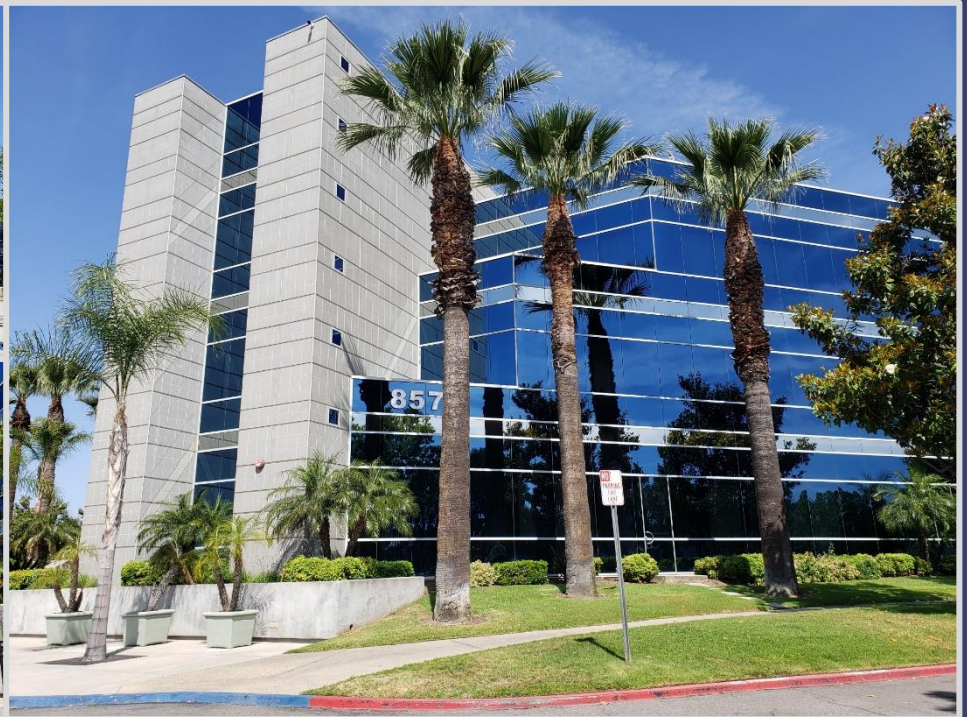


COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



MGR Towers

8577 & 8599 Haven Avenue, Rancho Cucamonga, CA 91730

PRESENTED BY

Michael G. Rademaker

Founder / CEO

909-579-1340

mrademaker@mgrservices.com

DRE Lic. #00556679

Helen G. Zhang

Commercial Associate

909-581-6626

hzhang@mgrrealestate.com

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MGR
Real Estate

Features:

- Two, three-story, Class-A Professional Office Buildings
- Close Proximity to Ontario International Airport, Civic Center, and I-10, I-210 and I-15 Freeways
- Built in 1991; Elevator Served in each Building
- Full-Service Gross Leases include Electrical and Janitorial Services
- Professionally Managed and Maintained

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MGR Towers - Offices for Lease

8577 & 8599 Haven Avenue, Rancho Cucamonga, CA 91730

Floor / Suite #	R.S.F.	Description	Status
8577 / 2 nd / 202A-B	4,559	5 private offices, conference room, open area and breakroom (Divisible into 1,877 & 2,682 RSF)	Available
8577 / 2 nd / 210	2,575	2 private offices, conference room, large bullpen and breakroom / kitchen	Available
8577 / 3 rd / 301	2,843	7 private offices, bullpen, kitchen and 2 balconies	Available in 30 days
8577 / 3 rd / 306	6,646	Reception areas, 12 private offices, conference room, kitchen, 2 entrances, 3 private balconies.	Available 9/01/2023
8577 / 3 rd / 310	1,241	2 private offices, large bullpen, and private balcony	Available in 30 days
8599 / 2 nd / 204	2,011	Bullpen, 4 private offices, and conference room	Available 9/01/2023



For more information, contact:

