



# MOUNTAIN ARROW CENTER

OFFICE/MEDICAL/RETAIL SPACE AVAILABLE FOR LEASE

545 – 585 Mountain Avenue | Upland, CA

**CBRE**

# PROPERTY OVERVIEW & HIGHLIGHTS

- Mountain Arrow Center is a mixed-use center located in a professional setting
- Owned by Lewis Group of Companies – Reputable and Established Ownership with over 60 years experience
- Professionally Managed by Lewis Group of Companies Management Team
- Ideal for retail, office, and medical use
- Has efficient floor plans that can accommodate diverse business need
- Generous windows that allow for natural light in office interiors
- Ample parking available
- Convenient access to major highways (10, 60 and 210) and Foothill Boulevard
- Elevator access (Exclusive to 545 & 585 Buildings only)
- High-speed internet and advanced technology infrastructure
- 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



## STARTING ASKING RATES

\$1.75 Per Rentable Square foot, Per month, Modified Gross



## LEASE TERM

3-5 years



## PARKING RATIO

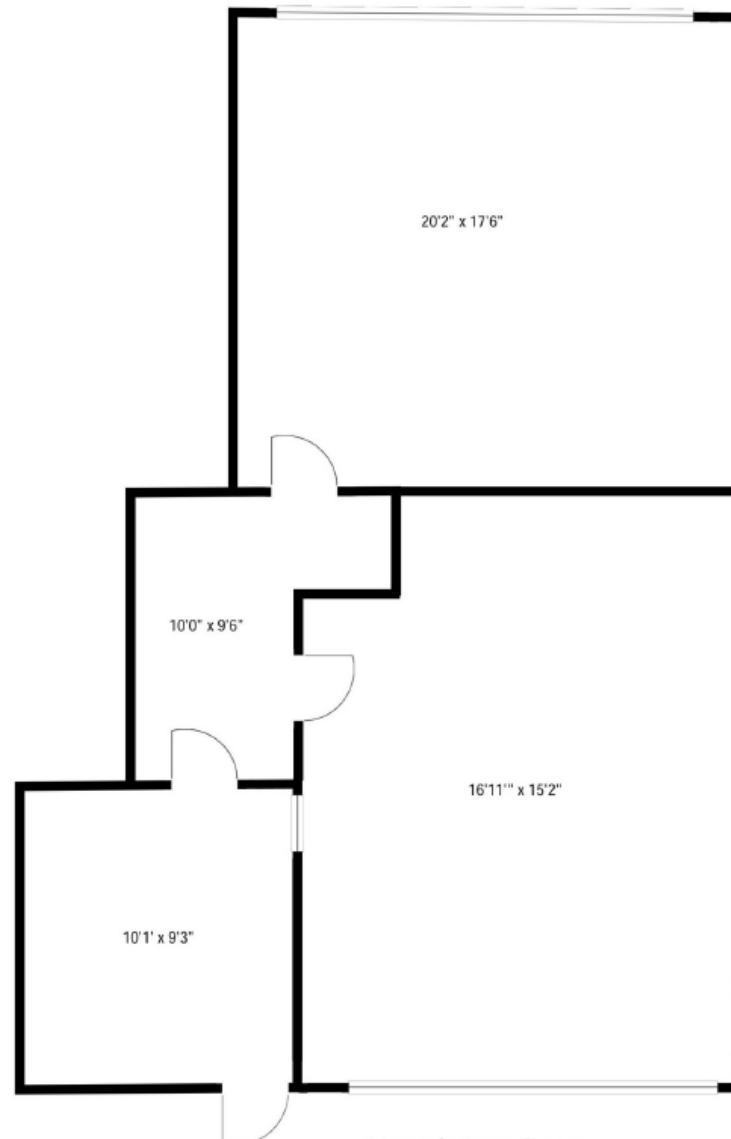
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# AVAILABLE SPACE

