

**FOR LEASE**  
**Multi-Tenant Medical Office Building Suites**  
(Medical/Office/Professional Suites/Spaces Available)

**Towne Professional Center**  
1900 Royalty Drive  
Pomona, California 91767

Contact only  
Listing Agents below for  
additional information to  
Qualified Tenant(s)

•  
**Carlos Rodriguez**  
Senior Broker Associate  
[crodriguez@mgrservices.com](mailto:crodriguez@mgrservices.com)  
Lic. # 00876859  
**(909) 579-1366**

•  
**Nancy Pun**  
Senior Broker Associate  
[npun@mgrservices.com](mailto:npun@mgrservices.com)  
Lic. # 01399475  
**(909) 608-2171**

•  
**NOTE:**  
**DO NOT DISTURB** any  
tenant(s) in the building  
(business owners, staff,  
help or customers). Talk  
only to above listing agents  
about this property and its  
availability.



- Free-standing, two (2) story office/professional/medical building / multiple use building with central open-air court-yard and corridors.
- In established office/medical zoned corridor near Pomona Valley Medical Center
- Lots of common, surface, free parking
- Ready to occupy suites / medical office build-out (1st and 2nd floor suites), private restrooms in suites / male & female restrooms in common corridor area / elevator served building
- Excellent location, visibility and identity
- Next to Pomona Valley Hospital Medical Center, Pomona Valley Cancer Care Center and 10 Freeway
- Easy access to 10, 57 & 60 freeways
- Pride of ownership property
- Well maintained and efficiently managed building

**For lease rental rate: Call Listing Agent**

MGR Real Estate, Inc

This statement with the information it contains is given with the understanding that all negotiations relating to the availability, purchase, renting, leasing or sale of any property and/or business mentioned or described in the above information and/or attachments shall be conducted through this office (MGR Real Estate, Inc.). The above information and any attachments while not guaranteed has been secured from sources we believe to be reliable and correct but for which we assume no liability or responsibility for any errors or omissions. No warranty or representation is made as to the accuracy of the written or attached information. All information above and/or in any attachments are subject to change without notice.

3800 E. Concourse St., Suite 350, Ontario, CA 91764

Commercial Brokerage / Lic. # 01841921 / [WWW.MGRREALESTATE.COM](http://WWW.MGRREALESTATE.COM)

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for accuracy



## FOR LEASE SUMMARY

Office, medical, and professional suites/spaces are available and ready for immediate lease.

Towne Professional Center is a 33,400+/- square foot, two-story, garden style, multi-tenant, professional and medical office building with open-air, central courtyard.

Building Location: 1900 Royalty Drive, Pomona, California 91767 (on southeast corner of Ervilla Street and Royalty Drive).

Currently Available spaces/suites for lease:

**Second Floor:** Suite #210 (1,123+/- square feet)

The Towne Professional Center building has both front and rear entrances with a large common area, open-air central courtyard in the center of the building that connects to both of the entrances. The building is elevator served and has newly remodeled, upscale common area Male and Female restrooms on both floors (1<sup>st</sup> & 2<sup>nd</sup>). Towne Professional Center is good for medical, office, and professional uses. The building is located at the southeast corner of Royalty Drive and Ervilla Street; the building has easy access onto the property from Royalty Drive and Ervilla Street; the property is next to the Interstate 10 freeway; and the location has good visibility, identity, and exposure. Towne Professional Center has on-site, free, common, surface parking available to tenants, clients, patients, and customers. Active security cameras are placed inside and outside of the building overlooking portions of the parking areas, and the building's two main entrances. The exterior of the building and property are well lit with bright LED building exterior lights and parking lot lights that provide additional security.

The Towne Professional Center building is a prime location and great image building for doctors, medical groups (general or specialized), labs, and pharmacy. The Towne Professional Center building is next to the large Pomona Valley Hospital Medical Center. This property is in north Pomona and has easy access (freeway friendly) to the Interstate 10 freeway on and off ramps.

