

## FEATURE

- **1,709 - 4,498 +/- RSF**
- **Class-A Building**
- **Built in 1991**
- **Elevators Served**
- **Easy Access to I-10, I-15 & 210 Freeways**
- **EV Charging Stations Onsite**
- **Full-Service Gross**

## PRESENTED BY

### Michael G. Rademaker

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8577 & 8599 Haven Ave, Rancho Cucamonga, CA 91730

Strategically positioned in the vibrant heart of Rancho Cucamonga's premier commercial corridor, **MGR Towers** deliver an exceptional office environment tailored for discerning professional and medical users.

These two meticulously maintained Class A office buildings command a highly visible, signalized corner at Haven Avenue and Arrow Route, offering unparalleled accessibility to the I-10, I-15, and 210 Freeways.

Designed with modern sophistication in mind, the properties feature striking architecture, lush professional landscaping, and expansive windows that flood each suite with natural light. Ample surface parking ensures convenience for tenants and visitors alike, while **onsite EV charging stations** add a forward-thinking amenity for today's eco-conscious professionals.



COMMERCIAL | RESIDENTIAL | PROPERTY MANAGEMENT

ONTARIO COSTA MESA VICTORVILLE RANCHO MIRAGE CARLSBAD IRVINE

(800) 777-7647 mgrrealestate.com DRE #01841921



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## MGR Towers | Class – A Offices for Lease

**8577 & 8599 Haven Avenue, Rancho Cucamonga, CA 91730**

Floor / Suite #	R.S.F.	Description	Status
8577 / 2nd / 201	4,498	Reception Area, Large Bullpen, Conference Room, 7 Private Offices, Kitchen with sink, & 2 Private Balconies.	Available Now
8577 / 3 <sup>rd</sup> / 307	1,709	Reception Area, Conference Room, 3 Private Offices, Storage, and 1 Private Balcony.	Available Now
8599 / 1 <sup>st</sup> / 101	2,621	Large Waiting Room, Reception Area, 6 Exam Rooms, 2 Private Offices, Private Restroom, and Breakroom.	Available Now



**For more information, contact:**

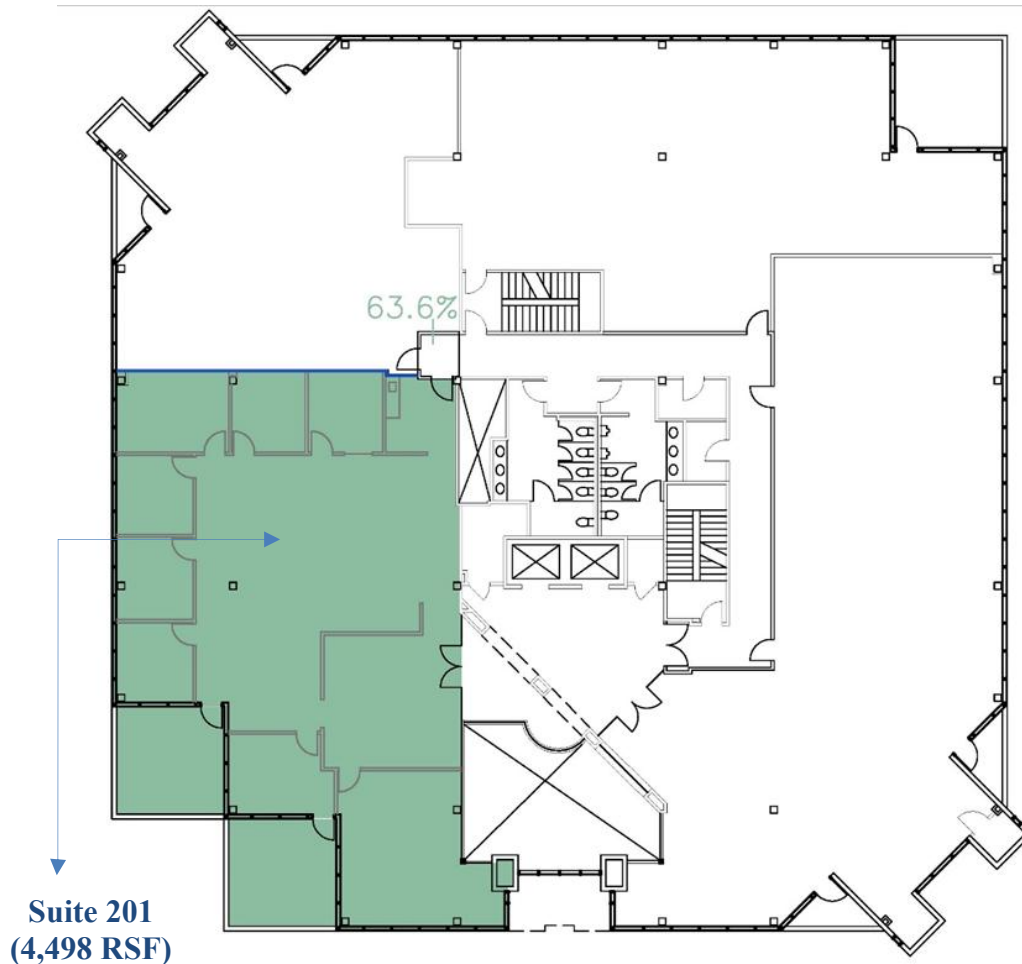
**Michael G. Rademaker**  
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 MGR Real Estate Inc. 3800 Concourse St., Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

