

# 1520 NORTH MOUNTAIN AVENUE, BLDG E

Ontario, CA 91762

OFFICE BUILDING  
FOR LEASE



## PROPERTY DESCRIPTION

Lease a premier office space at this prime Ontario location. With signage opportunities, modern amenities, ample parking, and efficient floor plans, this property offers the ideal space to elevate your business to the next level. The building features sleek architecture, high-speed internet connectivity, and is elevator served. Enjoy the benefits of a professional property management and maintenance teams, ensuring a seamless experience for tenants. The property's proximity to major highways and the Ontario International Airport makes it a strategic choice for businesses with regional or global operations. Elevate your business presence and productivity in this premier office building. Professionally managed by City Commercial Management.

## PROPERTY HIGHLIGHTS

- New lease rate: no added CAM or NNN
- Ideal floor plans to suit your business needs
- High-speed internet connectivity

## LOCATION DESCRIPTION

Discover the vibrant surroundings of this office in Ontario, where urban convenience meets suburban charm. Located adjacent to I-10 freeway and only minutes away from Ontario International Airport, the area offers unparalleled accessibility for businesses. Nearby, you'll find the Ontario Mills shopping center, boasting a wide array of dining options and retail therapy. With a wide variety of shopping, dining and entertainment options nearby, the location offers a perfect blend of work and ease of access. Experience the dynamic opportunities this area has to offer for your future office location.

## OFFERING SUMMARY

Lease Rate:	\$2.20 SF/month (MG)
Available SF:	923 - 9,299 SF
Building Size:	28,985 SF

## STEVEN D. ROPPEL

Sr Vice President  
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CalDRE #01151111

