

# STEWART PLAZA

UPLAND, CA



**BROKER BONUS**  
Call For Details

Turnkey office and medical suites

**FOR LEASE** | 440 N. Mountain Ave. Upland, CA

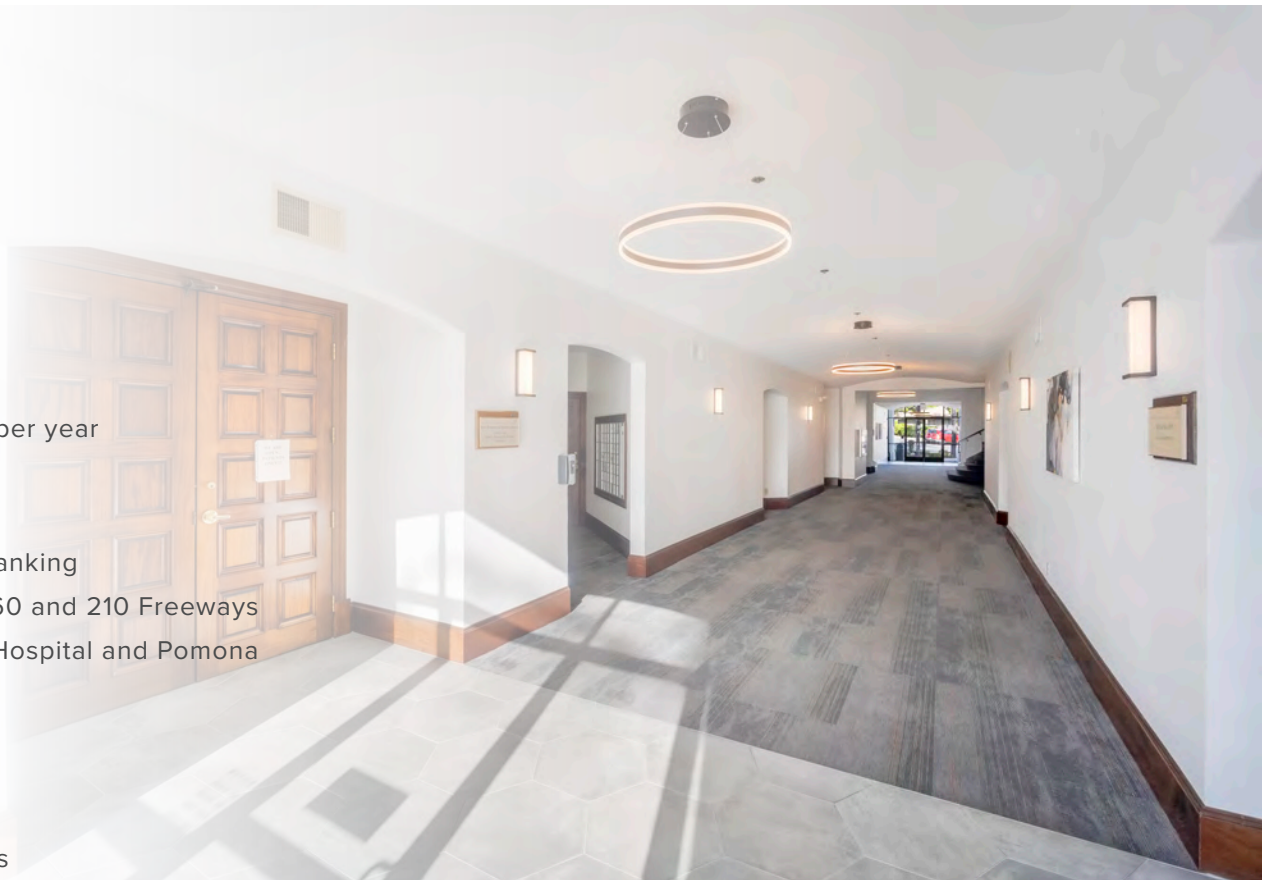
# STEWART PLAZA

## PROPERTY HIGHLIGHTS

- Class A, three (3) story office building totaling 46,698 RSF
- Under new ownership
- New roof planned
- HVAC unit replaced
- Major common area renovations completed
- Move-in ready spec suites available
- An exceptionally maintained office/medical building
- with best in class interior and exterior common areas
- Exterior signage opportunities for qualified tenants
- Above-standard parking available for medical users
- Access available to Tenants 24 hours a day, 365 days per year

