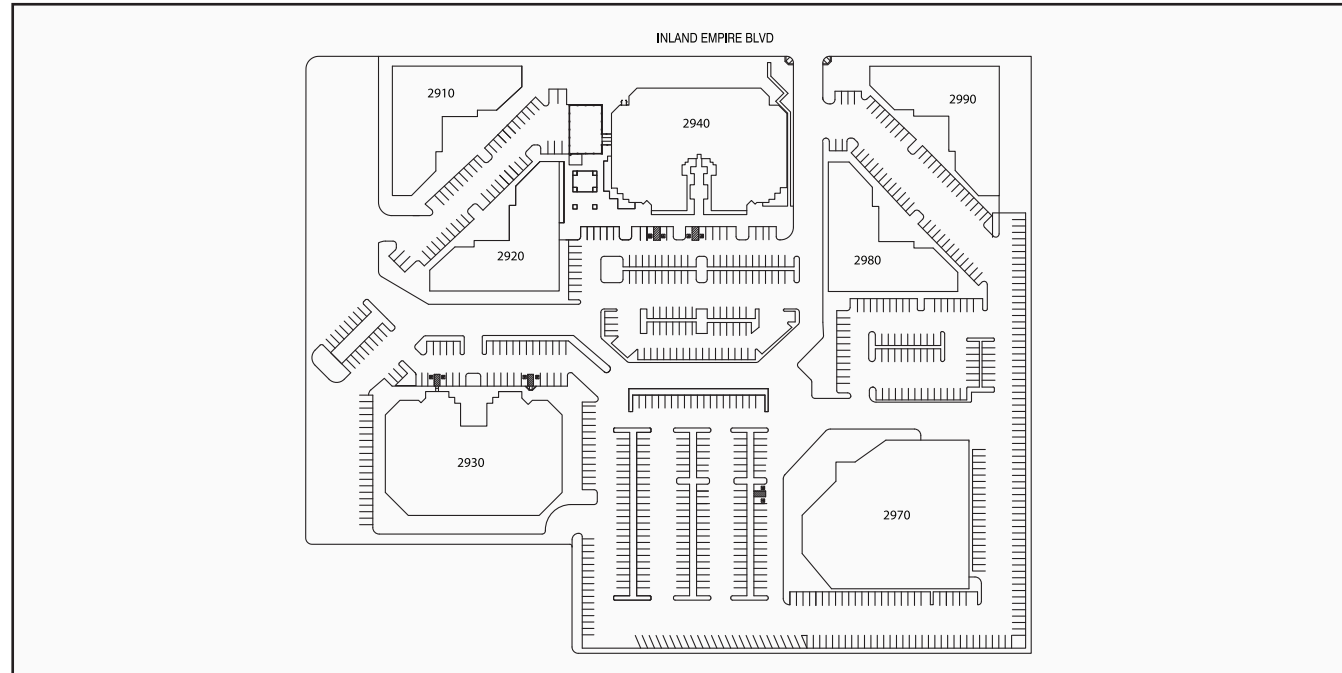


SITE PLAN



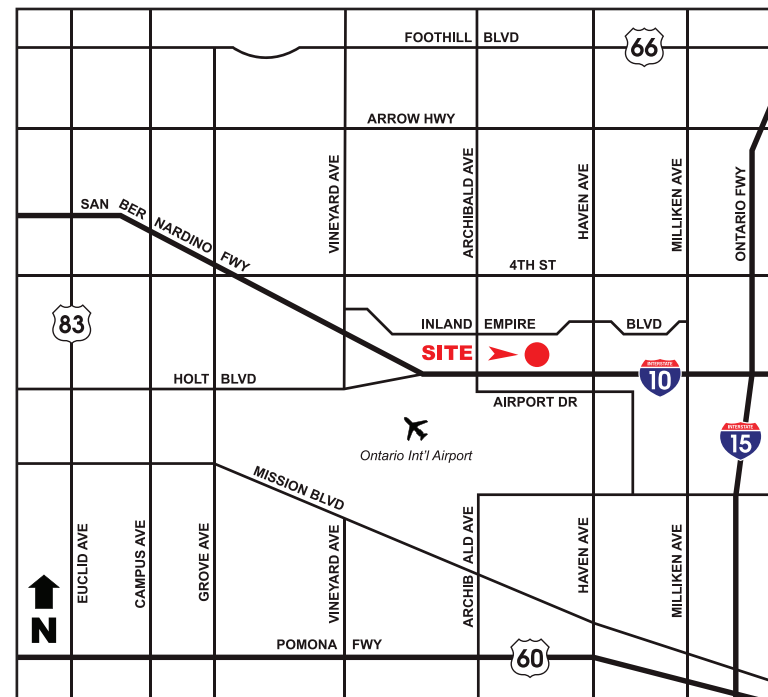
ON-SITE LEASING OFFICE

2990 E. Inland Empire Blvd., Suite 120
 Ontario, CA 91764
 714-822-9553
 909-466-4655

CORPORATE OFFICE

12447 Lewis Street, Suite 203
 Garden Grove, CA 92840
 562.435.2100 Main
 562.435.2109 Fax

www.TheAbbeyCo.com



TRANSPARK OFFICE CENTER

2910-2990 INLAND EMPIRE BLVD, ONTARIO, CA 91764

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY HIGHLIGHTS

Strategically located in the Inland Empire's highly desirable airport area, TransPark Office Center offers corporate identity with direct access off the I-10 Freeway between the Haven and Archibald exits. With superior commuter visibility for building top signage, TransPark is a premier location on Ontario's major Archibald Avenue.

- A wide array of newly remodeled space available for immediate occupancy
- Convenient free surface parking
- Two points of ingress/egress directly from Inland Empire Boulevard
- Ontario International Airport less than 1/2 mile away via Archibald Avenue
- Immediate access to I-10 with close proximity to I-15, I-210 and 60 freeways
- Prominent freeway visibility
- Extensive landscaping
- 2 Metrolink Stations within five minutes
- Adjacent access to OmniTrans Bus Line
- Numerous national brand hotels within a 2 mile radius
- Restaurants, Starbucks and other retail amenities within walking distance, including Ontario Mills Mall
- Professional and responsive property management, leasing team, and building engineers on-site



BRAND NEW INTERIOR CONSTRUCTION



LOCATION SUMMARY