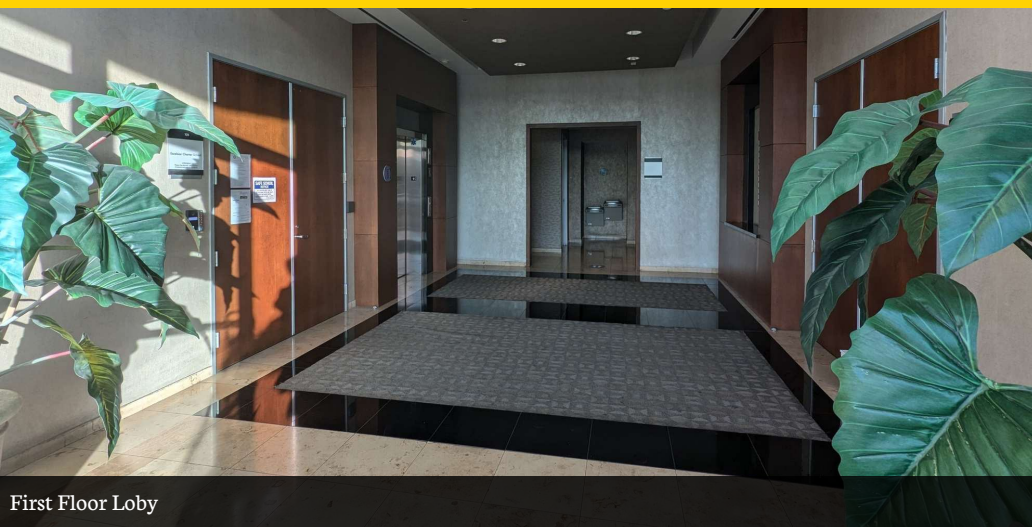




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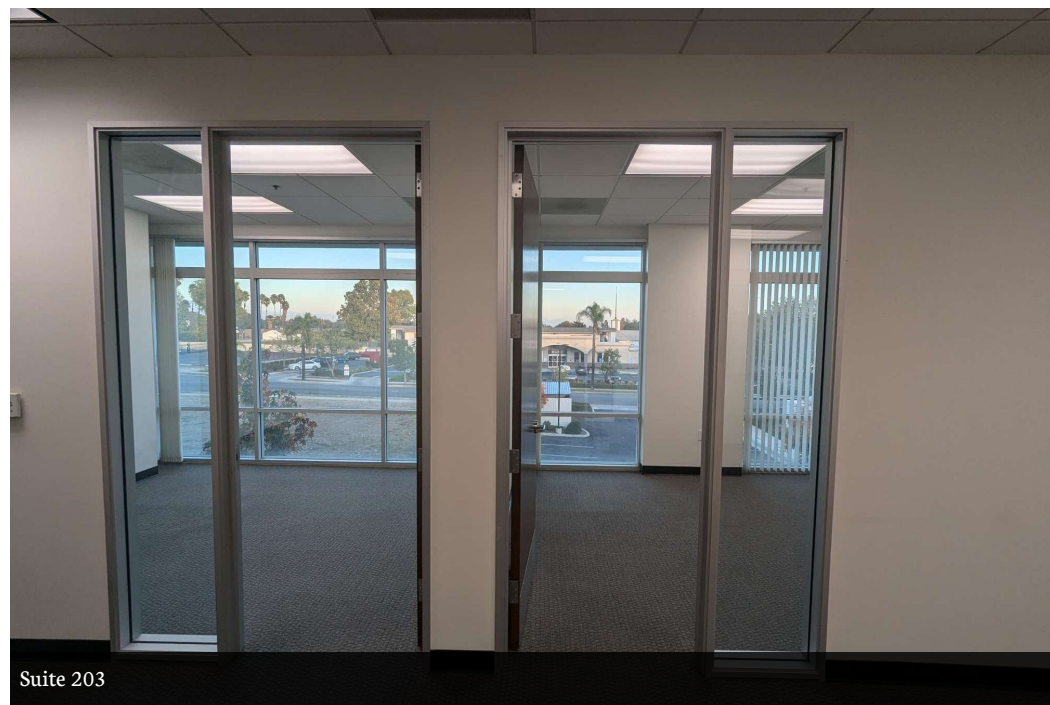
First Floor Lobby



Second Floor Lobby



Suite 202



Suite 203

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	923 - 9,299 SF	Lease Rate:	\$2.20 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
121	Available	7,131 - 9,299 SF	Modified Gross	\$2.20 SF/month	No added CAM or NNN. Flexible floor plan for many uses. Immediate access from main lobby. Reception area, open areas and private offices and conference room and break area with plentiful windows throughout. Can be combined with Suite 135 for a total of 9,299 RSF
135	Available	2,168 - 9,299 SF	Modified Gross	\$2.20 SF/month	No added CAM or NNN. Flexible floor plan for many uses. Immediate access from main lobby. Reception area, three open areas and conference room and break area with plentiful windows throughout. Can be combined with Suite 121 for a total of 9,299 RSF
200	Available	923 SF	Modified Gross	\$2.20 SF/month	No added CAM or NNN. Open area and 2 private offices with plentiful windows.
202	Available	1,008 - 2,397 SF	Modified Gross	\$2.20 SF/month	No added CAM or NNN. Close to elevator lobby. Open area and 2 private offices with plentiful windows. Can be combined with Suite 203 for 2,397 square feet
203	Available	1,389 - 2,397 SF	Modified Gross	\$2.20 SF/month	No added CAM or NNN. Close to elevator lobby. Reception, open area with coffee bar and 3 or 4 private offices with plentiful windows. Can be combined with Suite 202 for 2,397 square feet