## LOCATION HIGHLIGHTS

- Walkable amenities, including restaurants, retail and banking
- Quick access to the greater LA Metro area via the 10, 60 and 210 Freeways
- Located within 10 minutes of San Antonio Community Hospital and Pomona Valley Community Hospital
- Notable amenities in the surrounding area including:
  - Ontario Mills – 15 minutes
  - Ontario International Airport – 15 minutes
  - Montclair Regional Mall / Transit Center – 7 minutes
  - Upland Metrolink Station – 6 minutes



# STEWART PLAZA



# AVAILABILITIES

440 N. Mountain Ave.

	SUITE	SF.	DESCRIPTION
	200	14,670	Multiple demising option possibilities, as small as 2,000 RSF
	305	1,565	Spec suite, move-in ready



## RENTAL RATE:

**OFFICE:** \$2.20/RSF per month full service gross

**MEDICAL:** \$2.45/RSF per month, modified gross

**RENT INCREASES:** 4% per year

**LEASE TERM:** Minimum 3 years

**OPERATING EXPENSES:**  
Pass through over base year

**TENANT IMPROVEMENTS:**  
Negotiable

**ELEVATORS:** One (1) in each building

**PARKING:** 4 per 1,000 square feet of leased space

**ACCESS:** After hours computer controlled system

**BUILDING HOURS:** 8:00 a.m. to 6:00 p.m. Monday to Friday; 9:00 a.m. to 1:00 p.m. Saturday (except federally recognized holidays)