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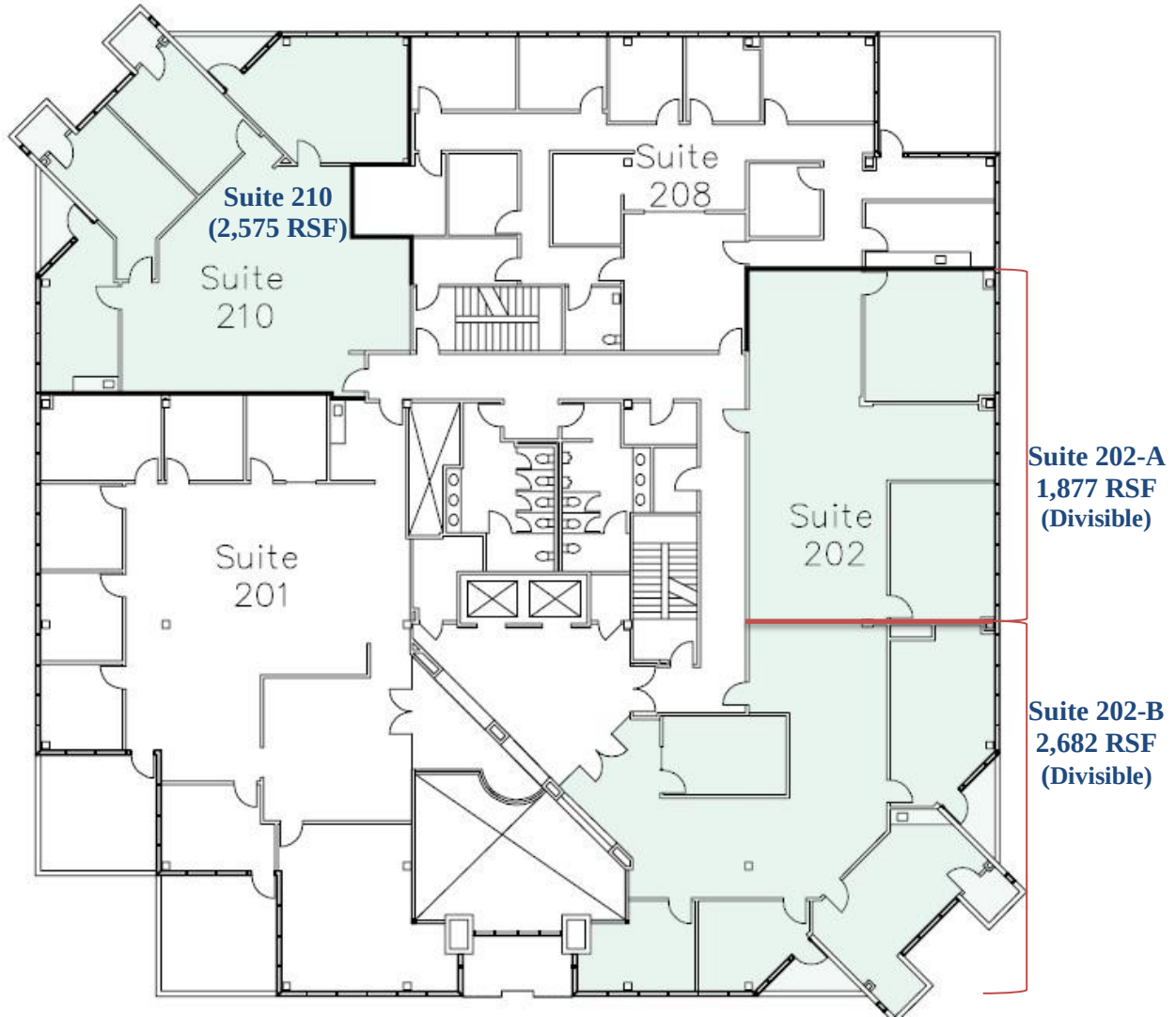
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8577 Haven Ave., Rancho Cucamonga, CA 91730

