

LOS ALAMITOS CORPORATE CENTER

4380-4478
CERRITOS AVE

10541-10681
CALLE LEE

4392-4465
CORPORATE CENTER DR
LOS ALAMITOS, CA



INDUSTRIAL / OFFICE / FLEX UNITS FOR LEASE

Professionally Owned By:

ALERE
Property Group LLC

FOR ADDITIONAL INFORMATION:

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AVAILABLE UNITS

LOS ALAMITOS CORPORATE CENTER

ADDRESS	UNIT SIZE	ASKING RATE PSF*	BASE RENT	COMMENTS	CLICK TO VIEW FLOOR PLAN
10541 Calle Lee, Suite 101-110 (Building B)	6,426 SF	\$1.90 PSF	\$12,209	Current Layout: Reception, Conference Room, 15 Private Offices, Breakroom, 2 Restrooms, Warehouse, 2 Ground Level Doors, Major Street Frontage, Conceptual Plan Attached. Available March 1, 2025	
10611 Calle Lee, Suite 137 (Building D)	2,611 SF	\$1.90 PSF	\$4,961	Reception/Open Office Area, 2 Private Offices, 1 Restroom, Warehouse, 1 Ground Level Loading Door. Available March 1, 2025	
10572 Calle Lee, Suite 134 (Building H)	1,957 SF	\$1.90 PSF	\$3,718	Reception, Private Office, Restroom, Kitchenette Area, Warehouse, Ground Level Loading Door, Available July 1, 2025	
10571 Calle Lee, Suite 163 (Building C)	1,744 SF	\$1.90 PSF	\$ 3,313	Reception, Private Office, Open Office Area, Restroom, Kitchenette Area, Warehouse, Ground Level Loading Door, Available September 1, 2025	
4431 Corporate Center Dr., Suite 119 (Building L)	1,468 SF	\$1.90 PSF	\$2,789	Reception, Open Office Area, Four (4) Private Offices, Private Restroom, Warehouse with Ground Level Loading Door. Available April 1, 2025	
4434 Cerritos Ave., Suite K4434 (Building K)	1,380 SF	\$1.90 PSF	\$2,622	Reception, Open Office Area, Restroom, Available August 1, 2025	

* An additional \$0.13 PSF for common area maintenance applies (subject to change).



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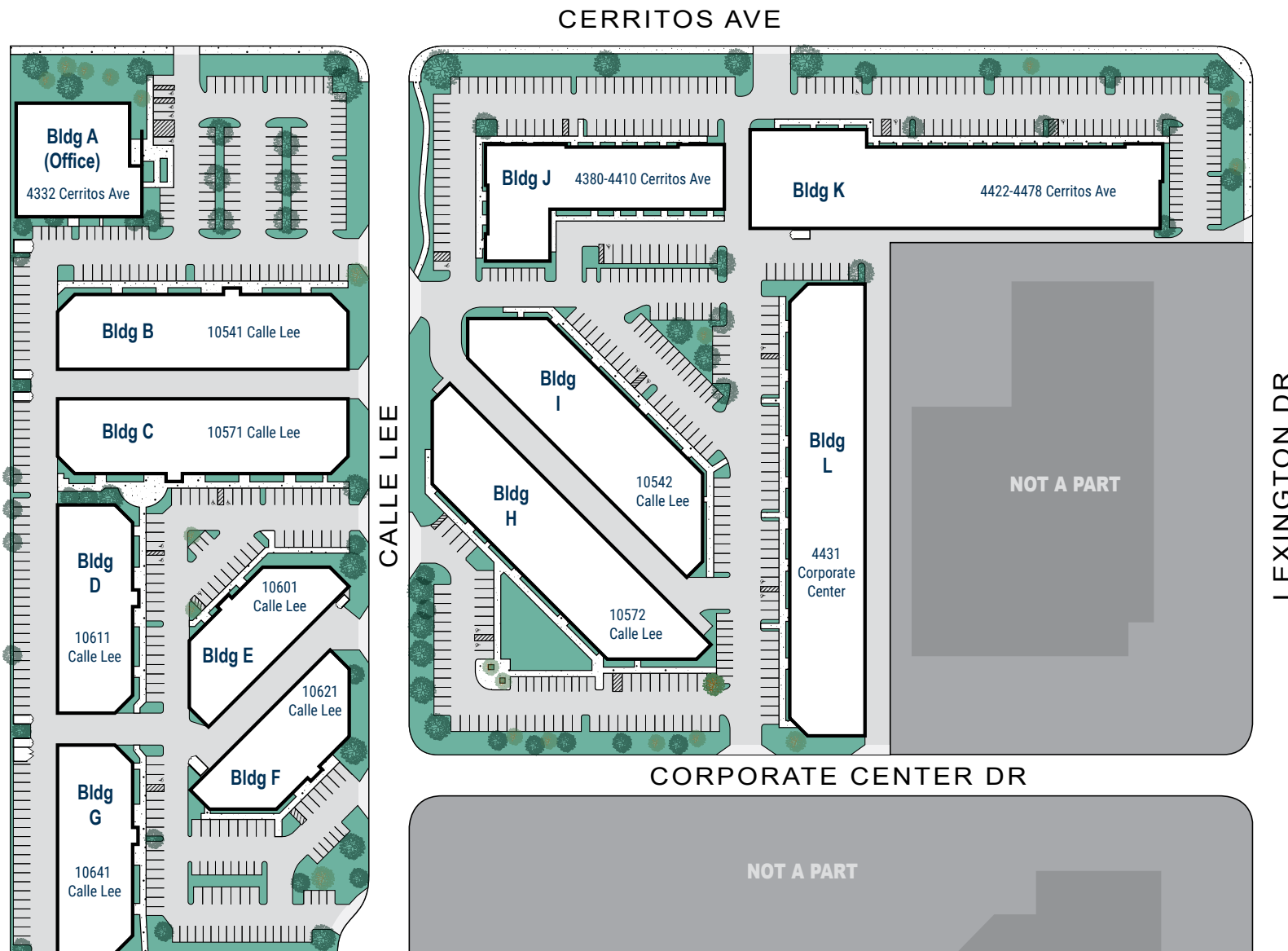
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SITEPLAN

* Site plan may not be to scale.

