

8673 HAYDEN PLACE

COVER CITY, CA 90232



A DIVISION OF
LEE & ASSOCIATES

SPECS

PREMISES

± 7,028 SF

RENT

\$2.65/SF, IG
(CAM's Approx. \$0.20/SF)

PARKING

11 Parking Spaces
(Additional 3 Spaces in Loading & Front Access)

CONTACTS

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James Wilson
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Dylan Mahood, CCIM
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AGT DRE 02027002

FEATURES

- 400 amps 3 phase/4 wire
- Roll Up Doors Both Dock High & Grade High
- Expansive Patio with Roll Up Door
- Flex Creative Office and Industrial
- High Exposed Ceilings
- Polished Concrete Floors
- Skylights with Abundant Natural Light
- 22' Ceiling Height
- Located in the Hayden Tract with Easy Access to the 10 and 405 Freeways



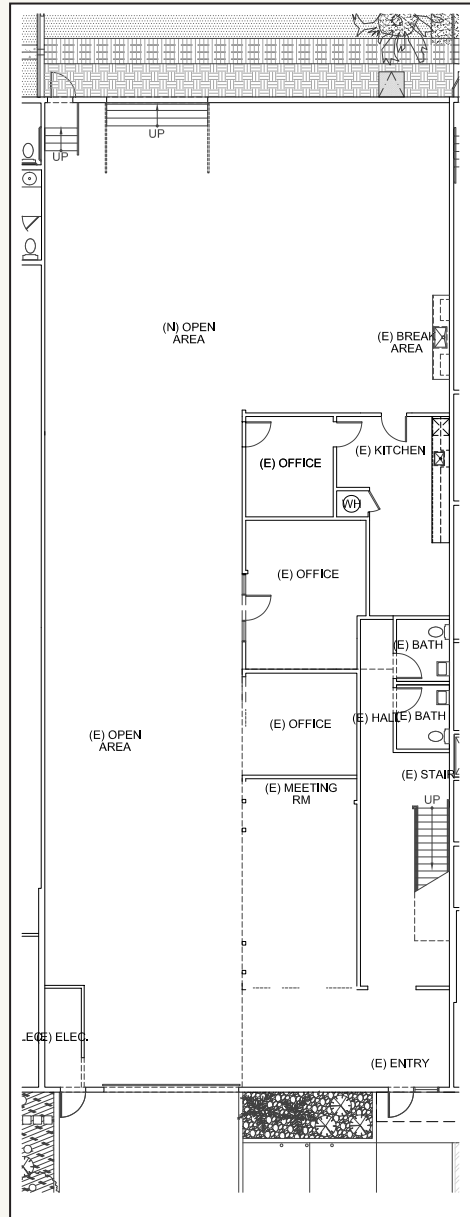
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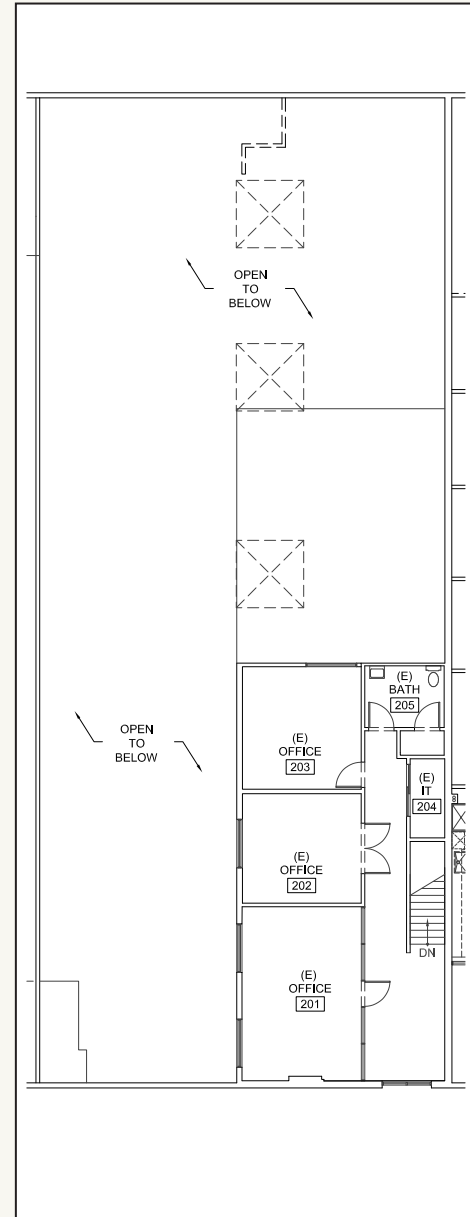