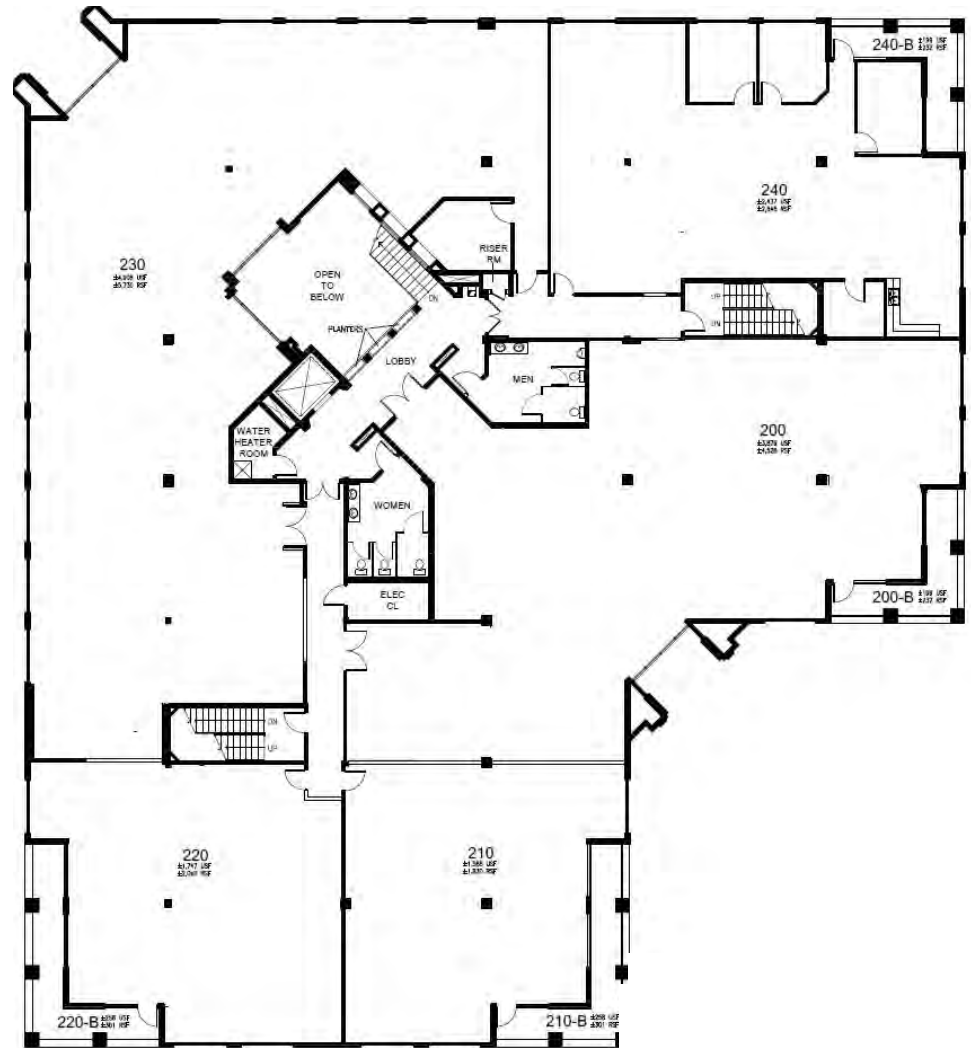
# STEWART PLAZA

440 N MOUNTAIN AVE.

FLOOR 2nd  
SUITE 200  
RSF 14,670

Suite 240 - 3,077 RSF  
Suite 230 - 5,730 RSF  
Suite 220 - 2,341 RSF  
Suite 210 - 2,131 RSF  
Suite 200 - 4,760 RSF

## Hypothetical Plan #1



# STEWART PLAZA

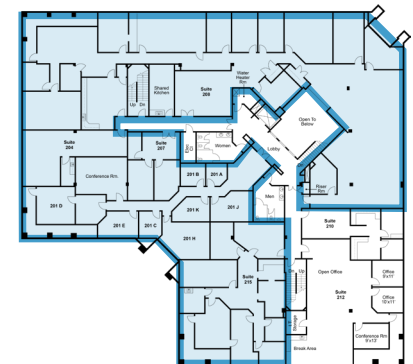
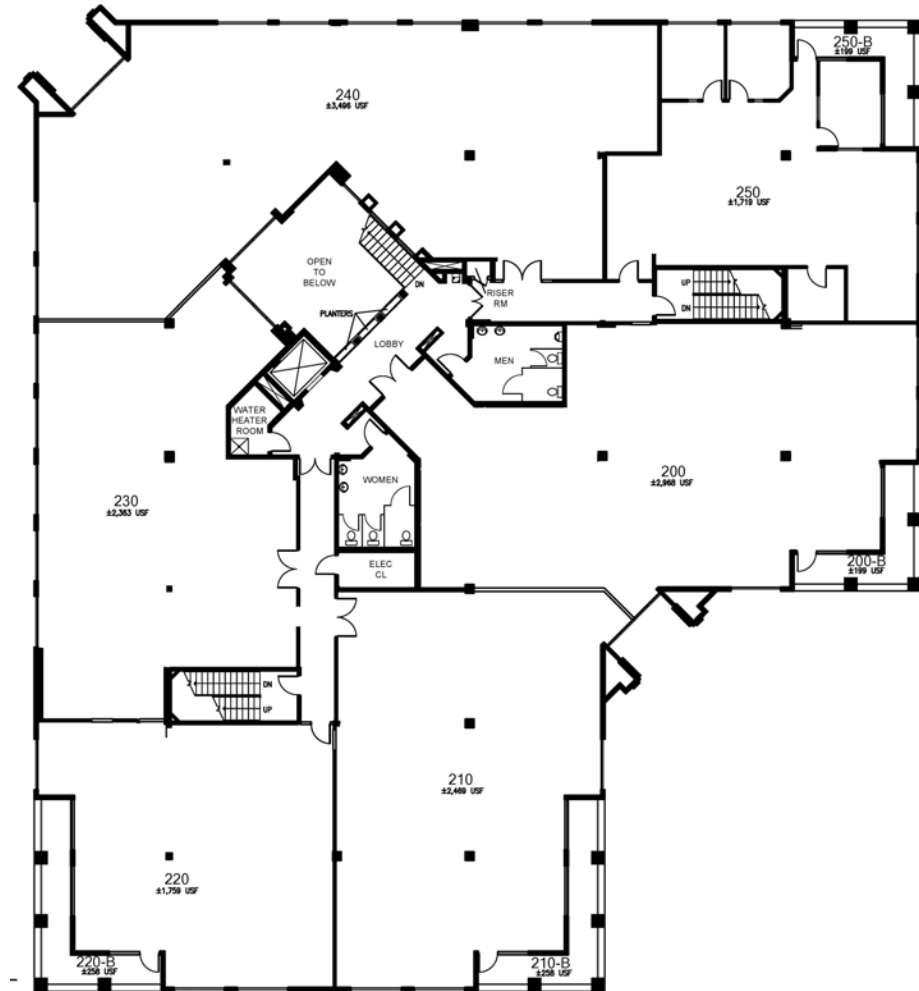
440 N MOUNTAIN AVE.