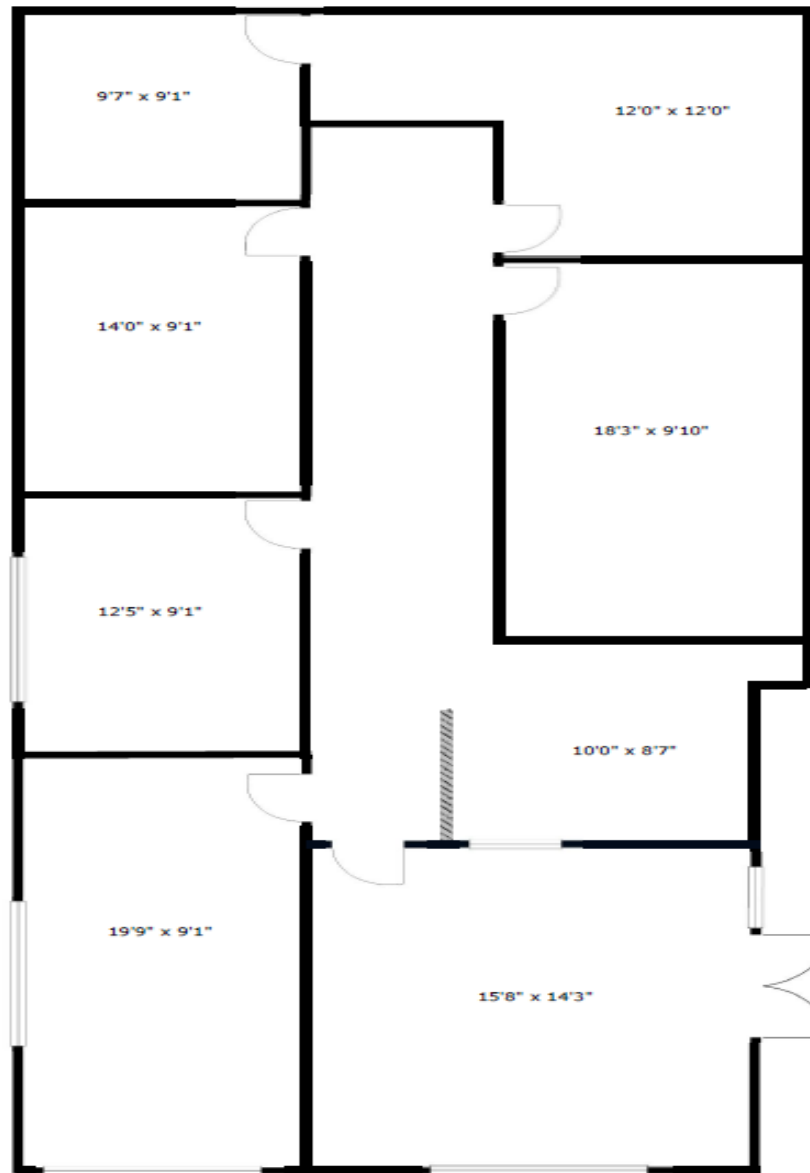
Address / Suite	Available Sq. Ft.	Starting Asking Rents	Comments
<b>545 Mountain Avenue</b>			
103	±833 RSF	\$1.75 PSF, MG	Reception, three (3) offices, open area
104	±833 RSF	\$1.75 PSF, MG	Two (2) offices, conference room
105	±916 RSF	\$1.75 PSF, MG	In research
111	±1,584 RSF	\$1.75 PSF, MG	In research
201	±1,790 RSF	\$1.75 PSF, MG	In research
203, 204 & 205	±3,145 RSF	\$1.75 PSF, MG	In research
211	±1,597 RSF	\$1.75 PSF, MG	Reception, four (4) offices, two (2) conference rooms
559 Mountain Avenue	±1,591 RSF	\$1.75 PSF, MG	One (1) restroom, storage, open area
<b>569 Mountain Avenue</b>			
Suite A	±767 RSF	\$1.75 PSF, MG	One (1) office, one (1) conference room, storage, open area
Suite C	±289 RSF	\$1.75 PSF, MG	One (1) office, conference room
Suite E	±883 RSF	\$1.75 PSF, MG	Open space, one (1) office
Suite F	±203 RSF	\$1.75 PSF, MG	Open space
Suite G	±498 RSF	\$1.75 PSF, MG	One (1) office, open space
Suite Z	±112 RSF	\$1.75 PSF, MG	Open space
575 Mountain Avenue	±1,244 RSF	\$2.15 PSF, MG	Reception, three (3) offices, open space, restroom
577 Mountain Avenue	±1,100 RSF	\$2.15 PSF, MG	Two (2) offices, conference room, open area, restroom
579 Mountain Avenue	±1,400 RSF	\$2.15 PSF, MG	Reception, conference room, three (3) offices, restrooms
585-B Mountain Avenue	±2,249 RSF	\$1.75 PSF, MG	Reception, two (2) conference rooms, six (6) offices, restrooms

