

FOR LEASE
1,673 SF – 6,461 SF



Trico Lambert Center

HIGH IMAGE OFFICE /
WAREHOUSE BUSINESS CENTER

Highly Improved Office (35% to 53%)

- One or Two Restrooms
- Coffee Bar
- Central AC/Heat Recently Replaced
- Levolor Blinds

Warehouse

- 100-200 Amps
- 120/208, 3-Phase
- Space Heater
- Twin-Tube Fluorescent Lights
- Sealed Floor
- Skylights
- 12' x 12' Overhead Door
- Painted Walls
- Exterior Security Lighting
- Sprinklered

my.leeorange.net/WLambertBrea

545, 555 & 565 West Lambert Rd - Brea, California



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Corporate ID #01011260

MARK HINTERGARDT, CCIM

714.564.7168

mhintergardt@lee-associates.com

BRE# 00865136

ROBERT LEITER, CCIM

714.564.7103

rleiter@lee-associates.com

BRE# 00972297

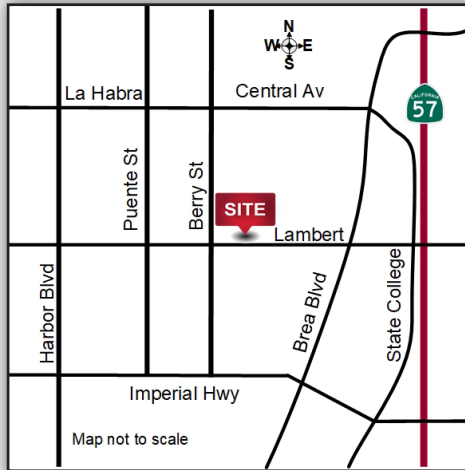
1004 W. Taft Avenue, Suite 150, Orange, CA 92865 | CORPORATE ID# 01011260 | T: 714.647.9100 F: 714.543.5285

All information contained herein has been provided by Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Lessee and interested parties should independently verify all information communicated by these sources.

Green Features

- Energy Efficient Lighting Installed
- On Site Recycle Bins
- Warehouse Foil Insulation





For Further Information, Contact:

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AVAILABLE

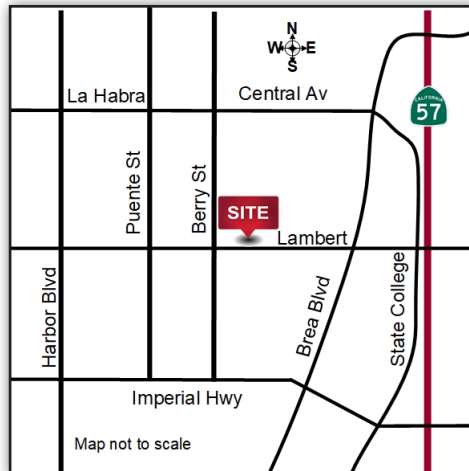
555 West Lambert Road

Suite B

- 1,673 Square Feet
- 953 SF Office
- 4 Offices
- 1 Restroom
- Coffee Bar
- 2.5:1 parking
- 1 GL Door
- Sprinklers
- Space Heater
- 100A, 120/208V
4 Wire, 3 Phase
- 15' Clearance



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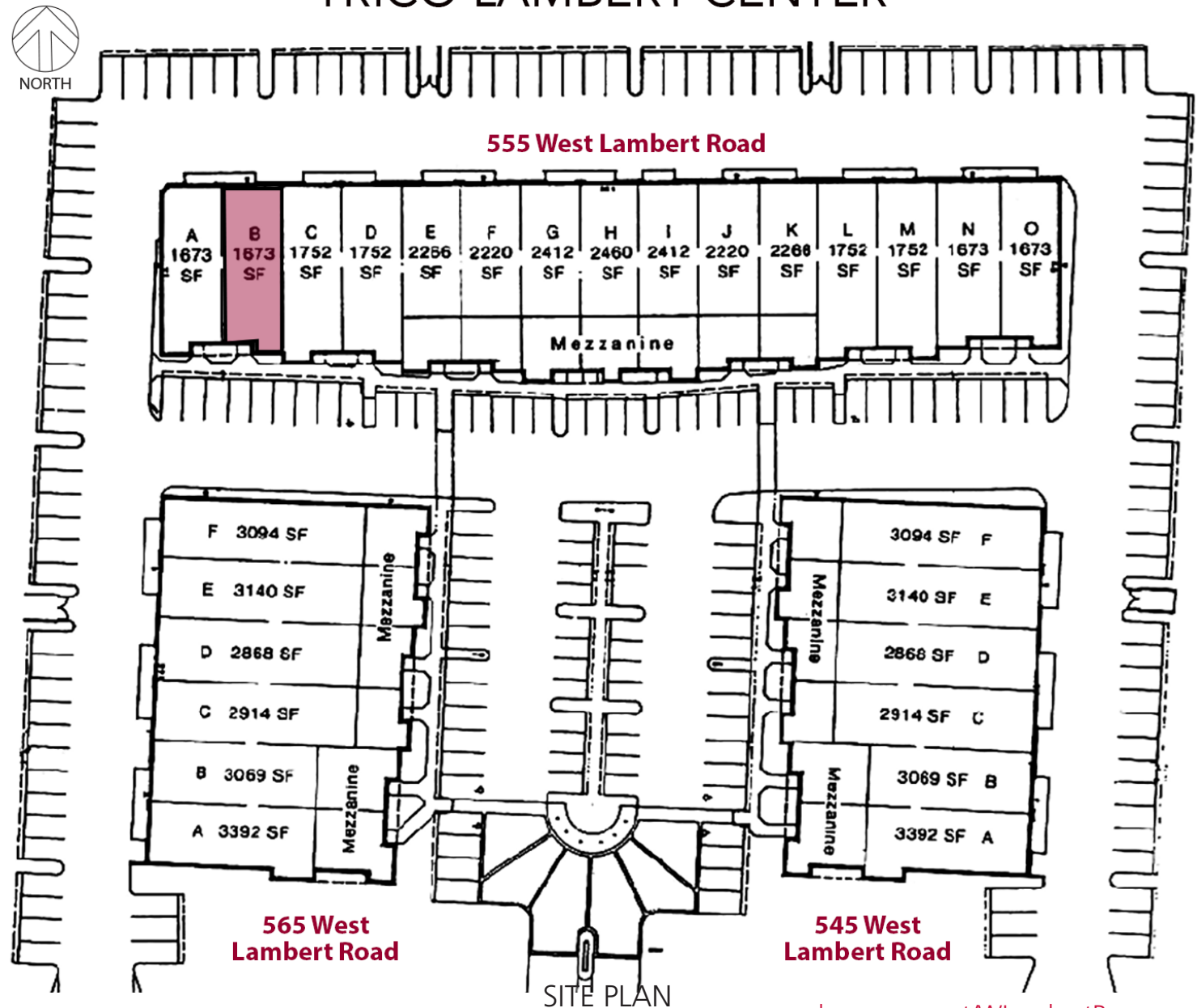
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BRE# 00972297

TRICO LAMBERT CENTER



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555 W. Lambert Road, Unit C, Brea, CA, 92821
1,752 Sq. Ft.

For Further Information, please contact:

Mark Hintergardt
DRE#00865136
mhintergardt@lee-associates.com

Rob Leiter
DRE# 00972297
rleiter@lee-associates.com

Visit us at
www.tricorealty.com

Not to Scale