Only 1/4 mile from the I-10 freeway, 1/2 mile from Ontario International Airport, and 2.5 miles from the I-15 and SR-60 freeways, TransPark Office Center has a highly desired central location providing easy access to the entire region. The center is on Inland Empire Boulevard between Haven and Archibald Avenues, both major commercial thoroughfares in the City of Ontario. This ideal central location, free parking and competitive occupancy costs make it a desirable alternative to most other office projects in both Ontario and Rancho Cucamonga. Nearby Ontario Mills Mall is one of the largest malls in the United States, featuring over 200 stores and restaurants. Victoria Gardens, an outdoor town center and retail plaza is also minutes away.

PROPERTY INFORMATION

ADDRESS 2910-2990 Inland Empire Blvd. Ontario, CA 91764	DESIGN Masonry Block and Reflective Glass	OFFICE PERCENTAGE 100%	BUILDINGS 7	PARCEL NUMBER 0210-191-15
CONSTRUCTION Masonry Block, Steel Reinforced Concrete, Glass and Concrete Slab	TOTAL SF 203,076	PROPERTY TYPE Multi-Tenant Office Building	YEAR BUILT 1985, Renovated 2017, 2022	
	LAND AREA 15.3 Acres	ZONING Transpark Specific Plan Garden Commercial	PARKING 4/1,000	



BRAND NEW INTERIOR CONSTRUCTION

AREA OVERVIEW

Uniquely positioned within Los Angeles, Orange, San Bernardino and Riverside Counties, the city of Ontario is the central hub and economic engine in one of the fastest growing regions in the country. Ontario is home to the Los Angeles/Ontario International Airport where nearly 5 million passengers fly annually. The city has a national presence for logistics, distribution, and cargo companies like UPS's Western Regional Hub. Because three major freeways pass through it, Ontario has an advantageous accessibility linking all of the Inland Empire.