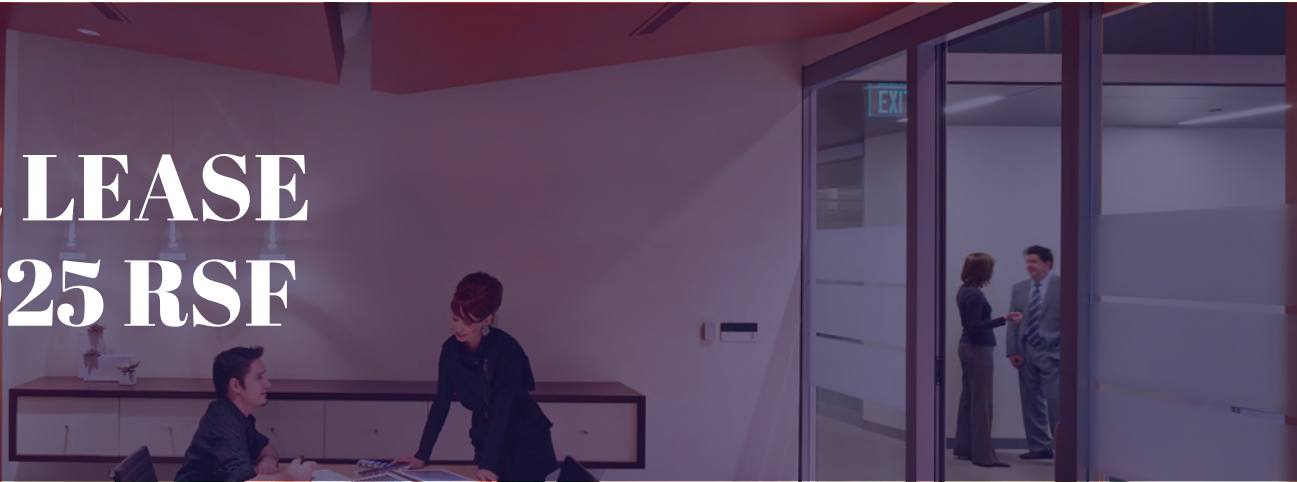


HMC Building

3546 CONCOURS ST, ONTARIO, CA 91764



FOR LEASE
±8,925 RSF



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



ELM COMMERCIAL
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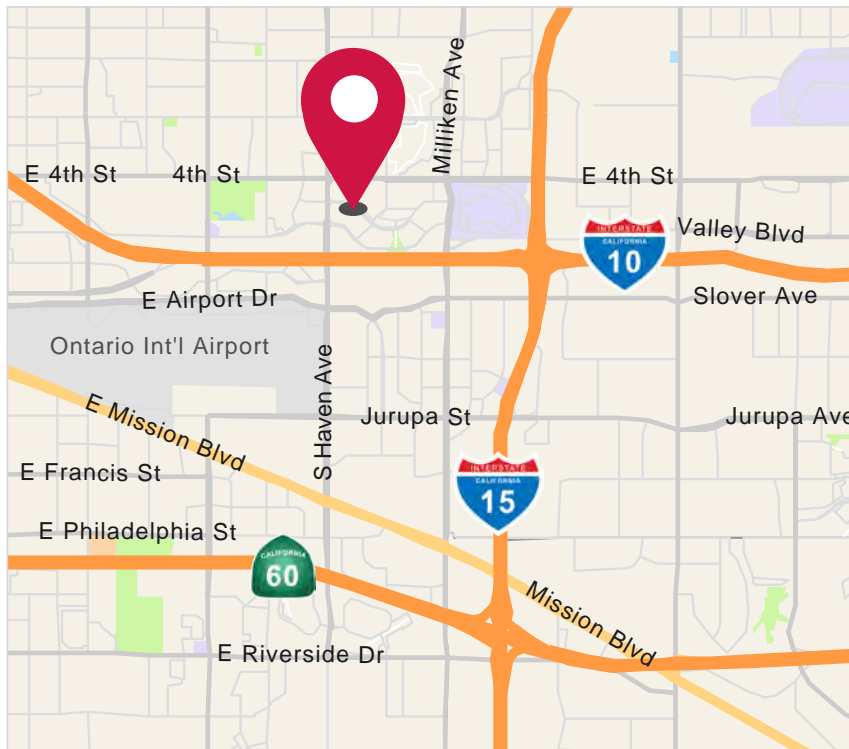
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PROPERTY FEATURES

- Class A building with modern architecture
- 18' open ceilings and excellent glass line provide inviting and creative work spaces
- Up to ±8,925 RSF contiguous square feet for lease
- Large shared conference room available on the ground floor
- Eyebrow signage available
- Parking lot includes 5 charging stations (10 charging ports)
- Excellent proximity to amenities such as restaurants, shops, and hotels
- 2 miles from Ontario international airport
- Located at the intersection of the 1-10 and I-15 freeways

LOCATION: The building is located along the desirable "Haven Corridor" in the City of Ontario, California, immediately accessible from the I-10, and approximately 2 miles from the Ontario International Airport. The City of Ontario is located 35 miles northeast of Los Angeles and is known as the "gateway to Southern California" because it sits at the intersect of three major freeways and two critical railway lines which run from the Port of Los Angeles to the rest of the United States. The population of Ontario is approximately 200,000 and is expected to double within the next two decades. The City of Ontario offers all the amenities of Los Angeles without the expense, hassle, traffic. Ontario is a 45-minute drive from the San Bernardino mountains to the North, the Orange County beaches to the South, the Palm Spring desert to the East, and Hollywood-land to the West.

AMENITIES: The building is served by a multitude of business, retail and restaurant amenities in the surrounding radius. Notable amenities within a 5-mile radius include the Ontario International Airport, the Citizens Business Bank Arena, and the Ontario Mills Mall. Additionally, the building is located in close proximity to a number of newly-constructed housing communities including high-rise apartments, single-family neighborhoods, and executive housing.



SPEC SUITE AVAILABILITIES

SUITE	SQUARE FOOTAGE	LEASE RATE	FLOOR PLAN
125*	±8,925	\$2.45 FSG	Click Here to View
*Suite 125 Divisible To:			
130	±4,198	\$2.45 FSG	Click Here to View
140	±3,469	\$2.45 FSG	Click Here to View



PROPERTY PHOTOS



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PROPERTY PHOTOS (FUTURE LOBBY RENDERINGS)



PROPERTY PHOTOS (FUTURE SHARED CONFERENCE ROOM RENDERINGS)



AERIAL PHOTOS



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AERIAL MAP





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