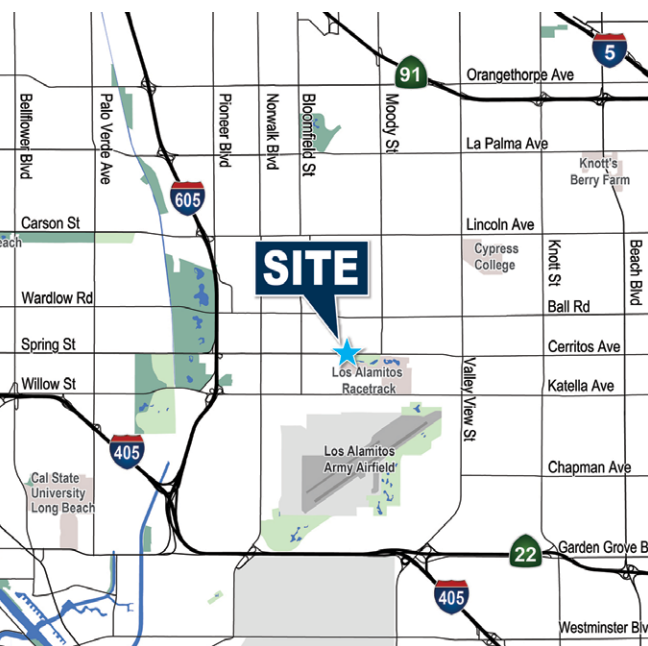


LOS ALAMITOS CORPORATE CENTER

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

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
10572 Calle Lee, Suite 145 (Building H)	1,494 SF	\$1.90 PSF	\$2,838.60	Reception, One (1) Private Office, Open Office Areas, One (1) Private Restroom, Warehouse, Available on September 1, 2026	
10541 Calle Lee, Suite 119 (Building B)	1,532 SF	\$1.90 PSF	\$2,910.80	Reception, Private Office, Open Office Area, Restroom, Ample Warehouse, Ground Level Loading Door, Major Street Frontage (Cerritos Ave), Available Now	
10571 Calle Lee, Suite 167 (Building C)	1,755 SF	\$1.90 PSF	\$3,334.50	Open Office Area, Kitchen, Restroom, Warehouse, Available March 1, 2026	
10541 Calle Lee, Suite 113 (Building B)	1,757 SF	\$1.90 PSF	\$3,338.30	Reception, open office area, private office, restroom, ample warehouse, ground level loading door, available on March 1, 2026	
4431 Corporate Center Dr., Suite 125 (Building L)	2,348 SF	\$1.90 PSF	\$4,461.20	Reception, Open Office, Restroom, Warehouse, Available June 1, 2026	
10541 Calle Lee, Suite 125 (Building B)	3,874 SF	\$1.90 PSF	\$7,326.40	Reception, three (3) private offices, conference room, two (2) restrooms, kitchenette area, ample warehouse, two (2) ground level loading doors, available on March 1, 2026	
10542 Calle Lee, Suite 102 (Building I)	4,655 SF	\$1.90 PSF	8,844.50	Reception, two (2) private offices, conference room/large office area, open office area, large breakroom, two (2) restrooms, ample warehouse, two (2) ground level doors, available on 30 days from lease execution	
10641 Calle Lee, Suite 185 (Building G)	11,833 SF	\$1.80 PSF	\$21,299.40	Reception, Open Office Area, Conference Room, Breakroom, Ten (10) Private Offices, Four (4) Restrooms, Warehouse Area, Five (5) Ground Level Loading Doors, Available Now. *Layout Can Be Modified to Accommodate More Warehouse).	

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



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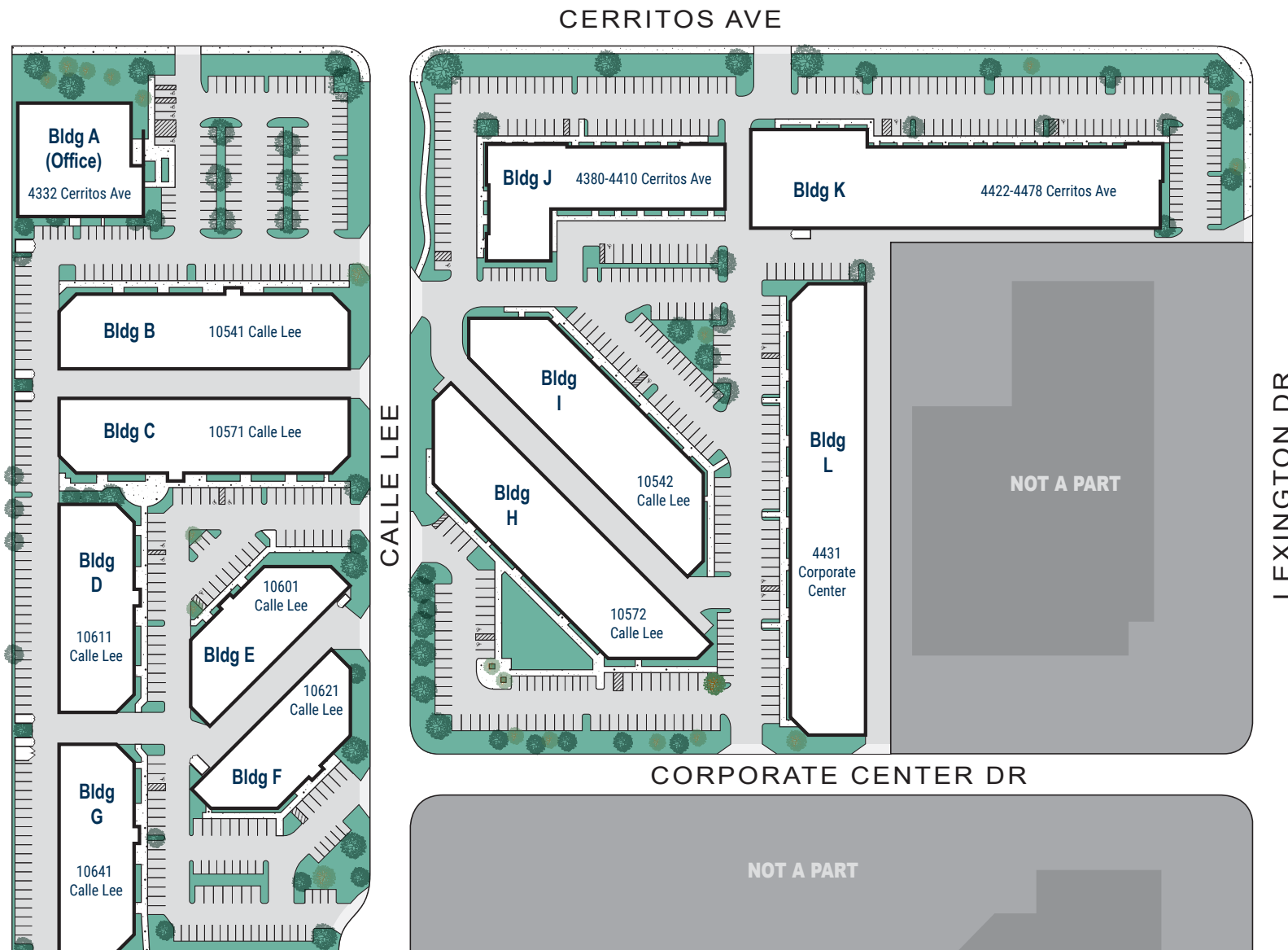
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SITEPLAN