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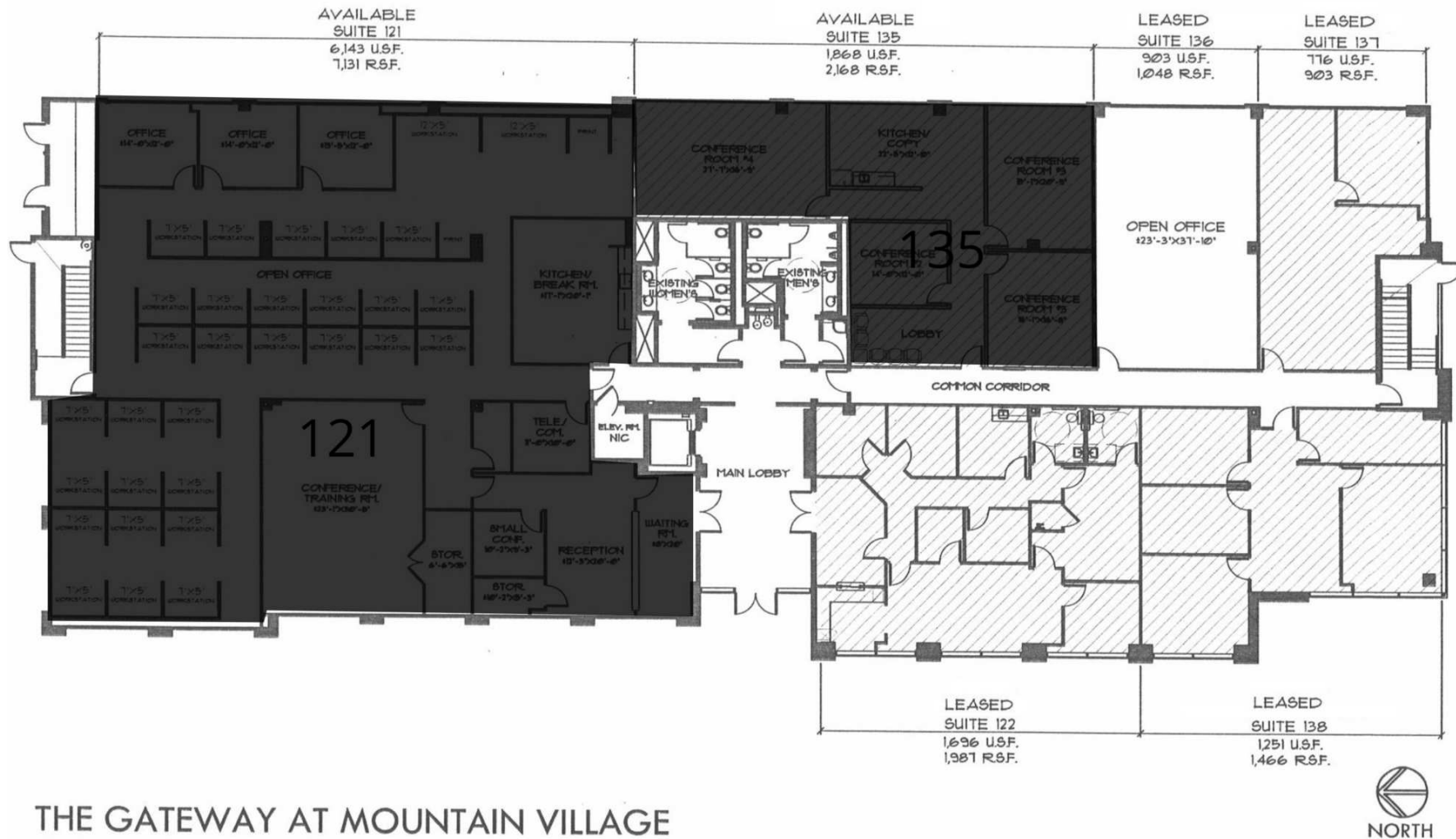
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## THE GATEWAY AT MOUNTAIN VILLAGE

BUILDING E, 1ST FLOOR  
1520E N. MOUNTAIN AVENUE  
ONTARIO, CALIFORNIA  
SCALE: NTS (NOT TO SCALE)

### LEGEND

Available Soon

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## 2ND FLOOR PLAN

THE GATEWAY AT MOUNTAIN VILLAGE  
BUILDING E, 2ND FLOOR  
1520E N. MOUNTAIN AVENUE  
ONTARIO, CALIFORNIA  
SCALE: NTS (NOT TO SCALE)

