



FOR SUBLEASE » FULL BUILDING CLASS A OFFICE/FLEX

6119 E WASHINGTON COMMERCE CA

AVAILABLE SF | ± 56,046 Total RSF

(Divisible to 5,280 RSF)

TERM | Through 8/30/2030 (~10 years)

ASKING LEASE RATE | \$2.40 PSF FSG

PARKING | 176 spaces (3.1/1,000 RSF)

HIGHLIGHTS:

- › One of the finest modern office/flex buildings in the City of Commerce
- › Move-in ready suites
- › Single-User opportunity
- › Large single space surface lot
- › Building top exterior signage + freeway billboard sign available
- › 2 roll-up warehouse doors with dock loading
- › Amazing ingress/egress directly off 5-freeway

NATHAN PELLOW | Executive Vice President | License No. 01215721 | 213 532 3213 | nathan.pellow@colliers.com

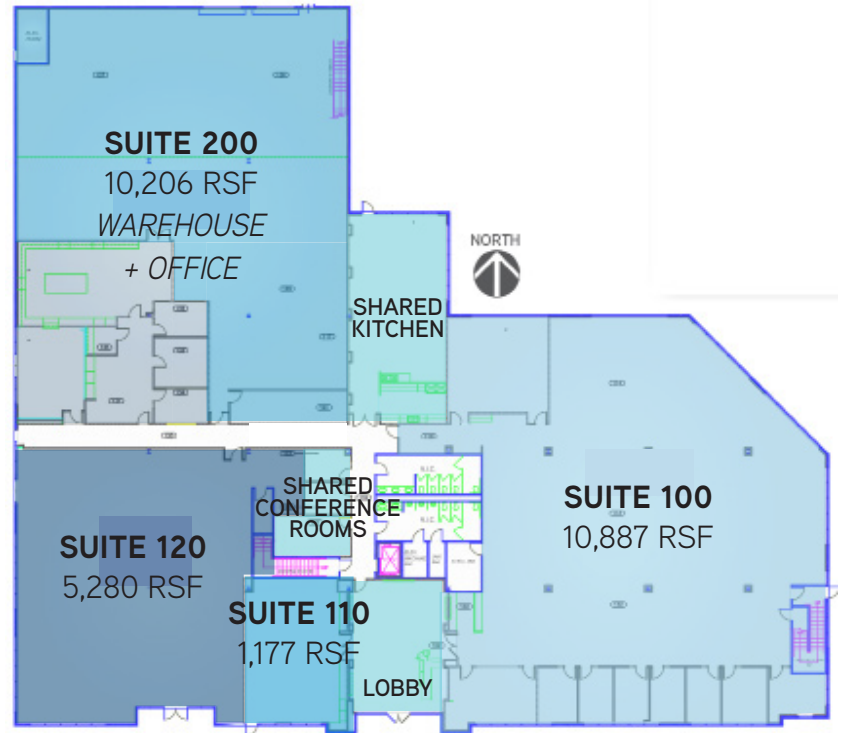
MICHAEL WEINER | Senior Vice President | License No. 01147857 | 213 532 3254 | michael.weiner@colliers.com

COLLIERS INTERNATIONAL | 865 S Figueroa Street Suite 3500 | Los Angeles, CA 90017 | 213 627 1214 | www.colliers.com

FLOOR PLANS

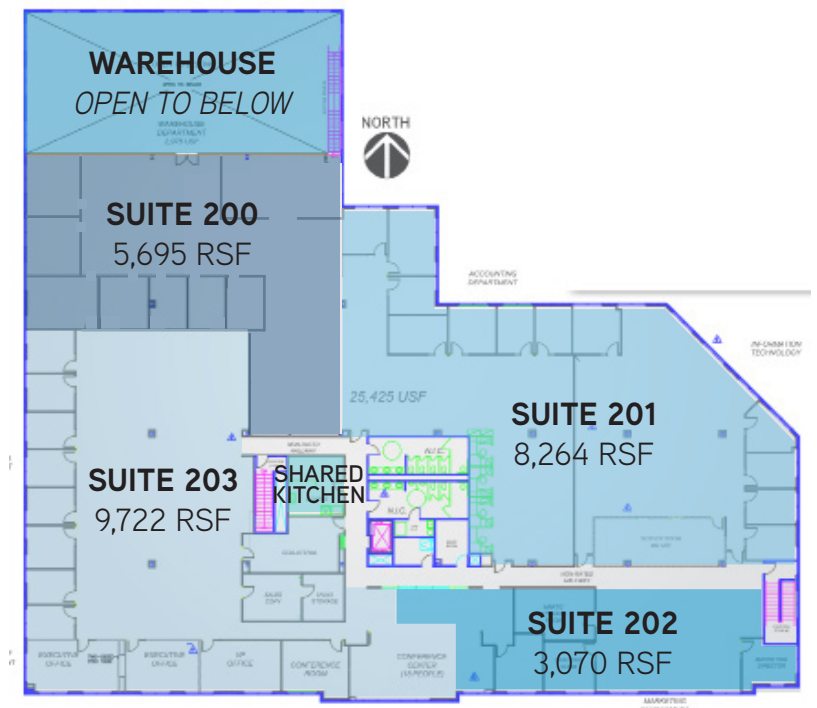
GROUND FLOOR >>

± 27,550 SF



SECOND FLOOR >>

± 26,751 SF



PHOTOS

INTERIOR >>



EXTERIOR >>



LOCATION >>

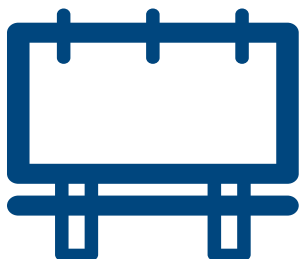


FREEWAY SIGNAGE OPPORTUNITY >>



229,000

PEAK AVERAGE DAILY VOLUME
OF COMMUTERS WHO PASS BY
THE FREEWAY SIGN
(CALTRANS 2017)



< 1 MILE

AWAY FROM THE
COMMERCE CASINO & HOTEL

~ 1.5 MILES

AWAY FROM CITADEL OUTLETS