### Property Highlights:

- ✓ Free-standing, two (2) story office/professional/medical building / multiple use building with central open-air court-yard and corridors.
- ✓ In established office/medical zoned corridor near Pomona Valley Medical Center.
- ✓ Lots of common, surface, free parking.
- ✓ Ready to occupy suites / medical office build-out (1st and 2nd floor suites), private restrooms in suites / male & female restrooms in common corridor area / elevator served building.
- ✓ Excellent location, visibility and identity
- ✓ Next to Pomona Valley Hospital Medical Center, Pomona Valley Cancer Care Center and 10 Freeway.
- ✓ Easy access to 10, 57 & 60 freeways
- ✓ Pride of ownership property / well maintained and efficiently managed building

### Contact Listing Agents Below:

(for rental rates, details, and additional information to qualified tenants)

- **Carlos Rodriguez** (Lic. #00876859) [crodriguez@mgrservices.com](mailto:crodriguez@mgrservices.com) / D.L. # (909) 579-1366
- **Nancy Pun** (Lic. #01399475) [npun@mgrservices.com](mailto:npun@mgrservices.com) / D.L. # (909) 608-2171

MGR Real Estate, Inc.

This statement with the information it contains is given with the understanding that all negotiations relating to the availability, purchase, renting, leasing or sale of any property and/or business mentioned or described in the above information and/or attachments shall be conducted through this office (MGR Real Estate, Inc.). The above information and any attachments while not guaranteed has been secured from sources we believe to be reliable and correct but for which we assume no liability or responsibility for any errors or omissions. No warranty or representation is made as to the accuracy of the written or attached information. All information above and/or in any attachments are subject to change without notice.

lse\_sumry\_1900\_rylty\_dr\_pom\_.docx

---

3800 E. Concourse St., Suite 350, Ontario, CA 91764

Commercial Brokerage / Lic. # 01841921 / [WWW.MGRREALESTATE.COM](http://WWW.MGRREALESTATE.COM)

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for accuracy



## Property Profile - Lease

✓ Project	<b>Towne Professional Center</b>
✓ Address:	1900 Royalty Drive
✓ City:	Pomona, California 91767
✓ Location:	SE corner of Royalty Drive and Ervilla Street
✓ Zoning:	AP (Administrative Professional) w/ SP overlay (PVHMC S.P.)
✓ Floors / Type of Construction:	2 / wood frame, stucco & brick facade
✓ Elevator Service:	Yes – one (1) elevator
✓ Average Floor Size:	Approximately 16,703 +/- square feet
✓ Total Bldg.(s) Rentable Area:	33,405 +/- square feet
✓ Asking lease Rate / Lease Type:	\$ Call Agent for Rental Rates, 11.50+/-% add-on factor / NNN
✓ Base Year / Expense Stop / NNN:	Estimated NNN charges - \$0.65 per square foot/month
✓ Tenant Improvements:	Negotiable (based on total deal points/terms)
✓ Concessions:	Negotiable (based on total deal points/terms)
✓ Building Amenities / Features:	See flyer
✓ Minimum Space Available:	1,123+/- square feet Rentable
✓ Maximum Contiguous Space Available:	1,123+/- square feet Rentable
✓ Number of Suites/Units Available:	1- Suite 210(±1,123 sf)
✓ Total Available Square Footage for Lease:	1,123+/- square feet (Rentable)
✓ Percentage of Building Leased:	97%
✓ Outside Signage Available:	Directory sign only
✓ Parking Ratio / Facilities:	Approximately 4:1 (4 per 1,000), common, free, surface parking
✓ Janitorial / Property Management:	In common area only / on-site
✓ Restroom Facilities:	1 or more in each suite and in common areas on each floor
✓ Security System:	Security cameras covering common areas & parking lot
✓ Move-in Fees:	1st month & security deposit
✓ Year Built or Estimate of Age:	approximately 1985

### **Contact Listing Agents Below:**

(for rates, details, and additional information to qualified tenants)

- **Carlos Rodriguez** (Lic. #00876859) [crodriguez@mgrservices.com](mailto:crodriguez@mgrservices.com) / D.L. # (909) 579-1366
- **Nancy Pun** (Lic. #01399475) [npun@mgrservices.com](mailto:npun@mgrservices.com) / D.L. # (909) 608-2171

MGR Real Estate, Inc.