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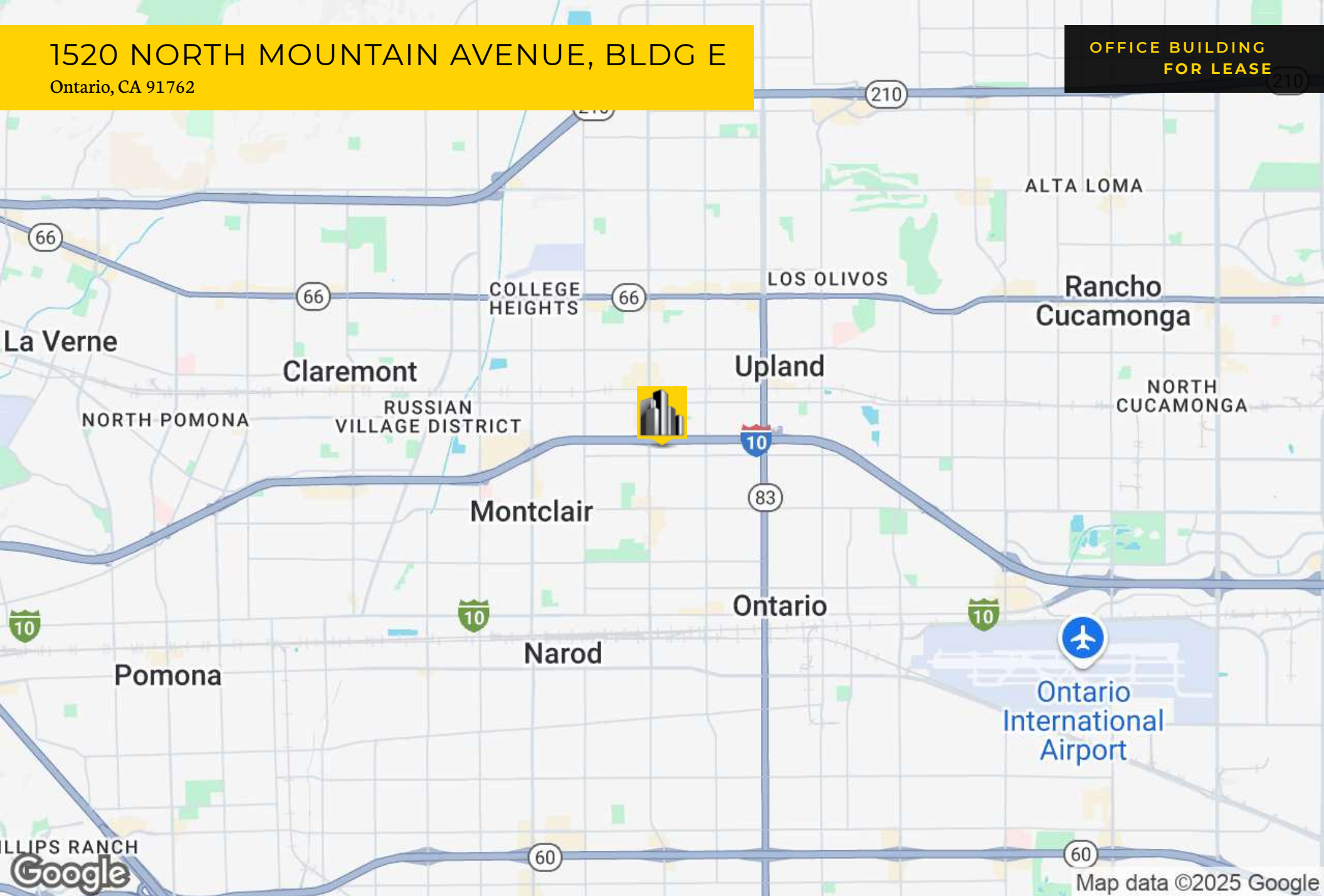
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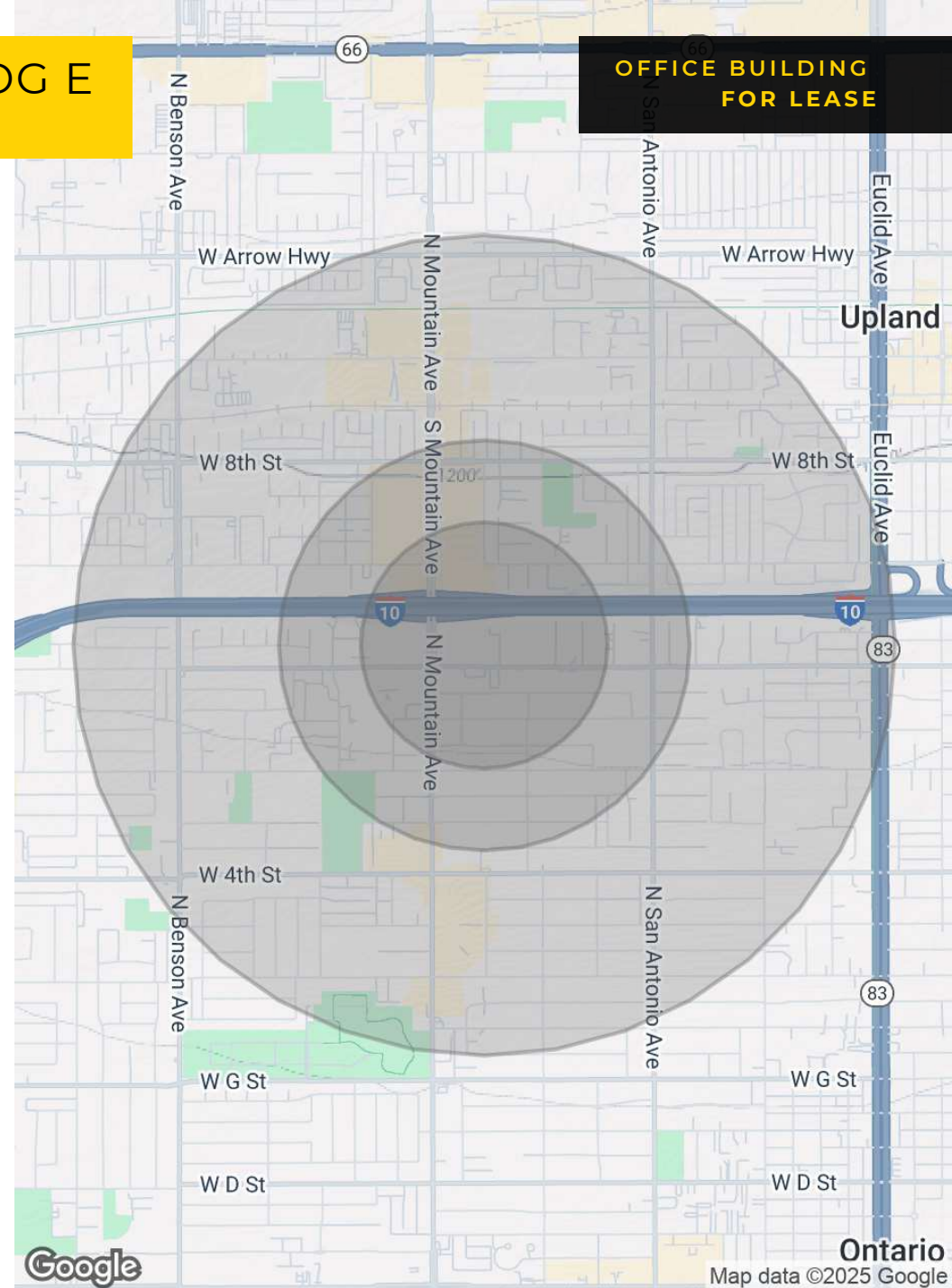
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	977	5,134	23,524
Average Age	39	38	38
Average Age (Male)	37	36	36
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	1,663	7,681
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$111,659	\$105,132	\$100,194
Average House Value	\$656,380	\$639,226	\$610,487

*Demographics data derived from AlphaMap*



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