

Office, Retail and Medical Use Great for Banks & Restaurants



• SUITE	SQ. FT.
106	769

• **Rental Rate:** \$1.75 PSF/ Month/Triple Net (NNN)

Highlights:

- Two-story office/retail/medical building
- **Ground Floor Available**
- Highly Visible from 60 Freeway with Freeway Signage Available!
- 60 freeway Average Daily Traffic Count (111,000)
- Ample Surface Parking
- Elevator-Served
- Conveniently located near the 57 & 60 Freeways
- **Excellent location for a Bank or a Restaurant!**
- Golden Springs Drive Average Daily Traffic Count (21,250)

FANTASTIC FREEWAY EXPOSURE



Property Information:

- Parking: 7.74/1,000
- Year Built: 2002
- Building Size: 12,998 SF

For More Leasing Information, Please Contact: **562.699.7500**

Christopher Larimore

License ID#01314464

Principal/Vice President

clarimore@lee-associates.com

Vincent Molitor

License ID#01295360

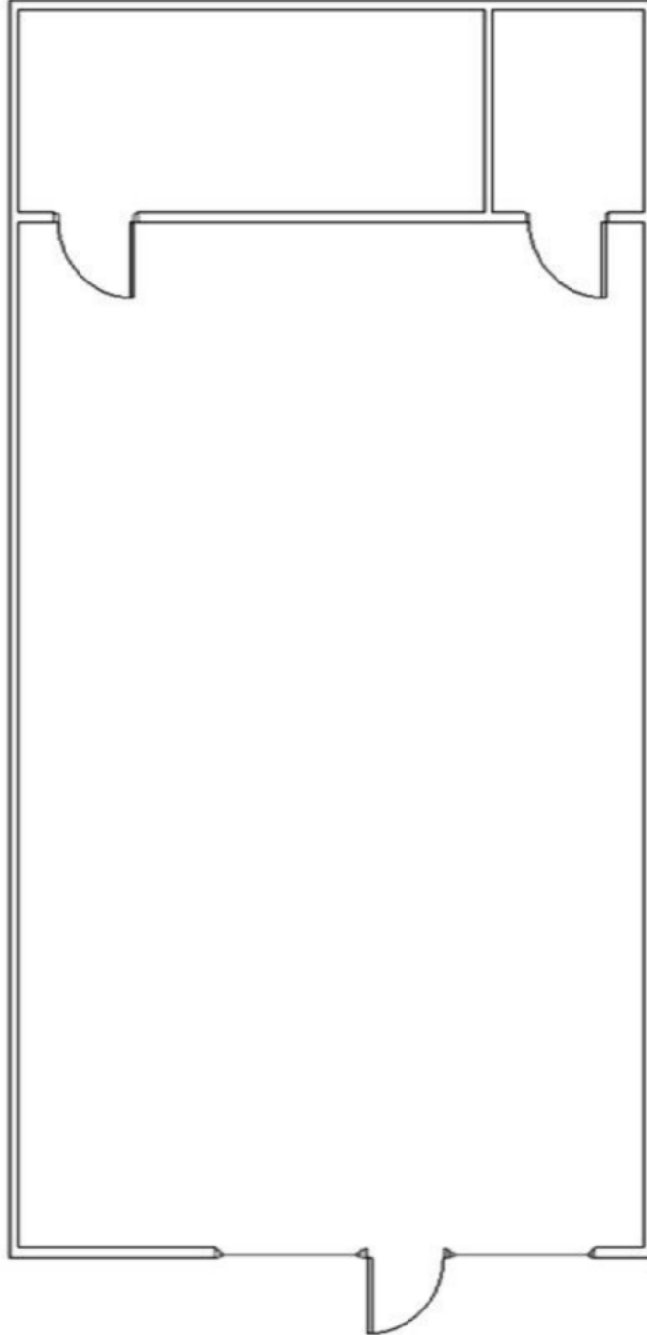
Associate

vmolitor@lee-associates.com



FOR LEASE

20855 Golden Springs Dr., Diamond Bar 91789



FLOOR PLAN

Suite 106

769 RSF

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