575, 577 & 579 can be made contiguous for up to 3,744 rentable square feet, modified gross  
 569-A, 569-F, 569-G can be made contiguous for up to 1,458 rentable square feet, modified gross

FLOOR PLAN – 545 N. MOUNTAIN | SUITE 104  
833 SQ .FT.



FLOOR PLAN – 545 N. MOUNTAIN - SUITE 211  
1,597 SQ .FT.

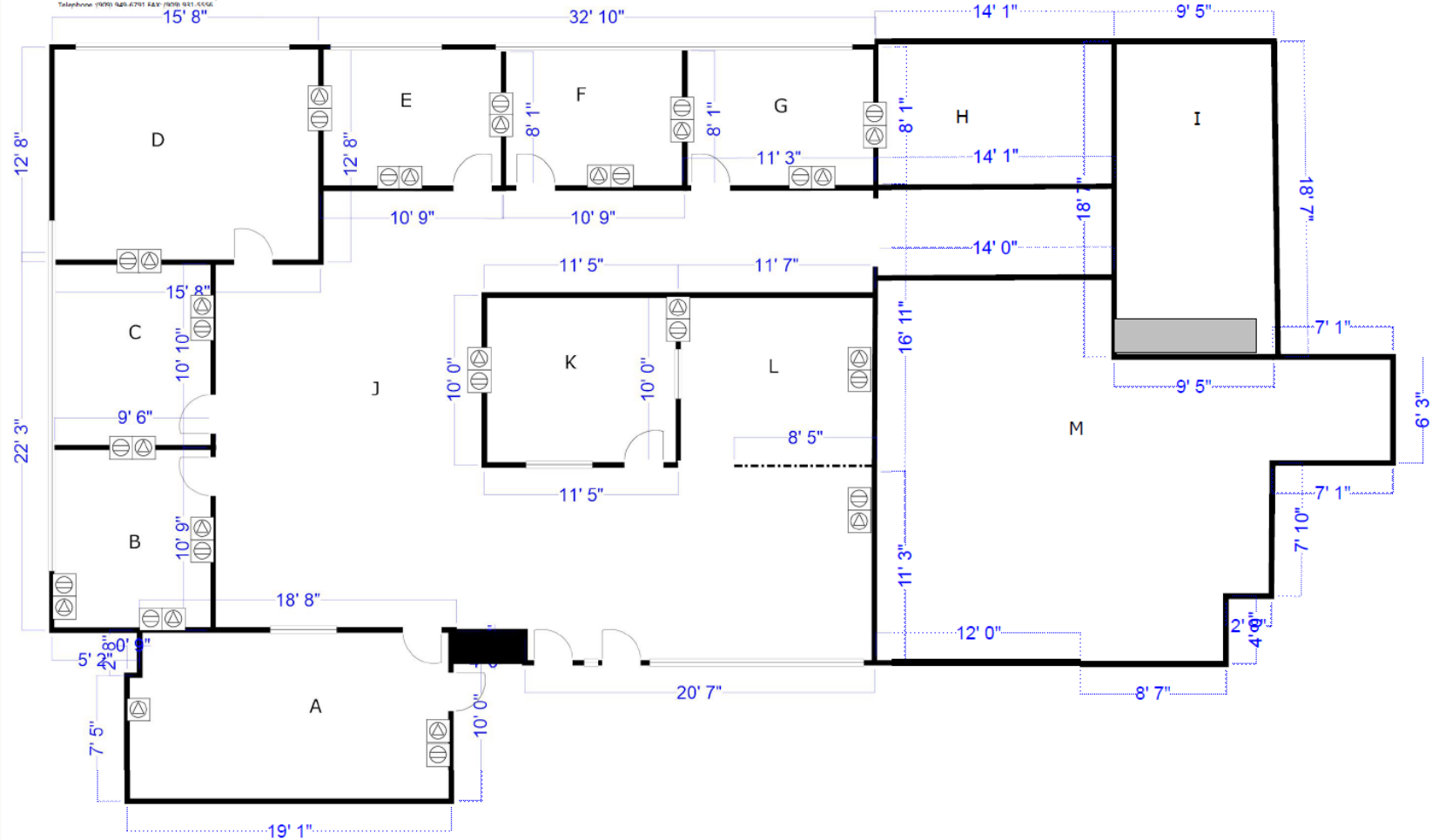