LOS ALAMITOS CORPORATE CENTER



Class "A" Premier
Business Park



Variety of
Multi-Tenant Flex and
Flex/Frontage Units



Flexible Office Layouts
to Accommodate a
Wide Range of Uses

Units can be combined to
accommodate a variety of sizes.



14' Minimum
Warehouse
Clearance



Ample Parking
2.9:1,000 SF



Functional Site
Loading and
Circulation



12' x 12'
Ground Level
Loading Doors



Excellent
Access
to Freeways

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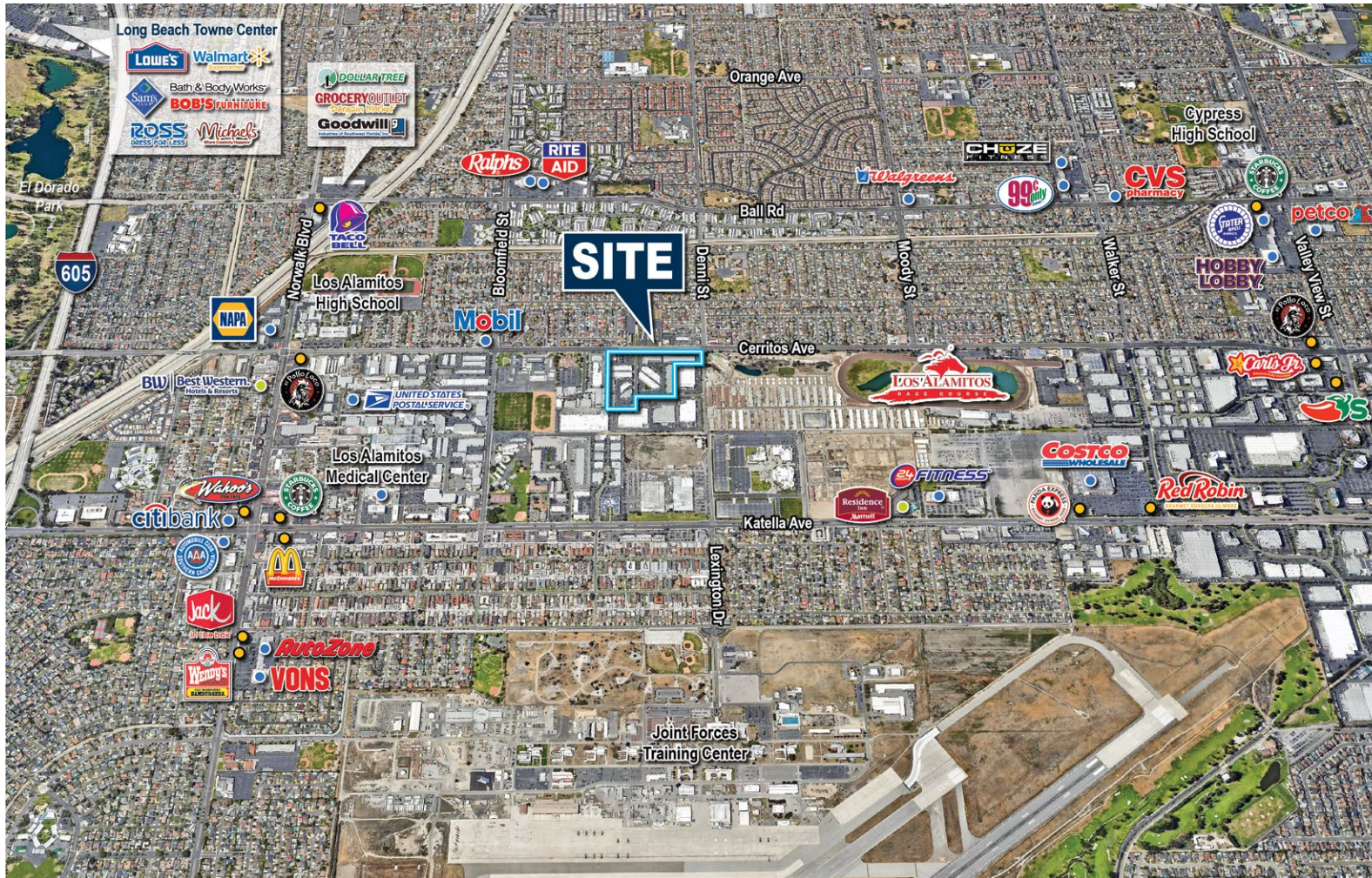
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LOCAL AMENITIES

LOS ALAMITOS CORPORATE CENTER



27 Miles to LAX
5 Miles to LGB
21 Miles to JWA



20 Miles to Port
of Los Angeles
18.5 Miles to
Port Long Beach



1 Mile
to Bus
Station



9 Miles
to Train
Stations



2 Miles
to Charging
Station

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