FLOOR 2nd  
SUITE 200  
RSF 14,670

- MULTIPLE DIVIDING OPTIONS

Suite 240 - 3,077 RSF  
Suite 230 - 5,730 RSF  
Suite 220 - 2,341 RSF  
Suite 210 - 2,131 RSF  
Suite 200 - 4,760 RSF

## Hypothetical Plan #2

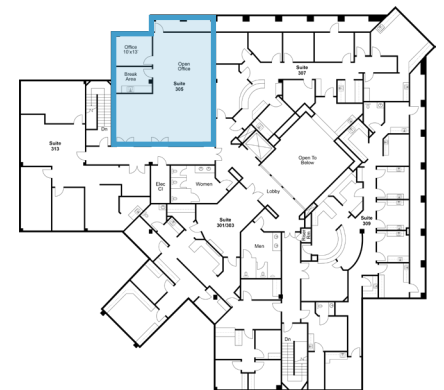
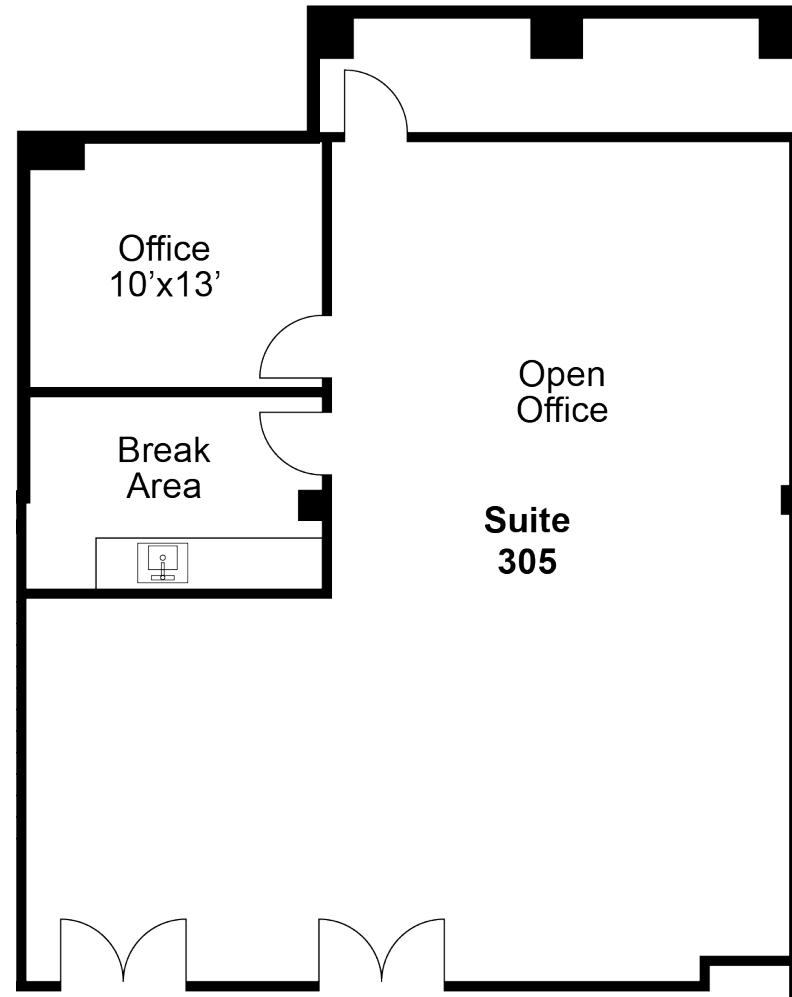