# FLOOR PLAN – 545 N. MOUNTAIN - SUITE 203/204/205

## 3,145 SQ. FT.

### Lewis Commercial

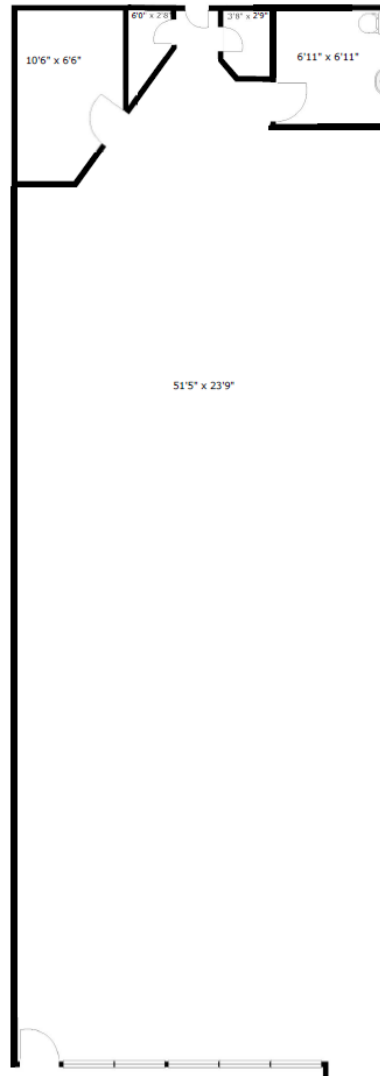
Lewis Commercial is a registered business name for Lewis Management Corp., a real estate broker licensed with CA BRE; Broker Lic. No. 01994759  
1156 North Mountain Avenue / P.O. Box 670 / Upland, California 91785-0670  
Telephone: (909) 948-4291 FAX: (909) 931-6346



