



For Lease

- 14,495 s.f. available on the 2nd floor
- Newly renovated open plan layout with kitchen, interior restrooms, and server room
- 3.5:1000 parking
- High-identity frontage at signalized intersection of La Palma Avenue and Richfield Road
- Immediate proximity to dining, retail and service amenities
- Immediate proximity to the 91, 55 & 57 freeways, offering superior access to Orange County, Los Angeles and the Inland Empire
- Ideal access to the Inland Empire's vast labor pool and workforce housing

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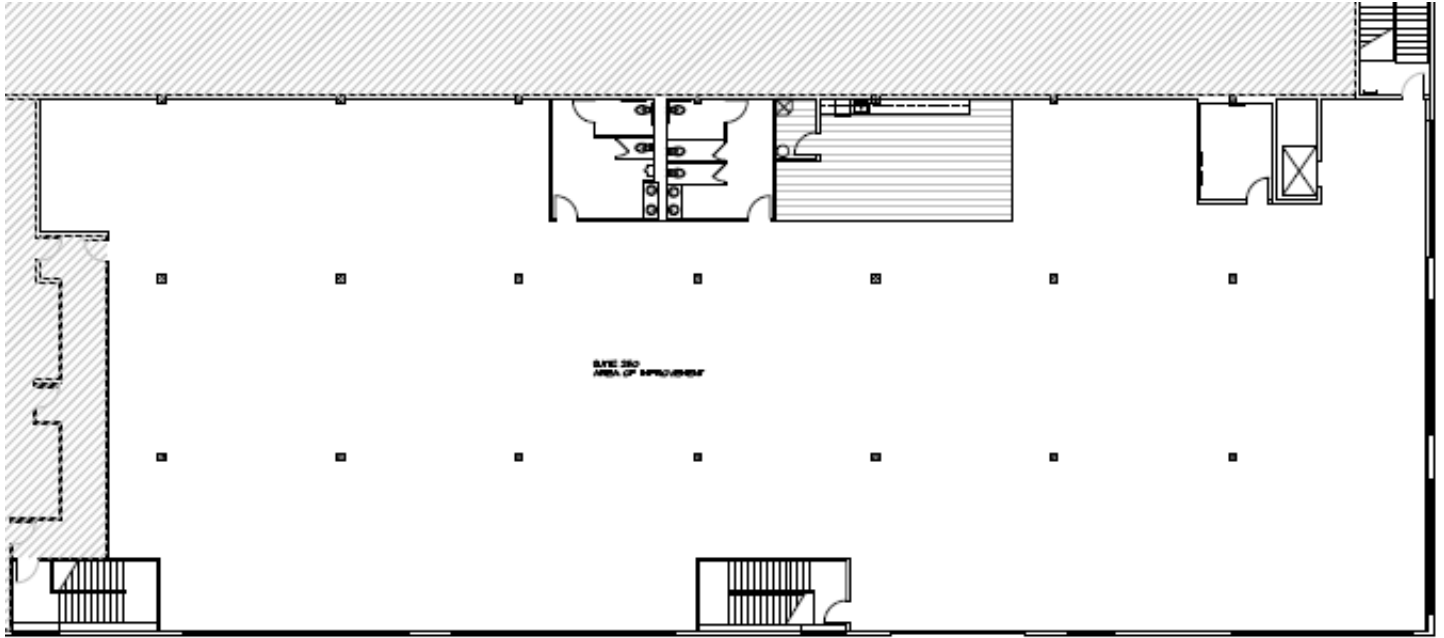
Zach.niles@am.jll.com

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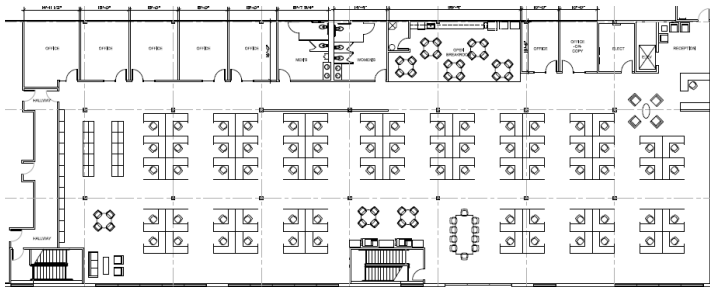
4125 E La Palma Ave

Suite 250 – 14,495 s.f.

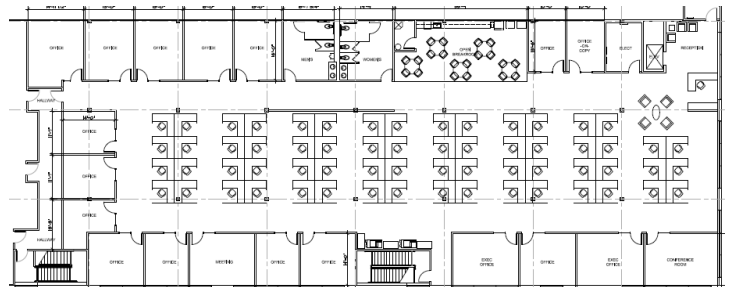
Existing Plan



Hypothetical Plan A



Hypothetical Plan B



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