

COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



9421 Haven Avenue, Rancho Cucamonga, CA

PRESENTED BY

Michael G. Rademaker

Founder/CEO

909-579-1340

DRE Lic #00556679

Lynn Yangchana, CCIM

Vice President

909-579-1399

DRE Lic #01518762

Ramesh Fernando

Commercial Associate

909-914-9519

DRE Lic #02139831

MGR
Real Estate

Features:

- Single or multi-tenant class A office building
- 20,660 square feet building on a 1.21-acre lot
- Built in 2006 with elevator & efficient floor plan
- Move-in-ready, furnished with modern workstations
- 4:1,000 convenient parking for clients & employees
- Located between 4th Street & 6th Street; and Center of growing Inland Empire business district
- Easy access to 10, 15 & 210 Freeways and Airport

Commercial | Residential | Property Management

ONTARIO 909-981-4466

VICTORVILLE 760-955-7888

CARLSBAD 760-683-8102

www.mgrealstate.com

BRE ID# 01841921

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9421 Haven Avenue, Rancho Cucamonga, CA 91730

Floor / Suite #	Rentable Sq. Ft.	Description
1 st / Suite 100	6,244	Large open area, 6 offices, conf. room, breakroom, file room
1 st / Suite 110	1,580	Reception area, 2 offices and large open space for cubicles
1 st / Suite 150	2,009	Conf. room, 2 offices and large open space for cubicles
9,833 Rentable square feet of contiguous space on the First Floor		
2 nd / Suite 200	2,438	3 offices and large open space for cubicles and storage rooms
2 nd / Suite 220	2,731	3 offices and large open space for cubicles and storage rooms
2 nd / Suite 240	2,508	2 offices and large open space for cubicles and storage rooms
2 nd / Suite 260	2,446	2 offices and large open space for cubicles and storage rooms
10,330 Rentable square feet of single tenant contiguous space on the Second Floor		



For More Information, Contact:

Michael G. Rademaker Founder / CEO Lic. #00556679 Office Direct: 909-579-1340	Lynn Yangchana Vice President, CCIM Lic. #01518762 Office Direct: 909-579-1399	Ramesh Fernando Commercial Associate Lic # 02139831 Office Direct: 909-914-9519
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MGR Real Estate Inc. 3800 Concours, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

