



CERRITOS  
TOWNE CENTER



Cerritos, California

## Project Features

- ◆ Five office buildings ranging from 50,000 to 140,000 square feet and two to seven stories
- ◆ Well appointed suites available from 900 to over 20,000 square feet per floor
- ◆ Efficient and flexible floor plans to suit various tenant requirements
- ◆ Excellent potential for growth within project
- ◆ Four full-size parking spaces (no compacts) per 1,000 feet
- ◆ Office buildings feature rich, granite exteriors ensuring a professional image
- ◆ After hour HVAC and electronic entry access
- ◆ Professional on-site 24 hour security, conference room facility, café, travel agency and ATM



Through **Spieker Network of Business Services**, tenants have access to all of Spieker Properties' premiere business centers throughout the Western United States. From on-site conference rooms to exercise facilities, business travelers can enjoy a wide array of services at any one of our central locations.



## Cerritos Towne Center

- ◆ A 125 acre master-planned business park that includes exciting stores, restaurants, movie theaters, and the Cerritos Center for the Performing Arts with conference facilities
- ◆ 460,000 square feet of Class "A" office buildings
- ◆ Sheraton Hotel on-site with conference facilities, restaurants and catering, and airport shuttles
- ◆ A campus environment featuring lush landscaping, water fountains, pedestrian walkways, and fifty-foot greenbelts interspersed with meandering waterways



## GTE SmartPark™

- ◆ Advanced fiber optic network infrastructure offering broadband digital telecommunication services
- ◆ Disaster recovery/security benefits
- ◆ Access to leading edge technology
- ◆ Extra conduit facilitating future growth and expansion





*Cerritos Center for the Performing Arts*



*Sheraton Hotel*

## Cerritos Towne Center - Site Plan



