



800 SOUTH BARRANCA AVENUE

Covina, California

800 SOUTH BARRANCA, UNDER NEW OWNERSHIP AND MANAGEMENT, NOW PROUDLY OFFERS SAN GABRIEL VALLEY OFFICE TENANTS CLASS "A" OFFICE SPACE IN SIZES RANGING FROM 1,000 TO 90,000 SQUARE FEET. THE NEW OWNERSHIP PLANS TO RENOVATE THE COMMON AREAS, LOBBIES, ELEVATOR CABS AND RESTROOMS. THE BENEFITS OF AN OFFICE AT 800 SOUTH BARRANCA INCLUDE:

- ▶ Convenient underground parking with direct elevator service to each floor.
- ▶ Walk-to amenities include many restaurants, banks, and retail stores.
- ▶ Excellent freeway access. The Building is one block north of the 10 Freeway and within minutes of the 57, 210 and 71 Freeways.
- ▶ Company identity via building signage opportunities for major tenants.
- ▶ Guest and visitor accommodations at nearby business hotels.
- ▶ Beautiful views of mountains and hills.

800 SOUTH BARRANCA AVENUE COVINA, CALIFORNIA



- ▶ A location in the heart of the San Gabriel Valley. Nearby communities, including Covina, West Covina, Glendora and La Verne, provide a highly skilled and educated labor pool.
- ▶ Additional covered employee and visitor parking at the adjacent IKEA parking structure.
- ▶ The Building is owned, leased and managed by Davenport Partners via an on-site office with full-time staff to service both prospects and tenants.
- ▶ Employees at the Building are more productive because they can walk to shopping, dining and banking services.
- ▶ Davenport Partners will pay a 4% commission to cooperating tenant brokers.