# STEWART PLAZA

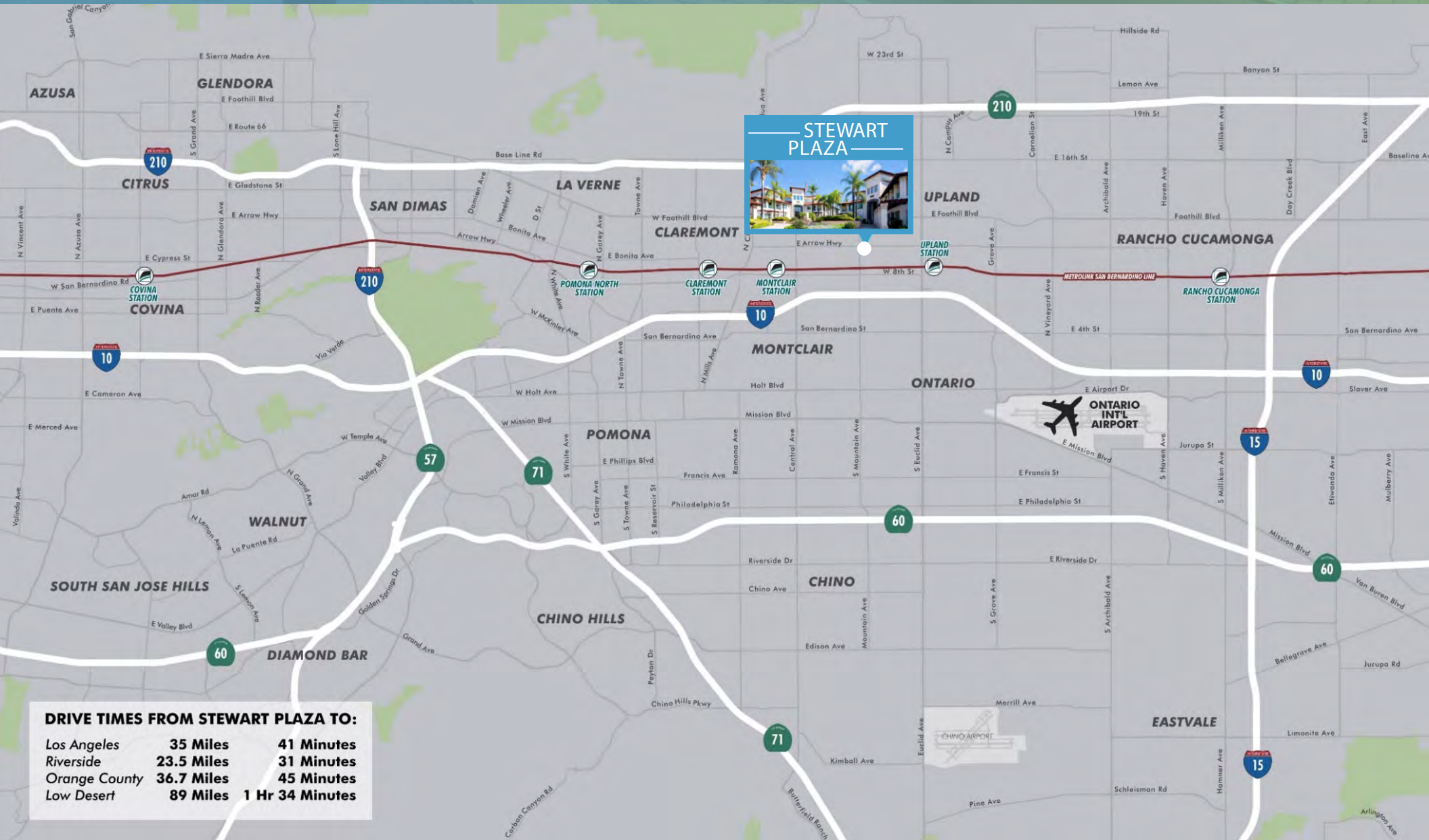
440 N MOUNTAIN AVE.