Suite 202: 4,559 RSF (Available & Divisible) | Suite 210: 2,575 RSF (Available)



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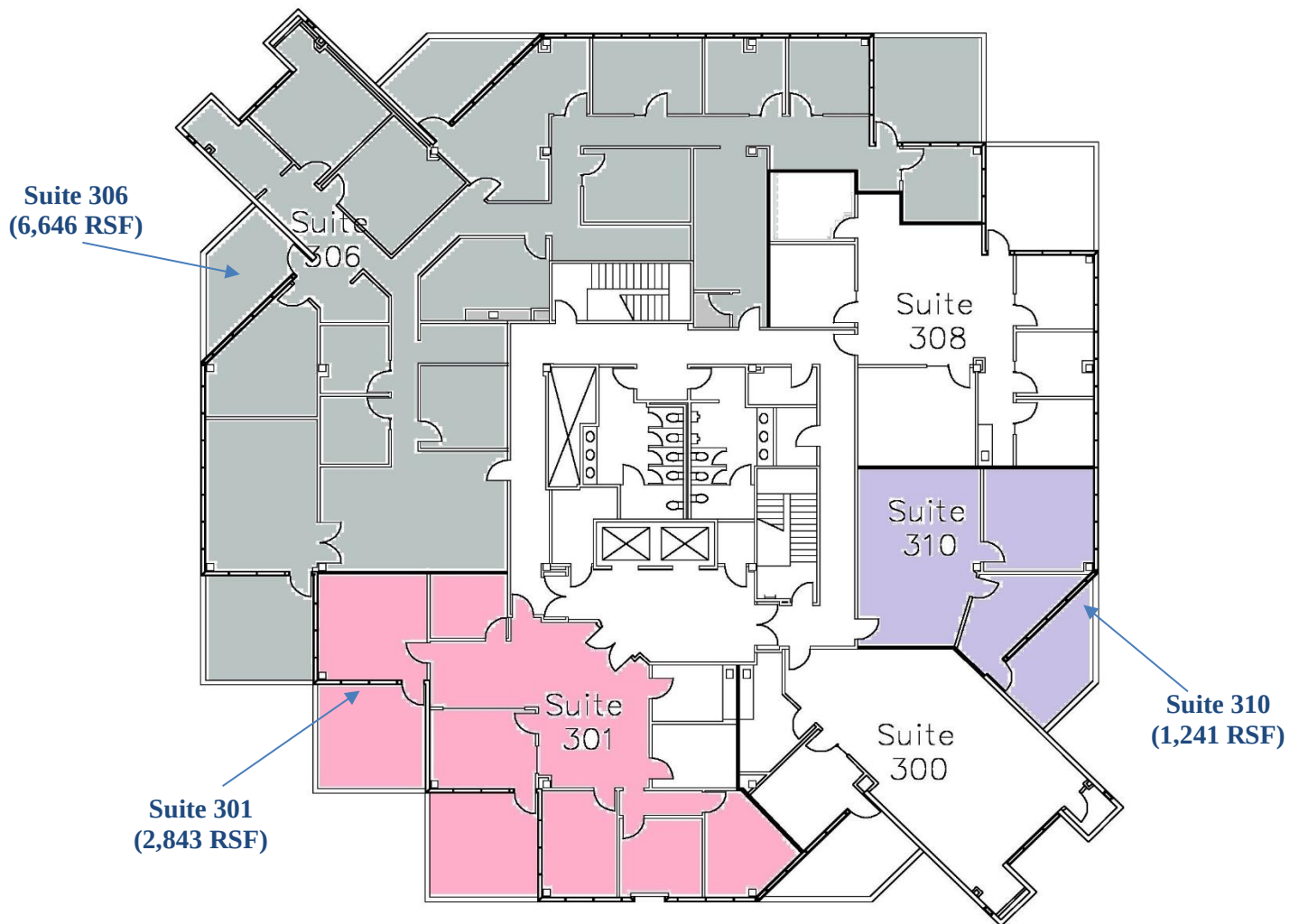
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8577 Haven Ave., Rancho Cucamonga, CA 91730