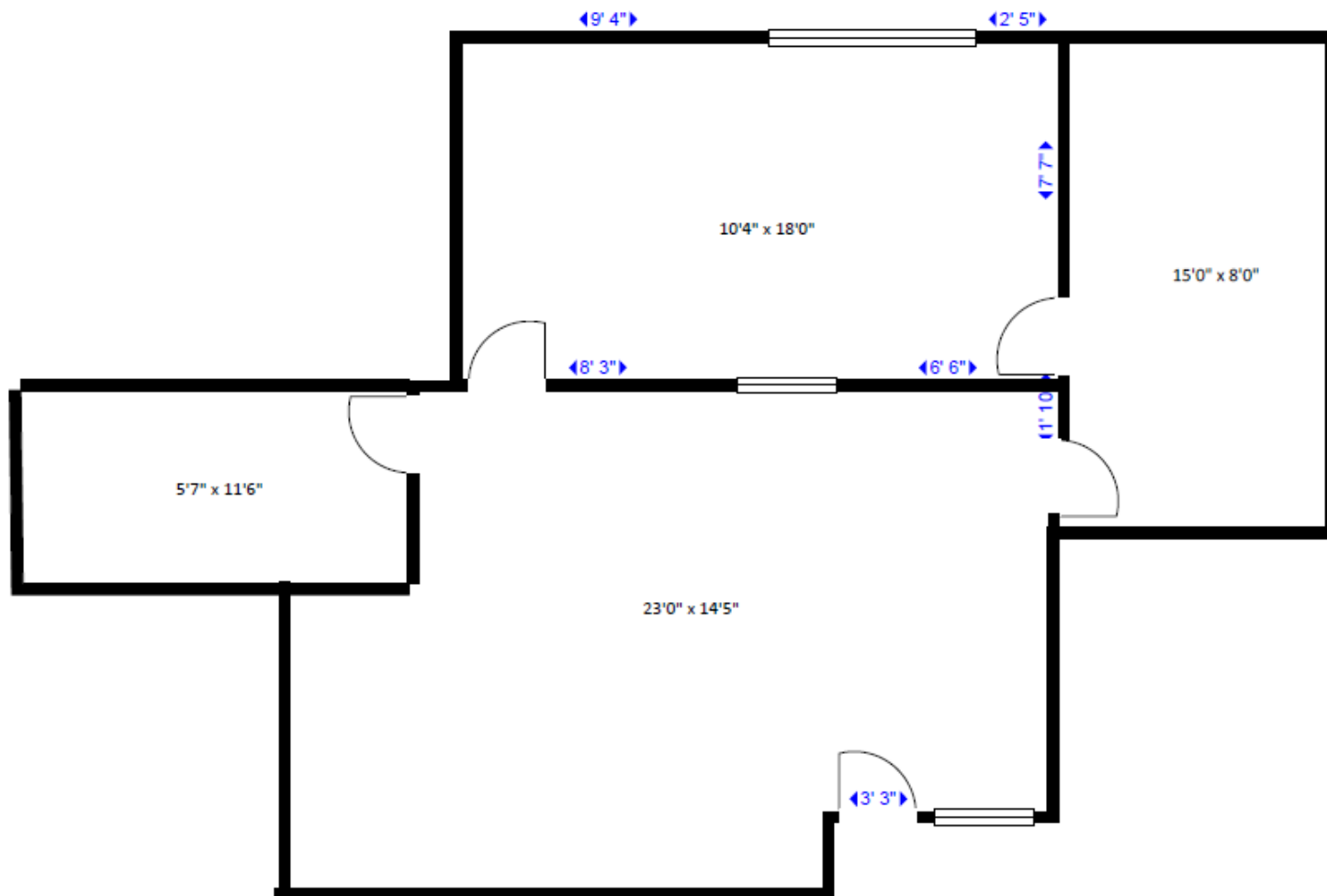
### Mountain Arrow Center

545 North Mountain Ave Suite 203/204/205  
Upland CA, 91786  
Rentable Sq. Ft. 3145

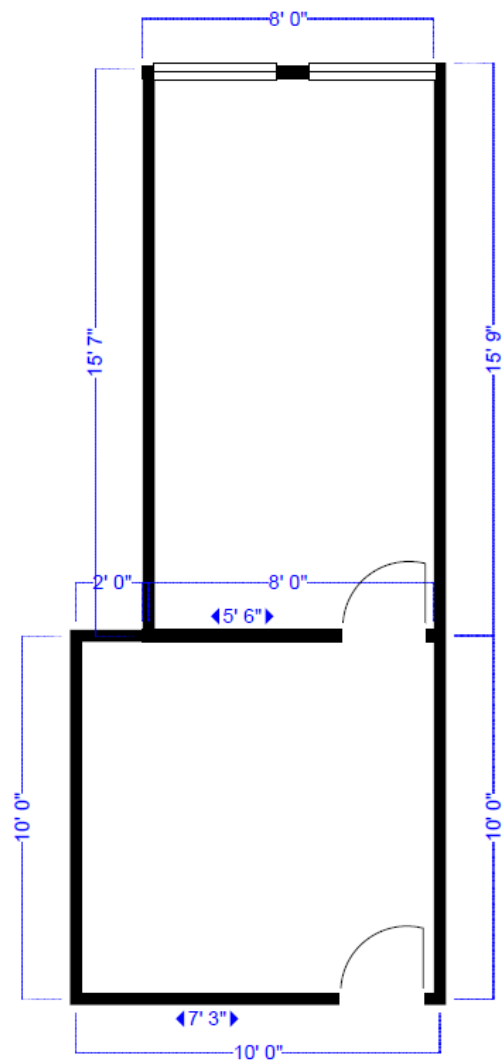
FLOOR PLAN – 559 N. MOUNTAIN  
1,591 SQ. FT.