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**8577 Haven Ave., Rancho Cucamonga, CA 91730**  
**2nd Floor | Suite 201: Approx. 4,498 RSF (Available)**



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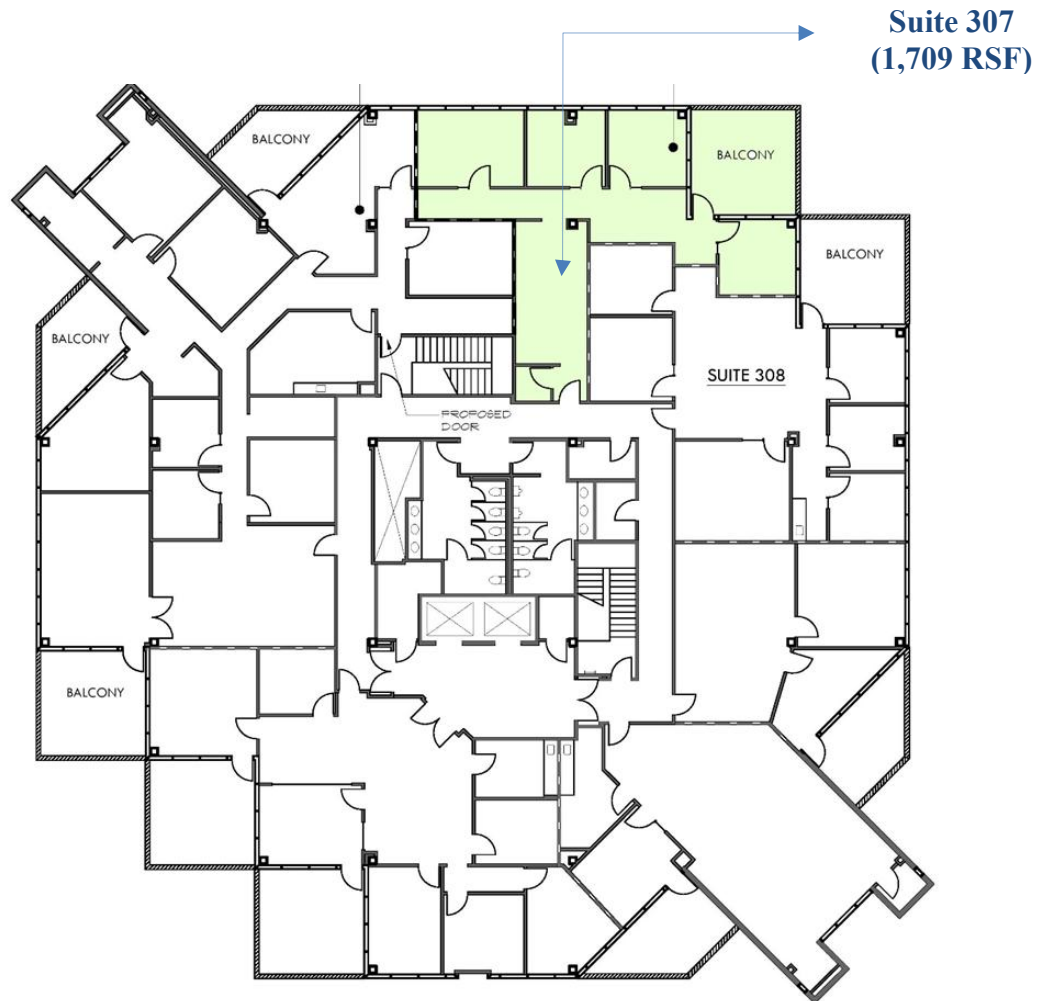
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**(800) 777-7647 mgrrealestate.com DRE #01841921**