Commercial Brokerage • Residential Real Estate • Property Management

Ontario-909-981-4466

Victorville-760-955-7888

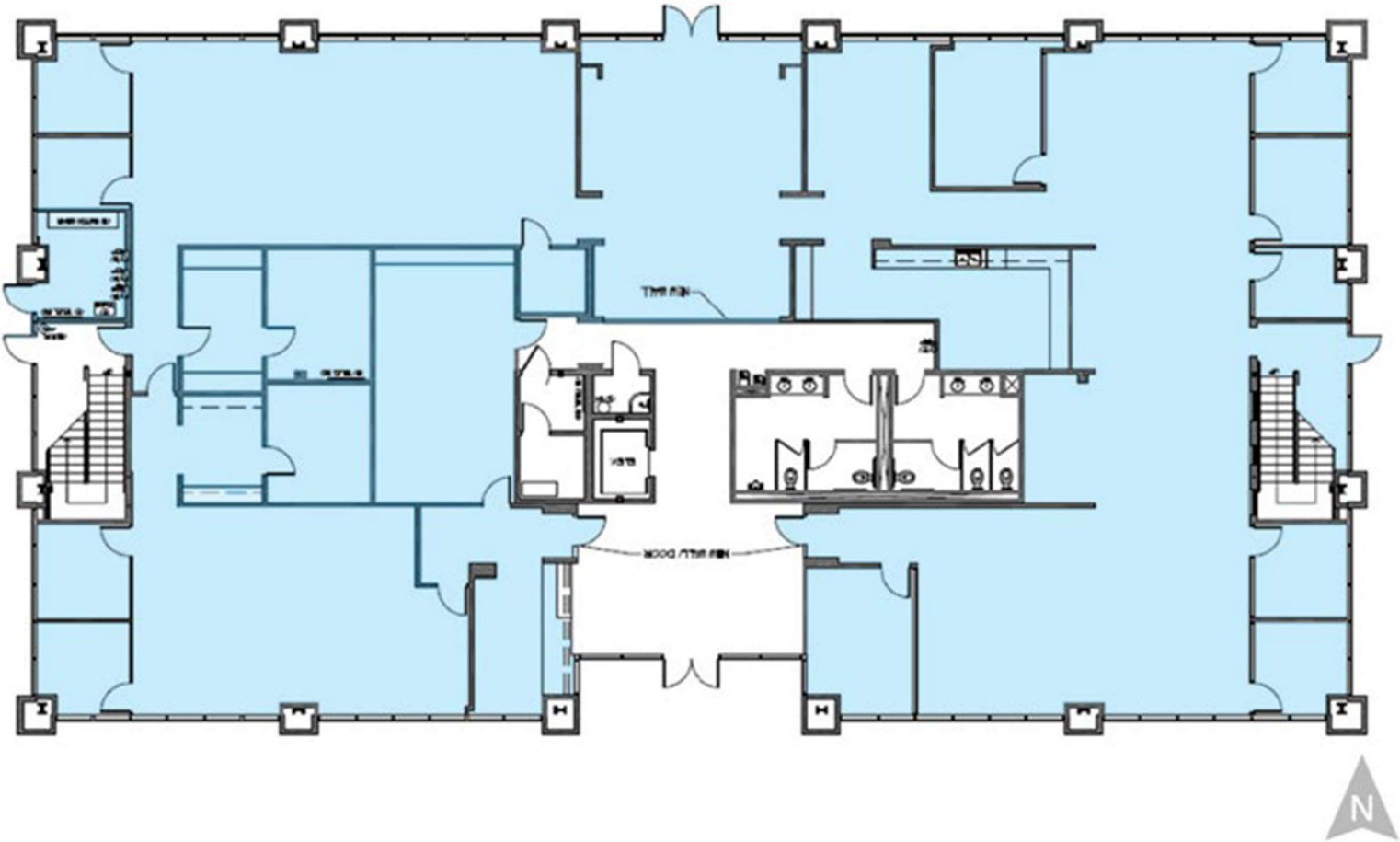
Carlsbad-760-683-8102

WWW.MGRREALESTATE.COM | Lic. #01841921



9421 Haven Avenue, Rancho Cucamonga, CA 91730 | 1st Floor

Single Tenant Floor: 9,833 RSF total



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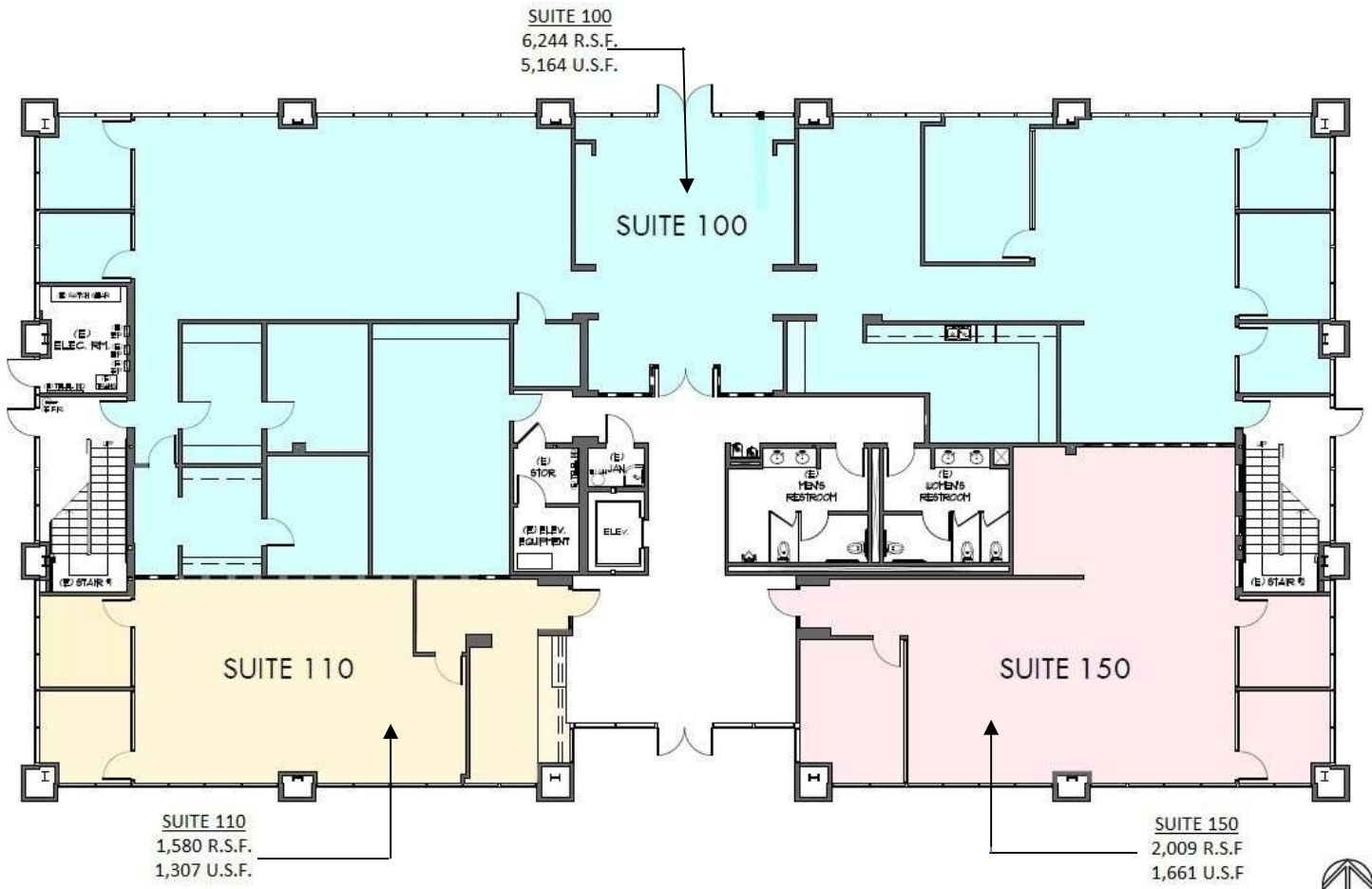
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9421 Haven Avenue, Rancho Cucamonga, CA 91730 | 1st Floor (Divisible)

Suite 100: 6,244 RSF | Suite 110: 1,580 RSF | Suite 150: 2,009 RSF
Full Floor: 9,833 RSF total



1ST FLOOR PLAN



For More Information, Contact:

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9421 Haven Avenue, Rancho Cucamonga, CA 91730 | 1st Floor



