



OFFICE BUILDING FOR SALE

8578 UTICA AVE STE 200

RANCHO CUCAMONGA, CA 91730

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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CalDRE #01301532



COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$1,550,000
Building Size:	3,872 SF
Price / SF:	\$400.31
Year Built:	2004
Submarket:	Inland Empire West

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PROPERTY OVERVIEW

The subject property is a rare high image second floor office condo totalling approx. 3872 sq. ft. It is elevator served and includes a lobby, reception area, conference room, breakroom, Eleven (11) Private offices, and multiple cubicle spaces. It also features high end finishes with two (2) in-suite restrooms. This is a must see space. Great for attorneys, real estate, insurance and other professional service industries. Contact the agent today to schedule a tour of the property.

LOCATION OVERVIEW

Located in the City of Rancho Cucamonga near the south east corner of Haven Avenue & Arrow Route. Its situated within a couple minutes of the Rancho Cucamonga City Hall, Haven City Market & San Bernardino County Courthouse. Its prime position in the Inland Empire provides a strategic advantage for businesses, with convenient access to major transportation routes. The area boasts a thriving business community, surrounded by a wide array of dining options and retail attractions. Notably, the nearby Victoria Gardens offers a premier shopping and entertainment destination. With a well-educated and diverse workforce, this vibrant locale promises an ideal blend of professional productivity and quality of life for tenants at the property.



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ADDITIONAL PHOTOS



TONY M. GUGLIELMO, CCIM
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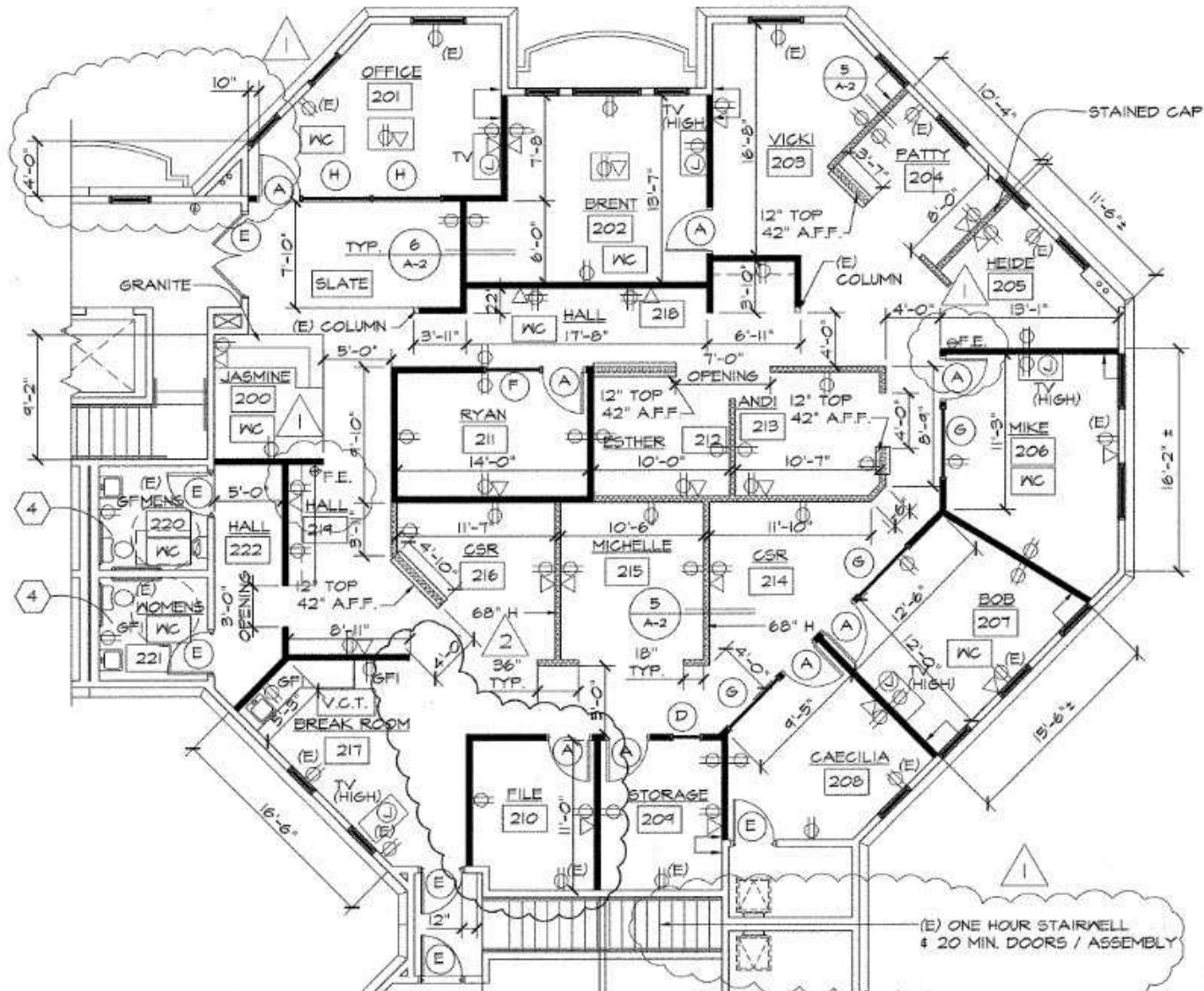
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FLOOR PLAN