Suite 301: 2,843 RSF (Available in 30 days) | **Suite 306:** 6,646 RSF (Available 9/01/2023)
Suite 310: 1,241 RSF (Available in 30 days)



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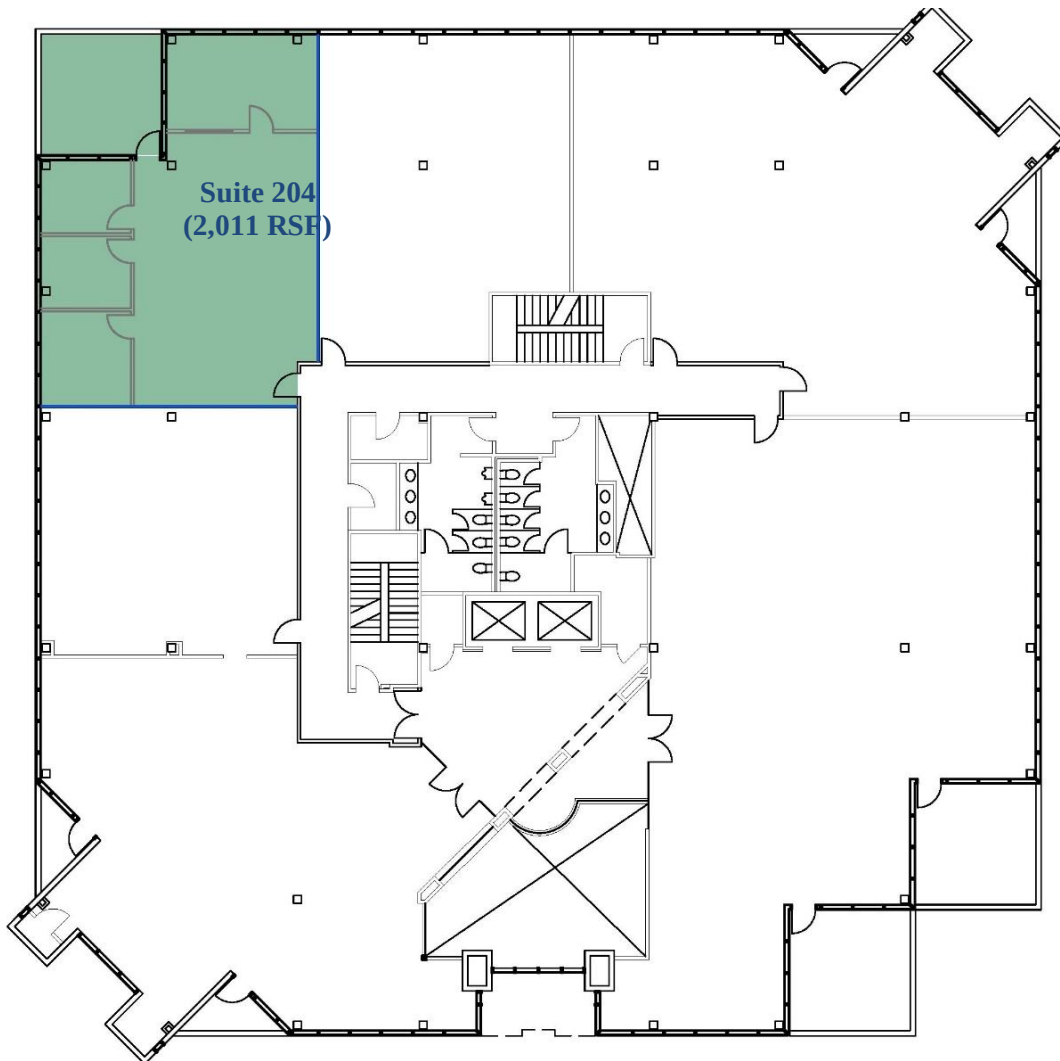
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8599 Haven Ave., Rancho Cucamonga, CA 91730

Suite 204: 2,011 RSF (Available 9/01/2023)



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