* 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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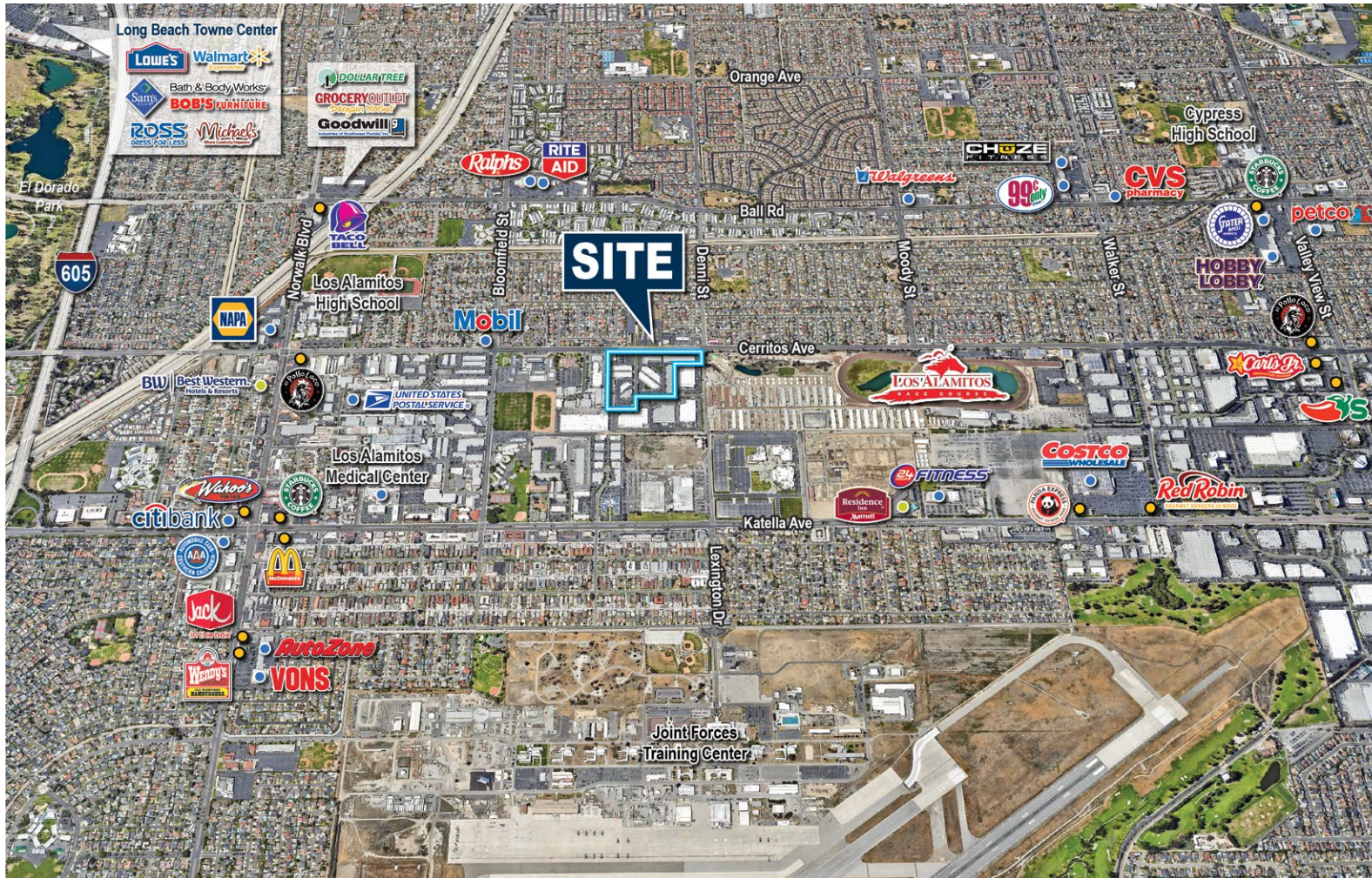
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LOCAL AMENITIES

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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