This statement with the information it contains is given with the understanding that all negotiations relating to the availability, purchase, renting, leasing or sale of any property and/or business mentioned or described in the above information and/or attachments shall be conducted through this office (MGR Real Estate, Inc.). The above information and any attachments while not guaranteed has been secured from sources we believe to be reliable and correct but for which we assume no liability or responsibility for any errors or omissions. No warranty or representation is made as to the accuracy of the written or attached information. All information above and/or in any attachments are subject to change without notice.

prop\_prfl\_lse\_1900\_rylty\_dr\_pom\_docx

---

3800 E. Concourse St., Suite 350, Ontario, CA 91764

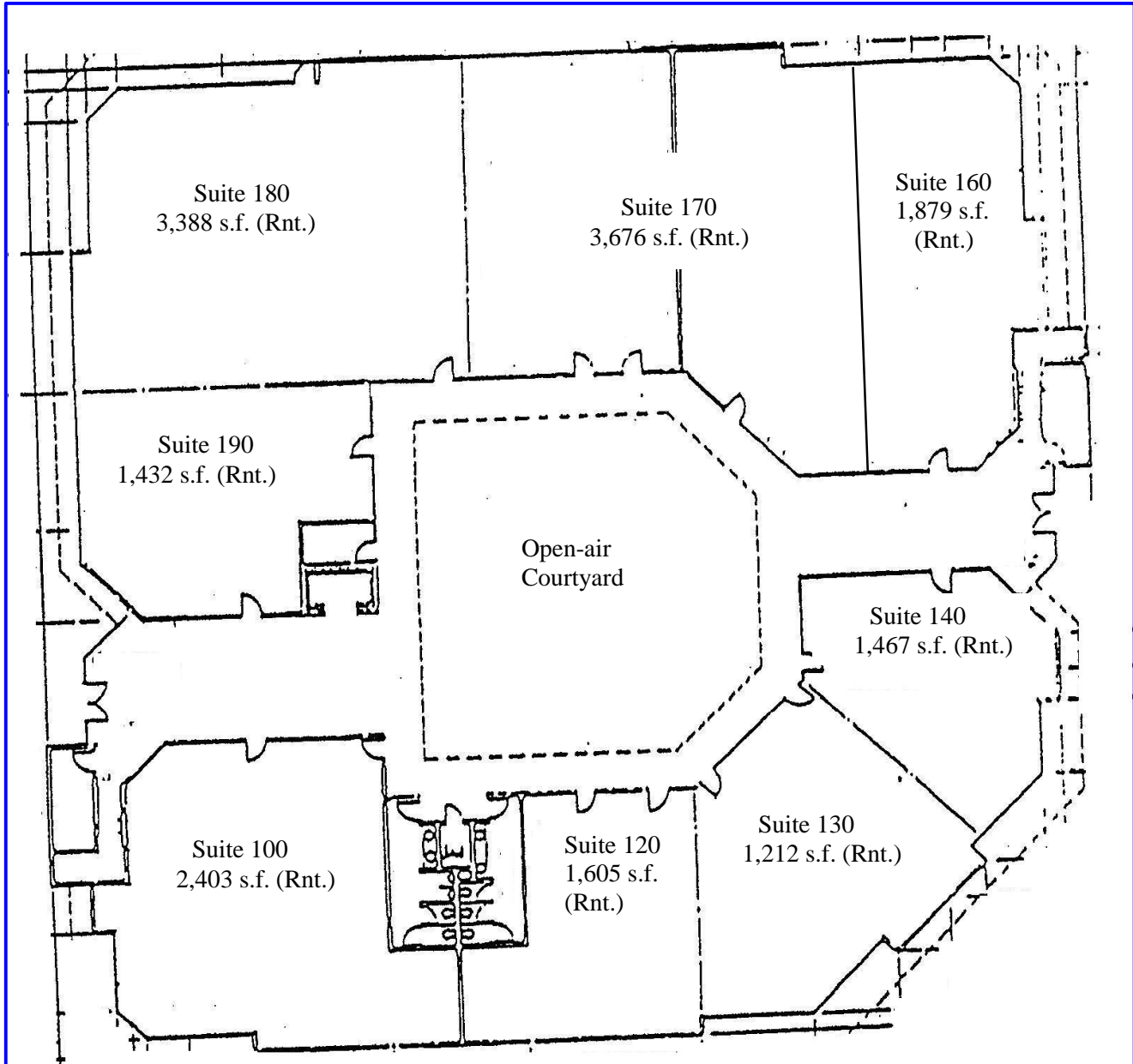
Commercial Brokerage / Lic. # 01841921 / [WWW.MGRREALESTATE.COM](http://WWW.MGRREALESTATE.COM)