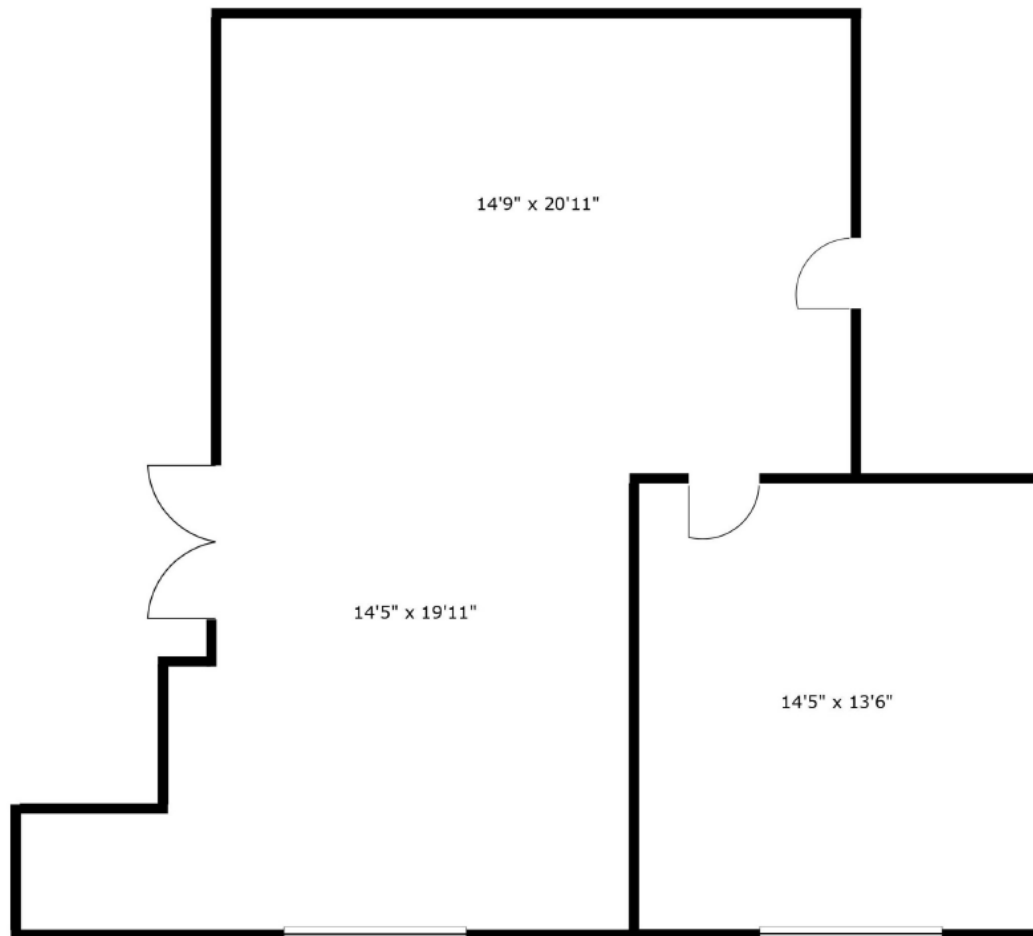
FLOOR PLAN – 569 N. MOUNTAIN | SUITE A  
767 SQ. FT.