Modern workstations with power and network ready



Private offices with glass wall and door



Larger conference room with projector and screen outlets



IT server room with split AC system

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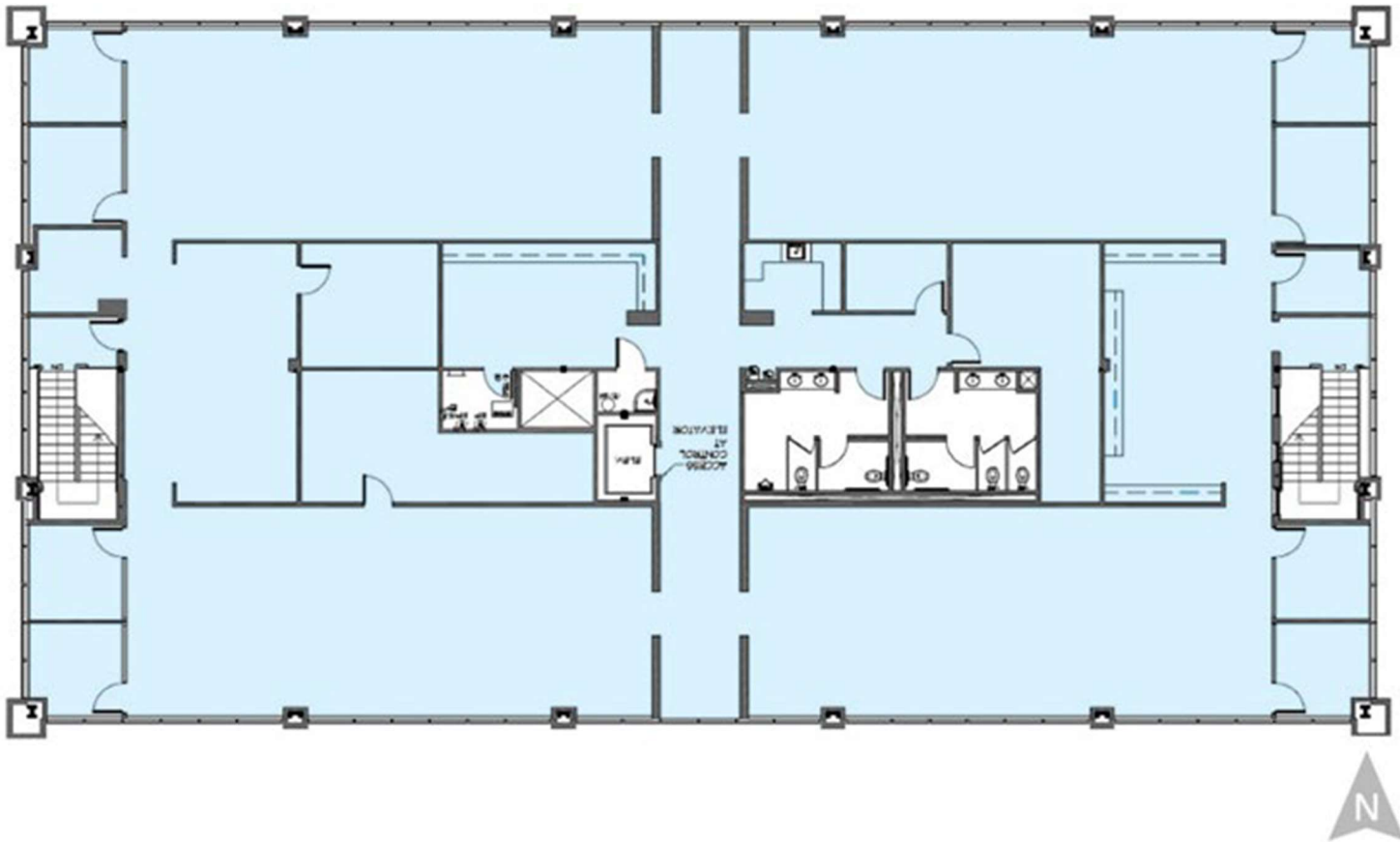
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9421 Haven Avenue, Rancho Cucamonga, CA 91730 | 2nd Floor