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for accuracy

# 1<sup>st</sup> Floor Foot Print

## Towne Professional Center

1900 Royalty Drive,  
Suites 100, 120, 130, 140, 160, 170, 180 and 190,  
Pomona, California



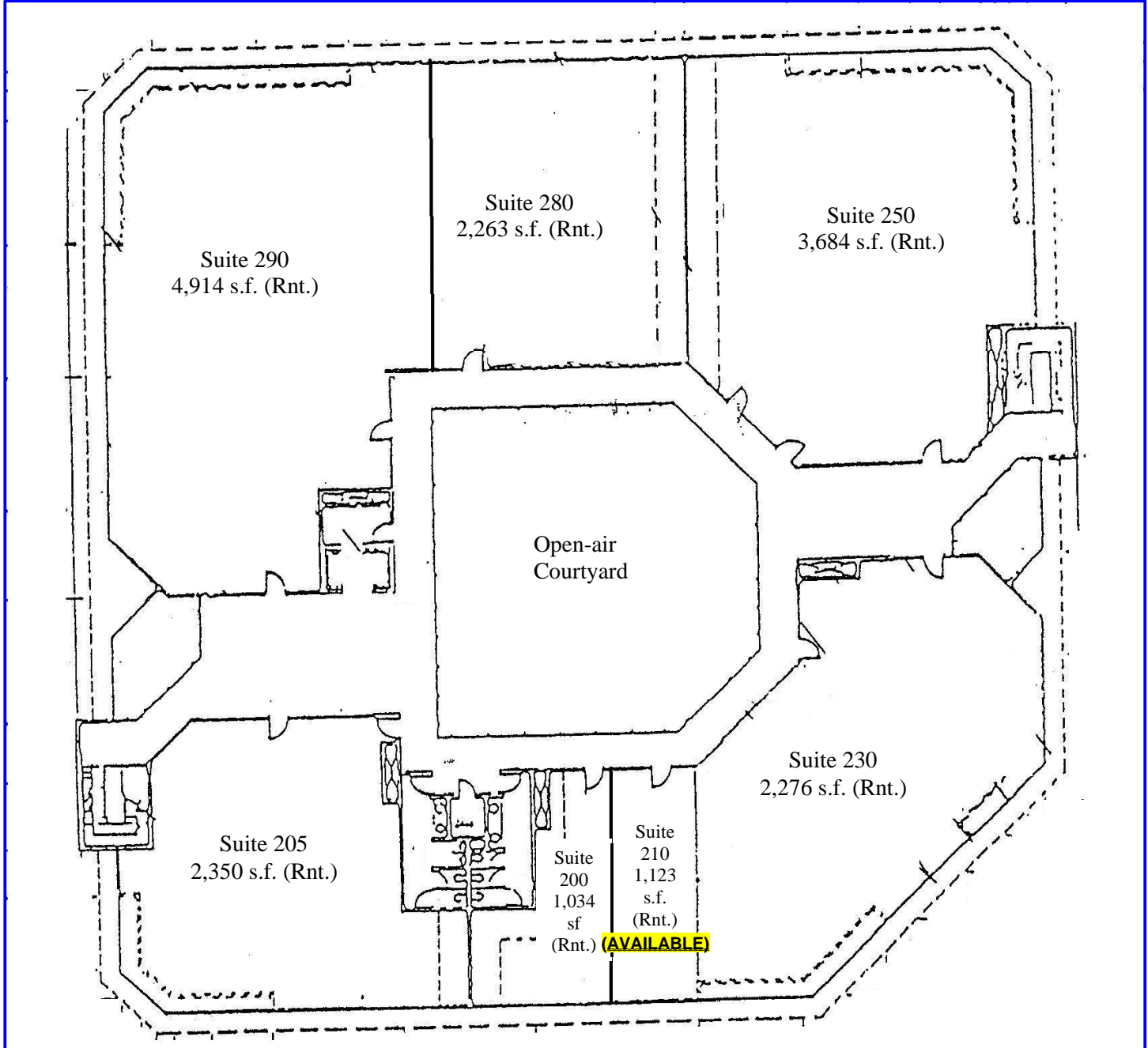
**NOT TO SCALE**

All information or design indicated in this foot print is **preliminary only, not to scale, not an exact foot print, layout or design, and subject to change**. The above information, while not guaranteed or verified, has been obtained from sources believed to be reliable and correct but for which we (MGR Real Estate, Inc.) assume any liability or responsibility for any errors or omissions.