FLOOR 3rd  
SUITE 305  
RSF 1,565

- SPEC SUITE
- MOVE-IN READY
- 1 OFFICE
- KITCHENETTE
- OPEN AREA



# TRANSIT MAP



STEWART  
PLAZA



**DRIVE TIMES FROM STEWART PLAZA TO:**

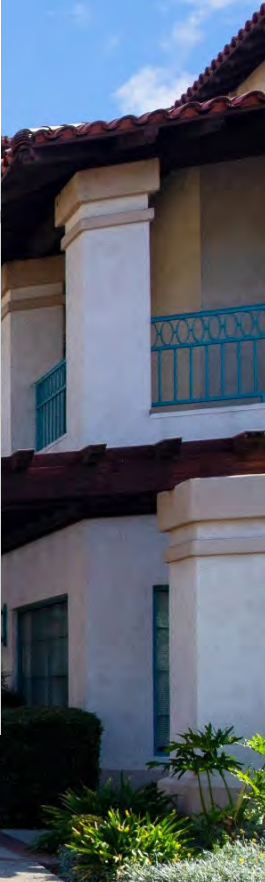
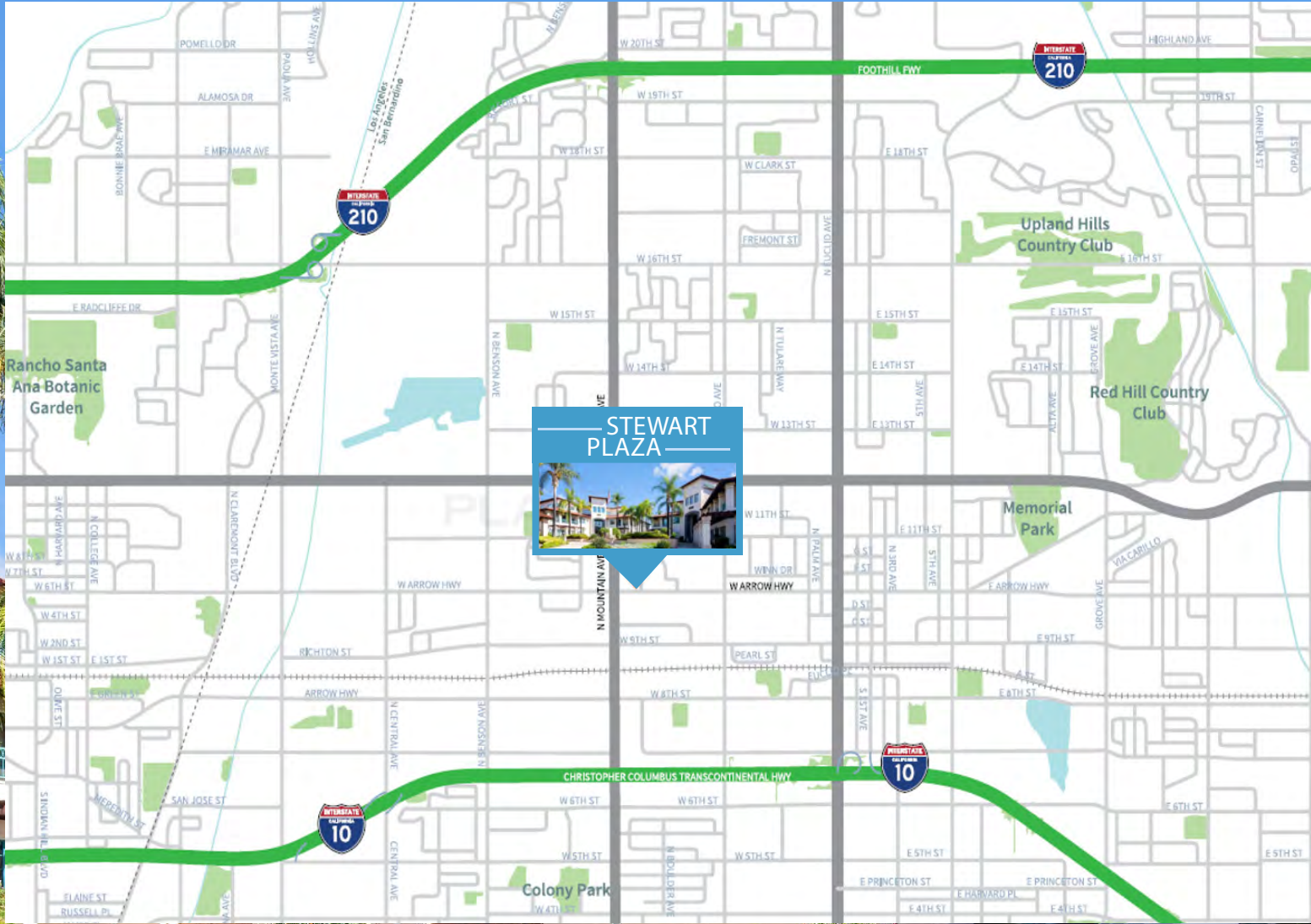
Los Angeles	35 Miles	41 Minutes
Riverside	23.5 Miles	31 Minutes
Orange County	36.7 Miles	45 Minutes
Low Desert	89 Miles	1 Hr 34 Minutes



# AMENITIES MAP



# LOCATION MAP



# STEWART PLAZA

For more information, please contact:

PHILIP WOODFORD

Executive Vice President

Lic. 00908054

+1 909 418 2132

philip.woodford@cbre.com

KYLE YOCUM

First Vice President

Lic. 01903061

+1 909 418 2172

kyle.yocum@cbre.com

STEVEN SAUNDERS

Vice President

Lic. 01932948

+1 909 418 2006

steven.saunders@cbre.com

BLAKE WAGER

Sales Assistant

Lic. 02221946

+1 951 218 1088

Blake.Wager@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**