



**Under New Ownership**  
Class A Office Space Available



## 100 N. CITRUS

*West Covina, California*

**100 N. CITRUS**, under new ownership and management, now proudly offers San Gabriel Valley office tenants Class A office space in sizes ranging from 400 sf. to full floor of 14,600 sf. The new ownership is undertaking extensive renovation of the common areas. The benefits of an office at **100 N. CITRUS** include:

- Immediate Freeway 10 access via Citrus on/off ramps. Within minutes to 57, 71, 60 and 210 Freeways.
- High visibility from freeway and street. Timeless architecture of glass curtain walls.
- Located at the West end of Westfield Eastland Shopping Center. Over 800,000 sf. of restaurants, retail shops and banks.
- Flexible floor plate suitable for small users as well as full floor or multiple-floor occupancy available for large organizations.
- Move-in ready spaces with flexible lease term and tenant-friendly leasing process.
- On-site leasing and management office with full time staff.
- Building and monument signage opportunities for major tenants.
- Convenient surface parking on-site or in adjacent lots.

# 100 N. CITRUS

*West Covina, California*



True abundance of walk-to amenities – banking, dining and shopping all within a leisurely stroll. The ultimate convenience for office tenants.

- Professional and responsive ownership and management.
- Over \$1 million of renovation underway: restrooms, landscape, lobbies and corridors, parking lot, elevator cabs, and more.
- Panoramic views of hillsides and mountains.
- Surrounded by educated workforce: Covina/West Covina, Azusa, Glendora, San Dimas and La Verne.
- Chase Bank on the ground floor with 24-hour ATM.
- Dedicated parking attendant to direct employee and customer traffic. Convenient on-site visitor parking.
- Electronically locking building doors, card access system allows 24/7 access for Building tenants.
- 4% commission to tenant brokers. Referral fees to non-broker referrals.



## DAVENPORT PARTNERS



[www.davenportpartners.com](http://www.davenportpartners.com)

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