## 2<sup>nd</sup> Floor Foot Print

**Towne Professional Center**  
1900 Royalty Drive,  
Suite 200, 205, 210, 230, 250, 280 and 290  
Pomona, California

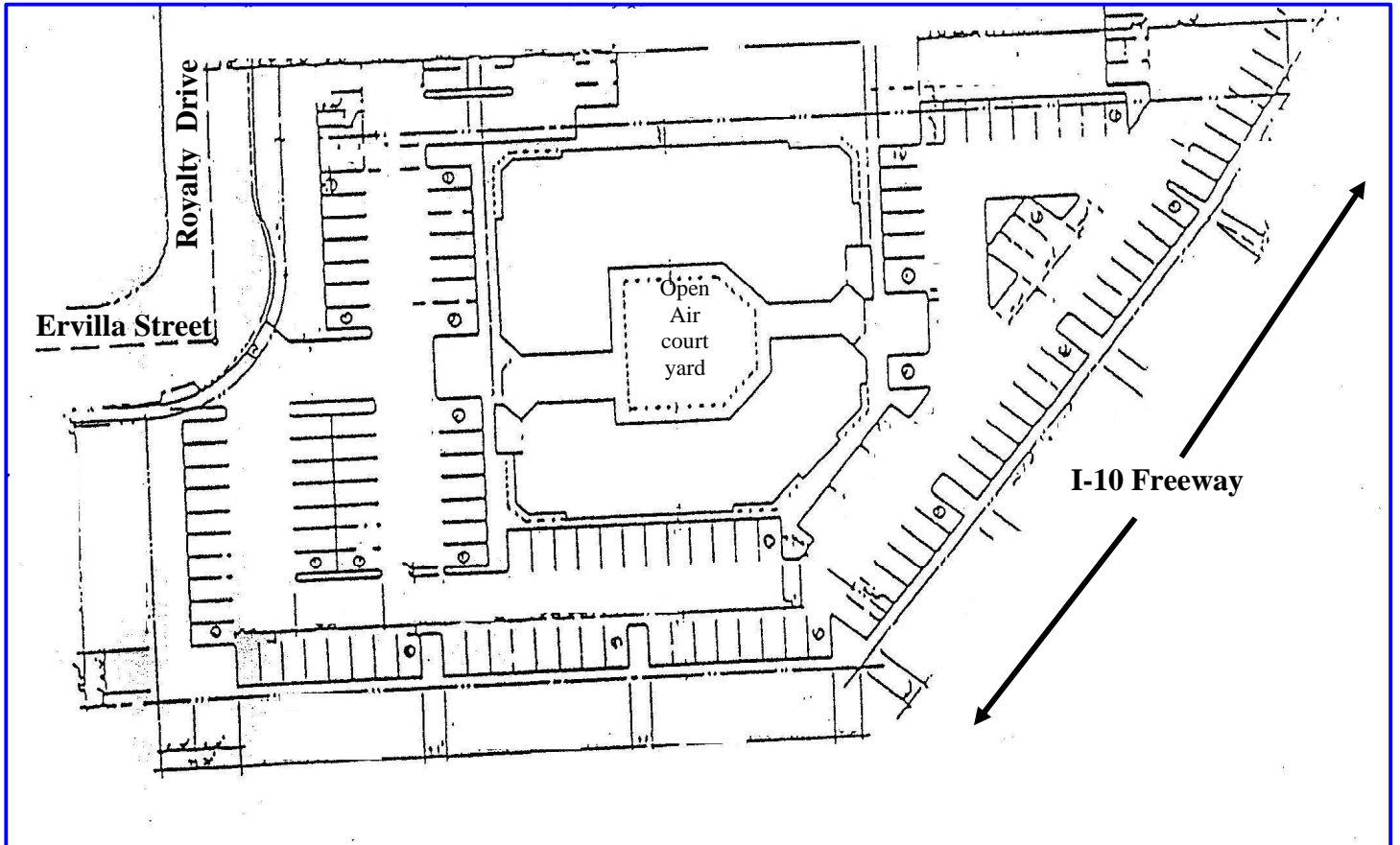


**NOT TO SCALE**

All information or design indicated in this foot print is **preliminary only, not to scale, not an exact foot print, layout or design, and subject to change**. The above information, while not guaranteed or verified, has been obtained from sources believed to be reliable and correct but for which we (MGR Real Estate, Inc.) assume any liability or responsibility for any errors or omissions.

