

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 (~10.5 years)

ASKING LEASE RATE | \$2.40 PSF FSG

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

HIGHLIGHTS:

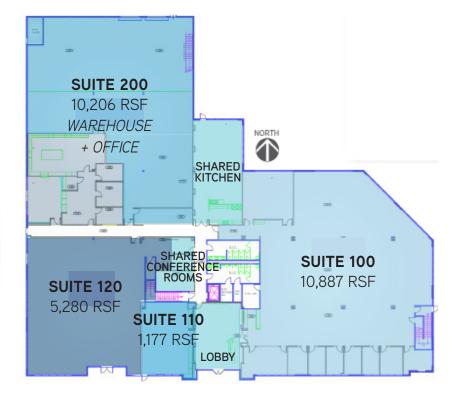
- > One of the finest modern office/flex buildings in the City of Commerce
- > Move-in ready suites
- > Single-User opportunity
- > Large single space surface lot
- > Building top exterior signage + freeway billboard sign available
- > 2 roll-up warehouse doors with dock loading
- > Amazing ingress/egress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

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FLOOR PLANS

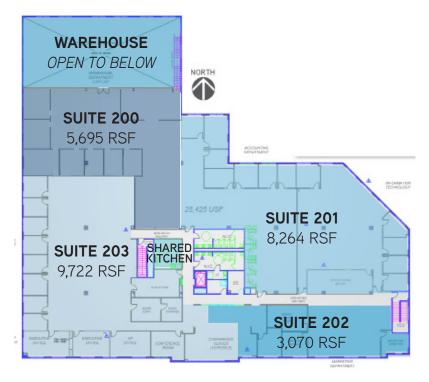
GROUND FLOOR ≫ ± 27,550 SF





SECOND FLOOR ≫ ± 26,751 SF





PHOTOS

INTERIOR >>













EXTERIOR >>>



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LOCATION >>>

CITADEL 🕷 OUTLETS

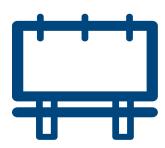


FREEWAY SIGNAGE OPPORTUNITY >>>



229,000

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



C 1 MILE AWAY FROM THE COMMERCE CASINO & HOTEL

~ **1.5 MILES** AWAY FROM CITADEL OUTLETS