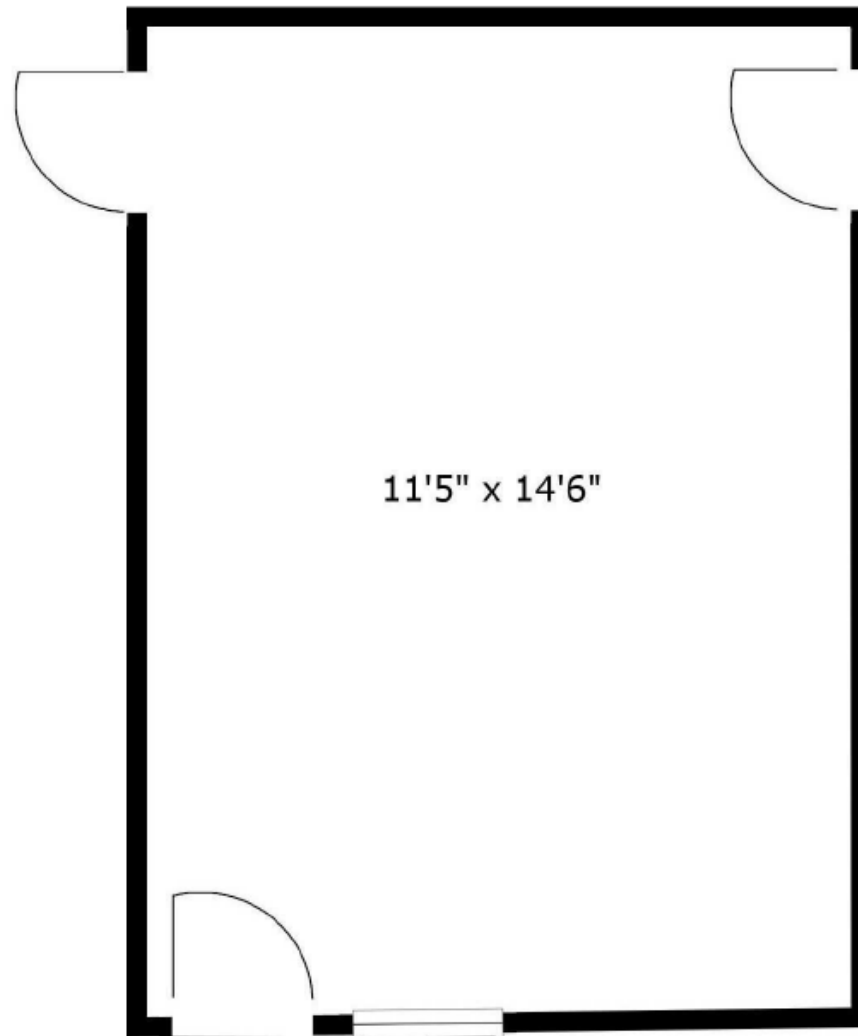
FLOOR PLAN – 569 N. MOUNTAIN | SUITE C  
289 SQ. FT



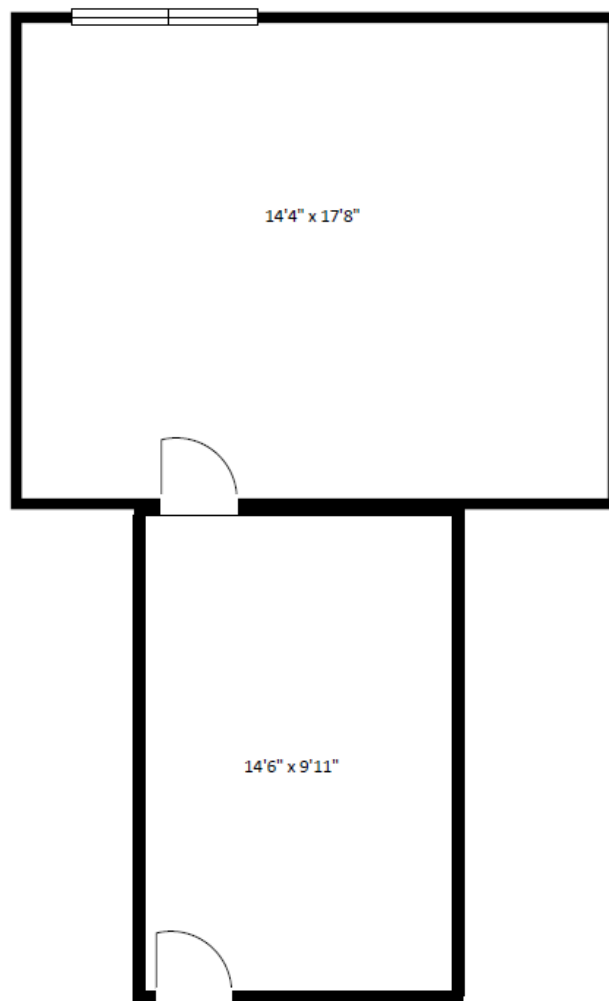
FLOOR PLAN – 569 N. MOUNTAIN | SUITE E  
883 SQ. FT.



