

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

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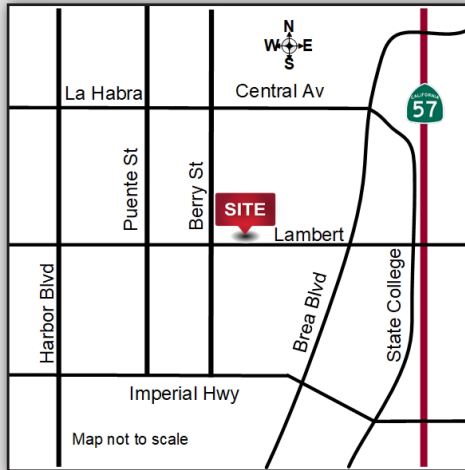
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Green Features

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





For Further Information, Contact:

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AVAILABLE

555 West Lambert Road

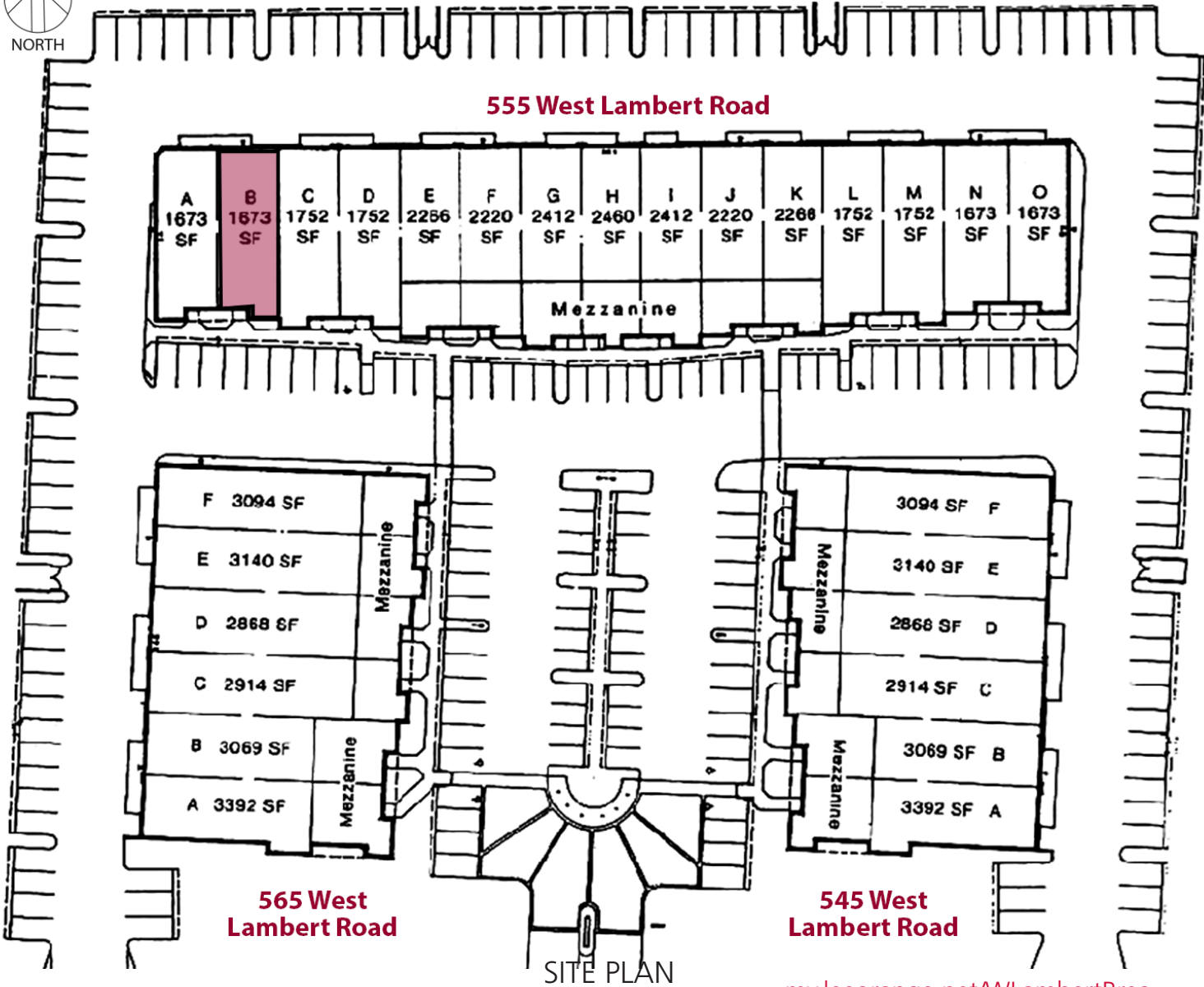
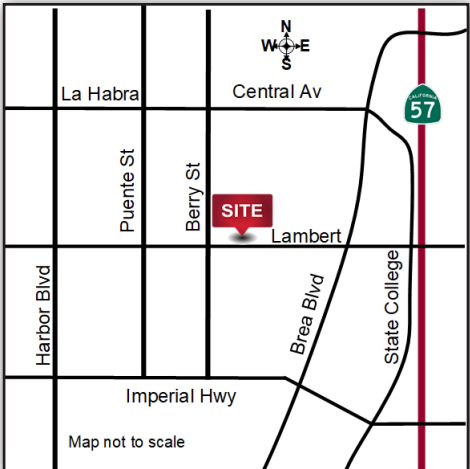
Suite B

- 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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TRICO LAMBERT CENTER



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