

Office Space for Lease

900
SQUARE FEET

\$1.33 /mo
RENT / SF

\$1,200
RENT

(208) 452-7777
www.loftpm.com



PROPERTY ADDRESS

372 SW 1st Avenue
Ontario, OR 97914

COMMERCIAL TYPE: Office

LEASE TYPE: **Modified Gross** AVAILABLE: **Now**

DESCRIPTION

Loft Property Management is pleased to provide this versatile space. Zoned C-1 this space is ideal for office or professional service-based businesses. Located just blocks from historic downtown Ontario right in the professional hub of the city.

With upgrades and features such as:

- Partial Open Floor Plan Layout
- 1 Private Office with Separate Entrance
- 1 Conference Room
- Additional Closet Space
- Small Kitchenette
- Hardwood Floors
- Off Street Parking
- Exterior Building and Lot Maintenance Included

Ontario continues to experience economic and residential growth, and this location presents a prime opportunity for businesses looking to establish or expand in a thriving market.

Modified Gross Lease Requirements

Tenant responsibilities:

- Rent
- Electric, Gas, Internet, Phone
- All maintenance inside the leased space
- A portion of property taxes
- Must carry Business Renters Insurance

Owner responsibilities

- Water, Sewer, Trash
- Exterior Building and Parking Lot Maintenance

AMENITIES

- Hardwood Flooring
- Off Street Parking
- 1 Private Office with Separate Entrance
- Partial Open Floor Plan Layout
- Additional Closet Space
- Small Kitchenette
- Exterior Building and Lot Maintenance Included
- Water and Sewer Included
- 1 Story

RENTAL TERMS

Rent	\$1,200
Security Deposit	\$0
Application Fee	\$0