**8577 Haven Ave., Rancho Cucamonga, CA 91730**  
**3rd Floor | Suite 307: Approx. 1,709 RSF (Available)**



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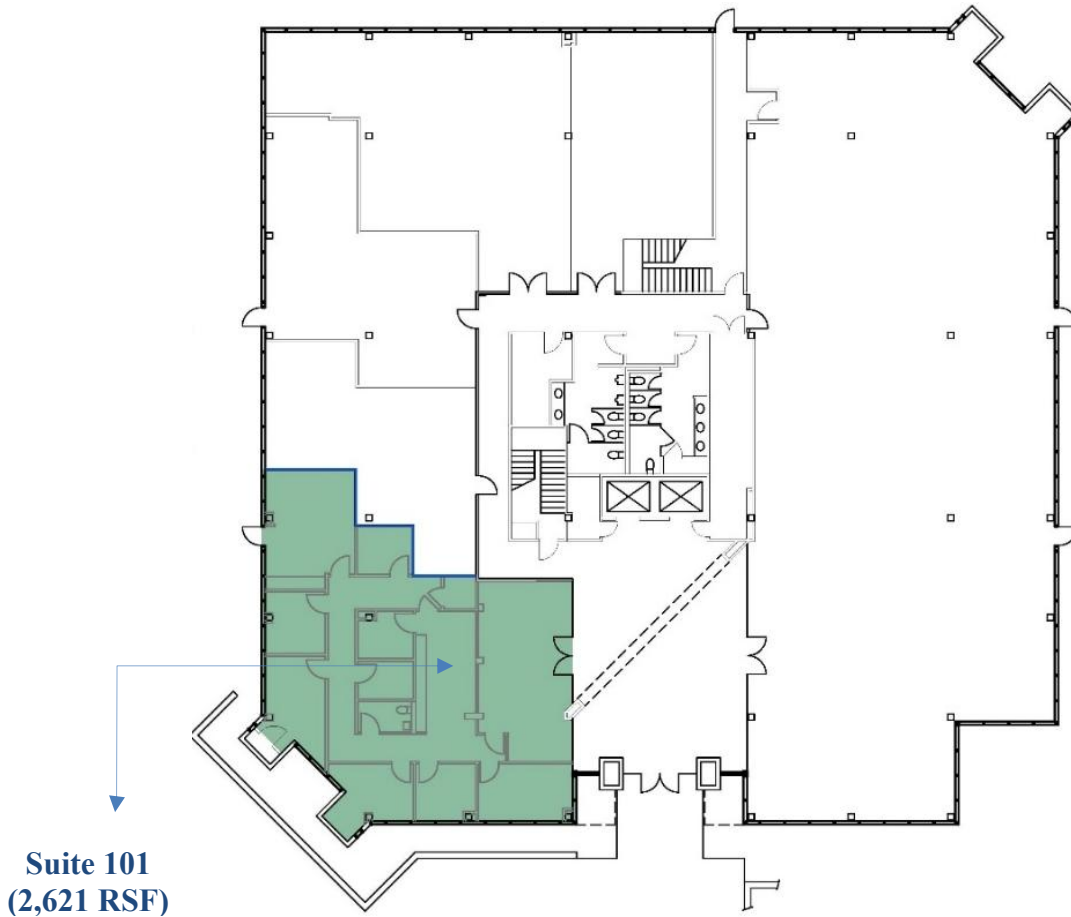
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**8599 Haven Ave., Rancho Cucamonga, CA 91730**  
**1<sup>st</sup> Floor | Suite 101: Approx. 2,621 RSF (Available)**



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