EXISTING FLOOR PLAN

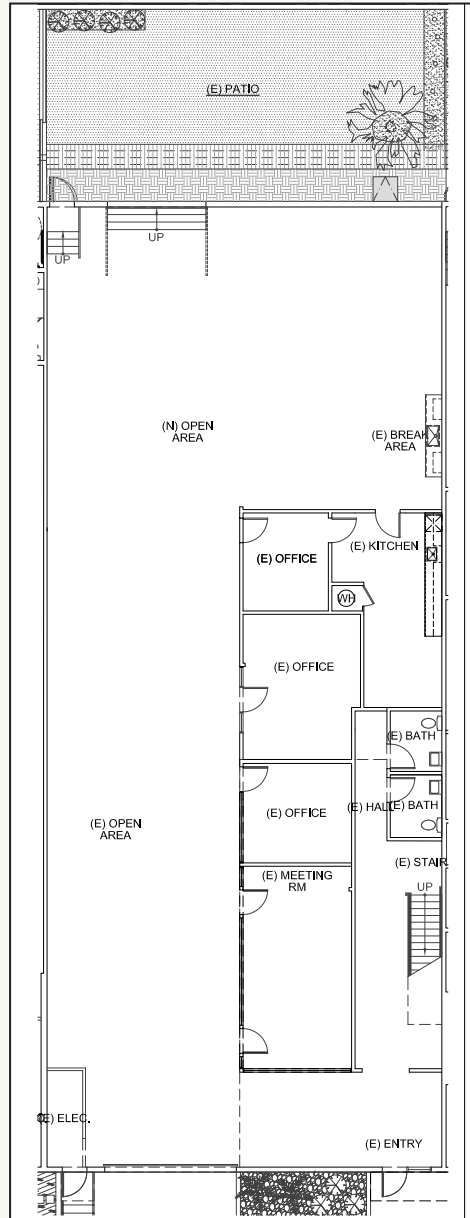


GROUND FLOOR

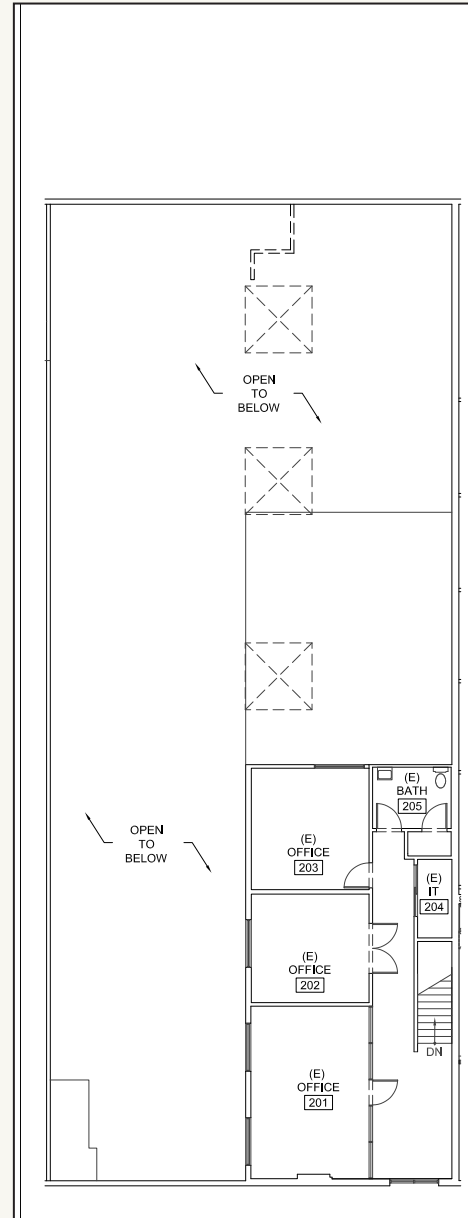


MEZZANINE

PROPOSED FLOOR PLAN



GROUND FLOOR



MEZZANINE

NOTABLE TENANTS IN THE AREA



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