Single Tenant Floor: 10,330 RSF Total



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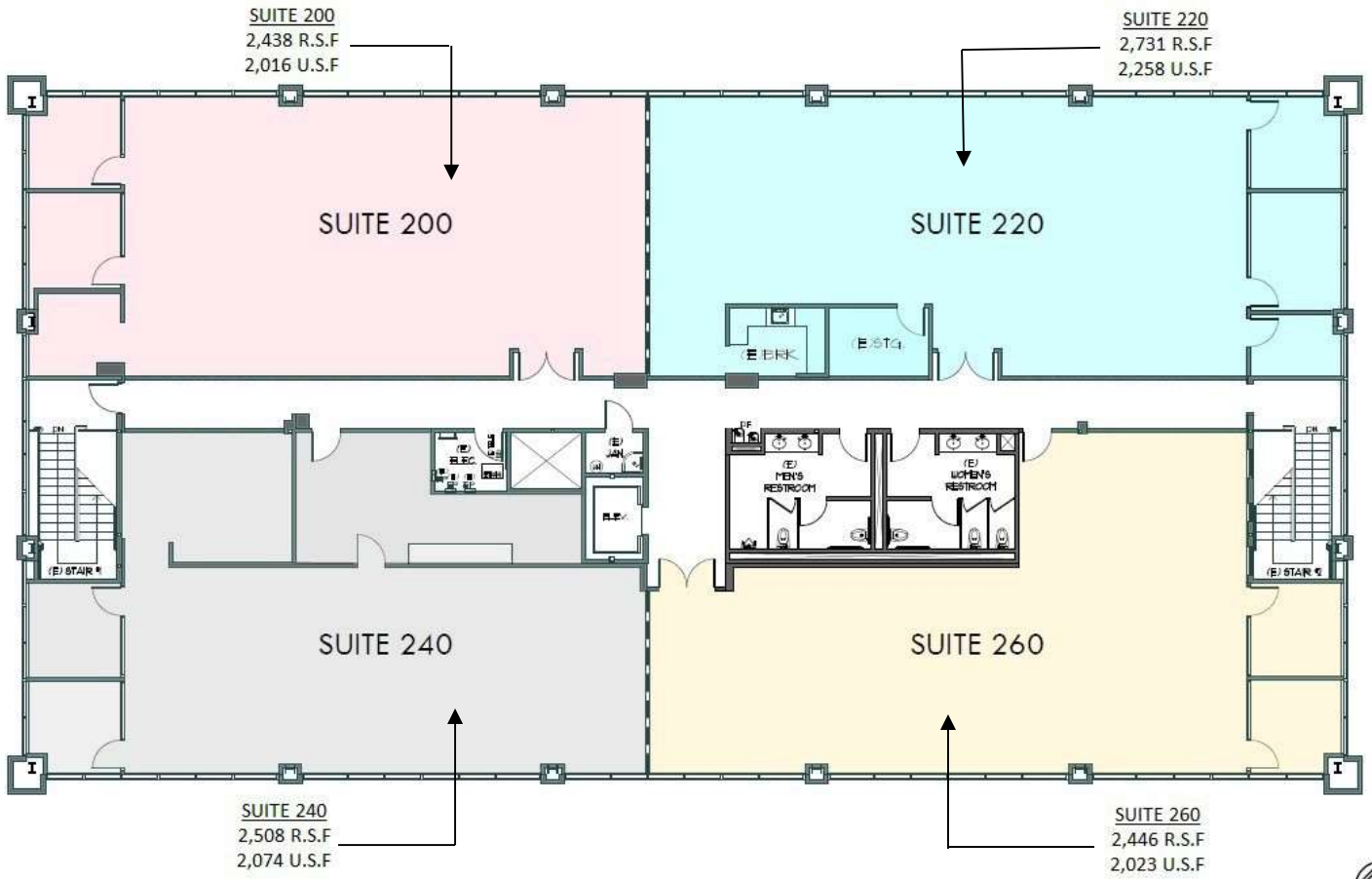
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9421 Haven Avenue, Rancho Cucamonga, CA 91730 | 2nd Floor (Divisible)

Suite 200: 2,438 RSF | Suite 220: 2,731 RSF | Suite 240: 2,508 RSF | Suite 260: 2,446 RSF
Full Floor: 10,330 RSF of Full Floor Total



2ND FLOOR PLAN - FOUR TENANTS



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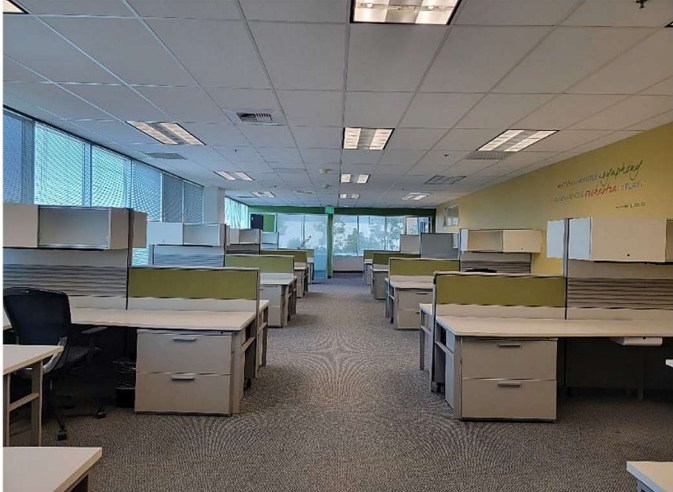
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9421 Haven Avenue, Rancho Cucamonga, CA 91730 | 2nd Floor



Open space for collaboration



Modern workstations with power and network ready



Private offices with glass walls



Copy room with wall-to-wall cabinet

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