# Site Plan Drawing

Towne Professional Center  
1900 Royalty Drive, Pomona



**NOT TO SCALE**

All information or design indicated in this Site Plan Drawing is **preliminary only and not to scale**. The above information, while not guaranteed or verified, has been obtained from sources believed to be reliable and correct, but for which we (MGR Services, Inc.) assume no liability or responsibility for any errors or omissions.

ste\_pln\_drwng\_1900\_rylty\_dr\_pom\_docx



**Towne Professional Center**  
**1900 Royalty Drive, Pomona, California**



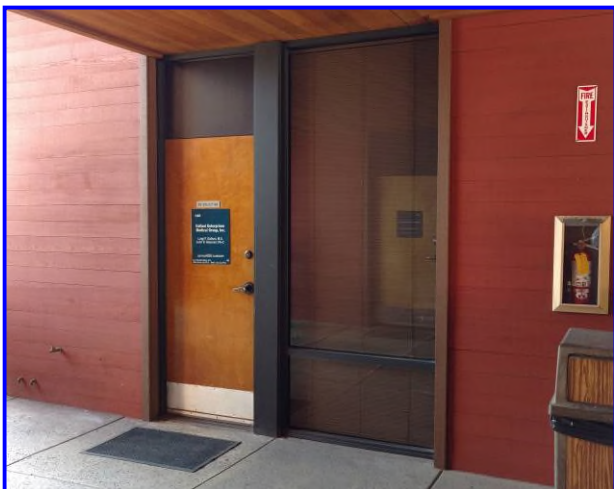


# Towne Professional Center, 1900 Royalty Drive, Pomona, California



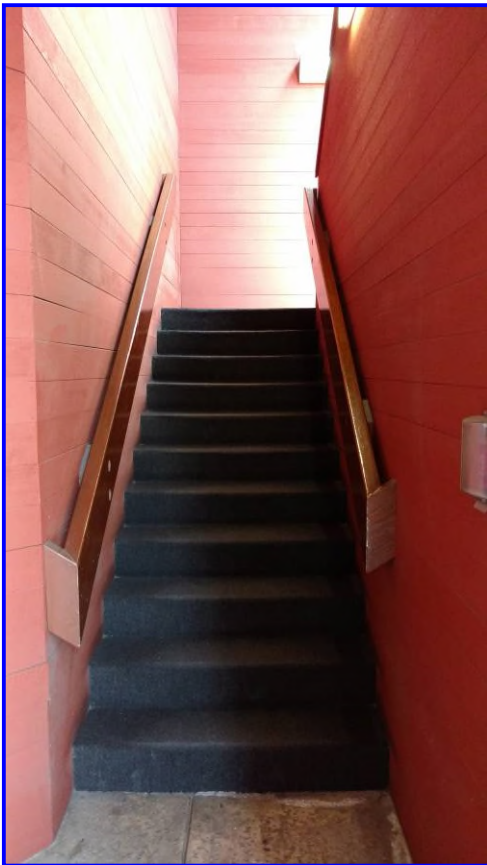


# Towne Professional Center, 1900 Royalty Drive, Pomona, California





# Towne Professional Center, 1900 Royalty Drive, Pomona, California





# Aerial Site Plan

Towne Professional Center  
1900 Royalty Drive  
Pomona, California 91767



**NOT TO SCALE**

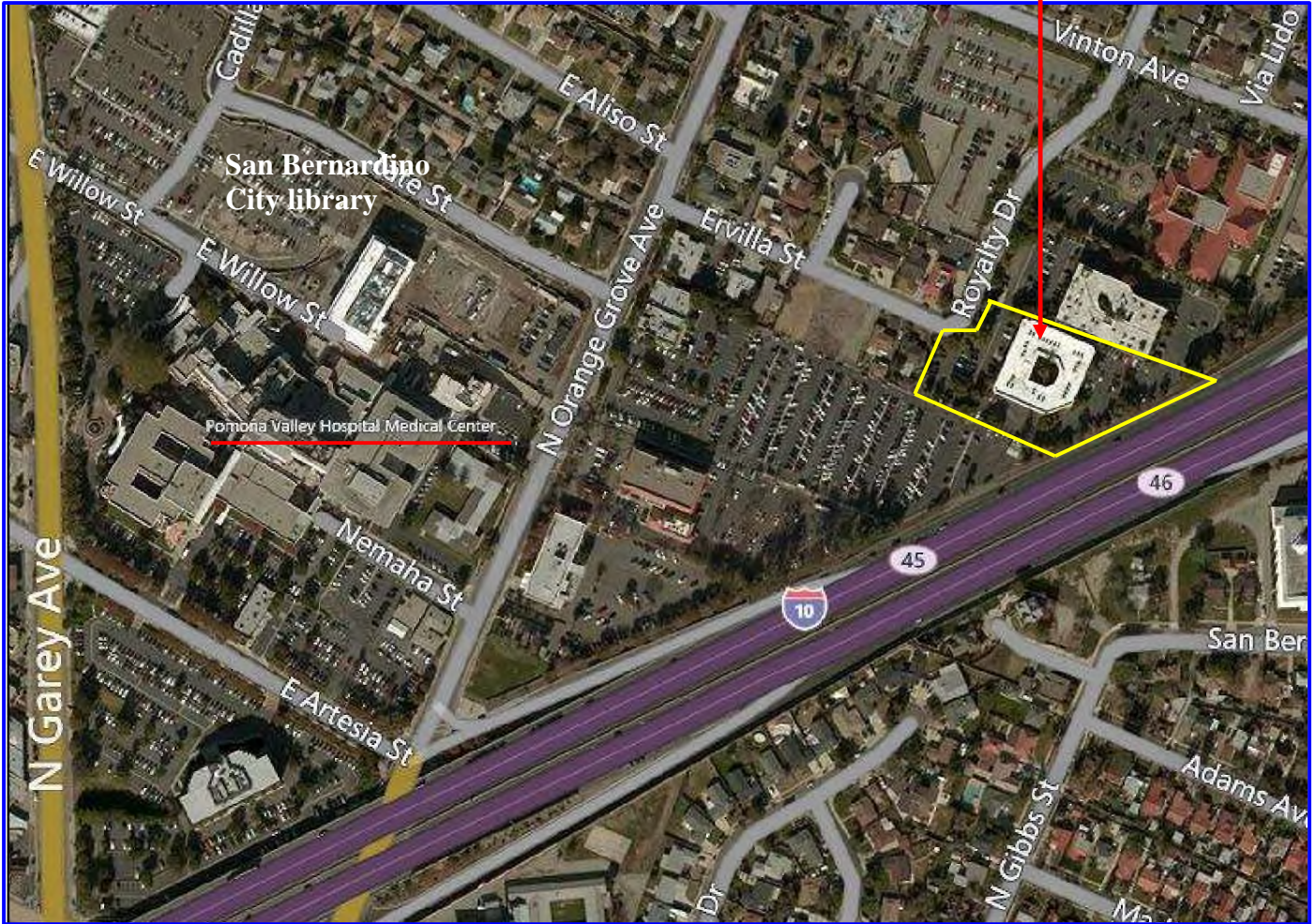
All information or design indicated in this aerial site plan is **preliminary only, not to scale, not an exact site plan, layout or design, and subject to change**. The above information, while not guaranteed or verified, has been obtained from sources believed to be reliable and correct but for which we (MGR Real Estate, Inc.) assume any liability or responsibility for any errors or omissions.

arel\_ste\_pln\_1900\_rylty\_dr\_pom\_.docx



# Aerial Map

Towne Professional Center  
1900 Royalty Drive  
Pomona, California 91767



**NOT TO SCALE**

All information or design indicated in this aerial map is **preliminary only, not to scale, not an exact site plan, layout or design, and subject to change**. The above information, while not guaranteed or verified, has been obtained from sources believed to be reliable and correct but for which we (MGR Real Estate, Inc.) assume any liability or responsibility for any errors or omissions.

arel\_map\_1900\_rylty\_dr\_pom\_.docx