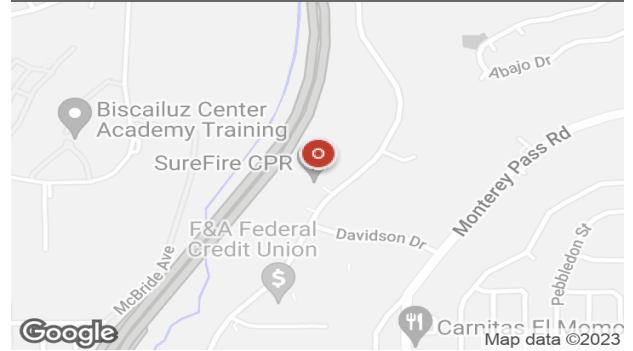




Yuancon Office Plaza
1111 Corporate Center Dr
Monterey Park, CA 91754



PROPERTY DATA - Office

Building Size	33,669 SF	# Floors	3	Construction Type	
Specific Use	General	Elevators	No	Typical Floor Size	11,223 SF
Building Class	A	Condo	Yes	Parking	144 / 4.3:1,000
Building Status	Existing	Lot Size	3.69 Ac / 160,736 SF	Owner	DRP ENGINEERING INC
Occupancy Type	Multi-Tenant	Zoning	C2	Market Area	West SGV
Year Built / Renovated	1992 /	APN	5237022028	Load Factor	

Property Comments: Yuancon Office Plaza, office building located in Monterey Park, adjacent to the 710 and 10 freeways. This premier office location offers excellent access to various cities within the San Gabriel Valley as well as DTLA.

Arnold Ng
Apex Commercial Real Estate
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310-377-3456

AVAILABLE SPACE - For Lease

Type: Suite	Sublease	Vacant	Avail SF	Min SF	Rate	Date Avail
Office: 206	No	Yes	1,310	1,310	\$1.90 MG	Now

2nd floor office space. 3 private offices, conference room, open office area, corner location with plenty of natural light, separate a/c control, kitchenette area, efficient lay-out.