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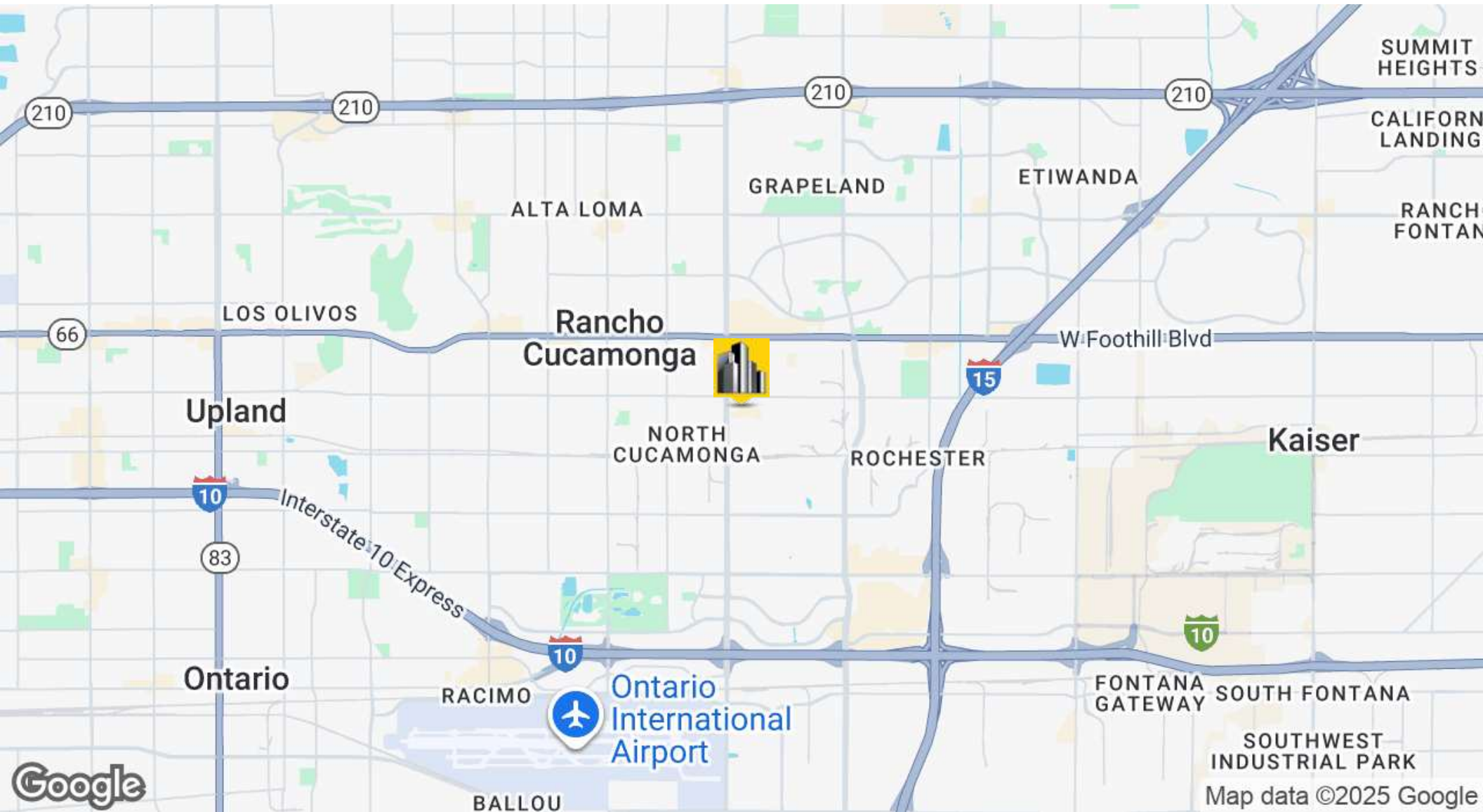
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LOCATION MAP



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