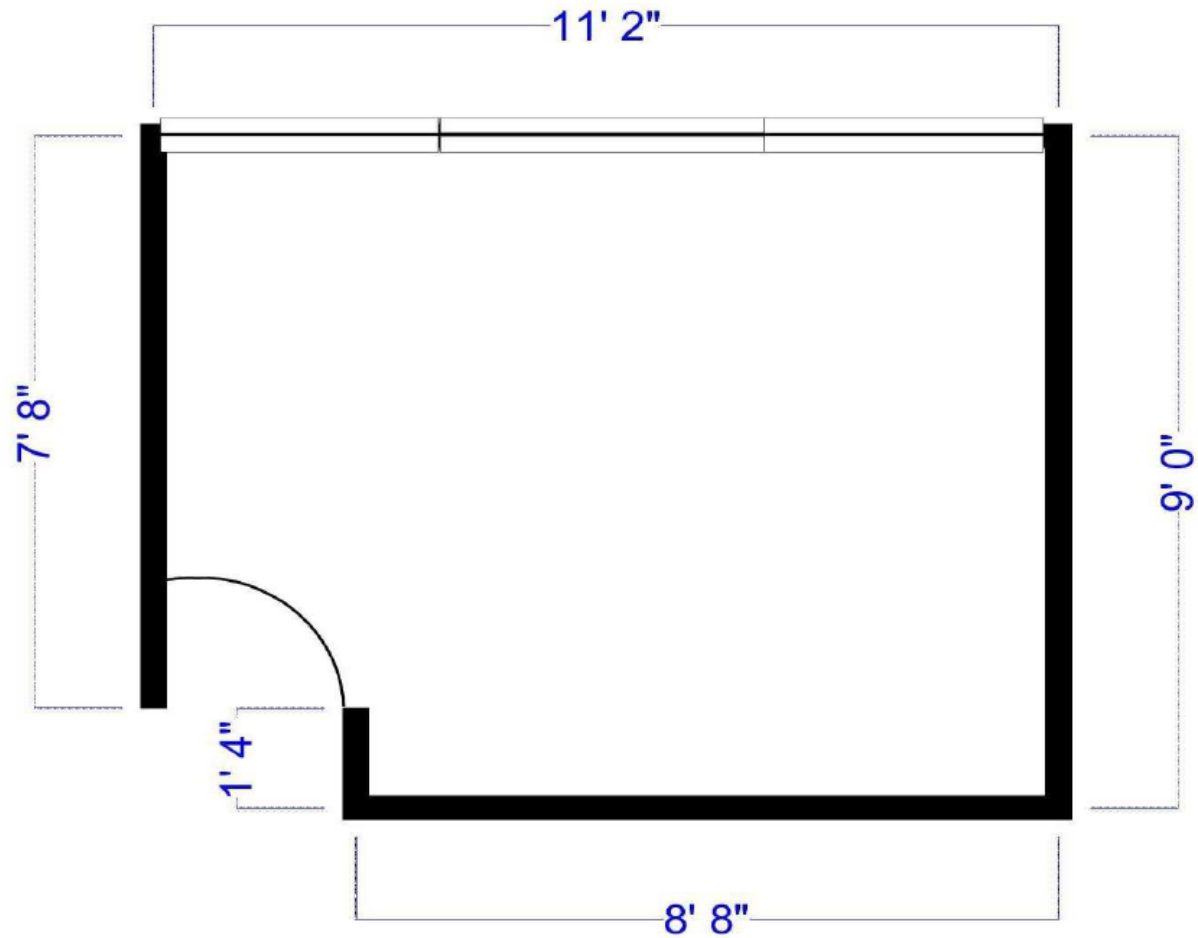
FLOOR PLAN – 569 N. MOUNTAIN | SUITE F  
203 SQ. FT.



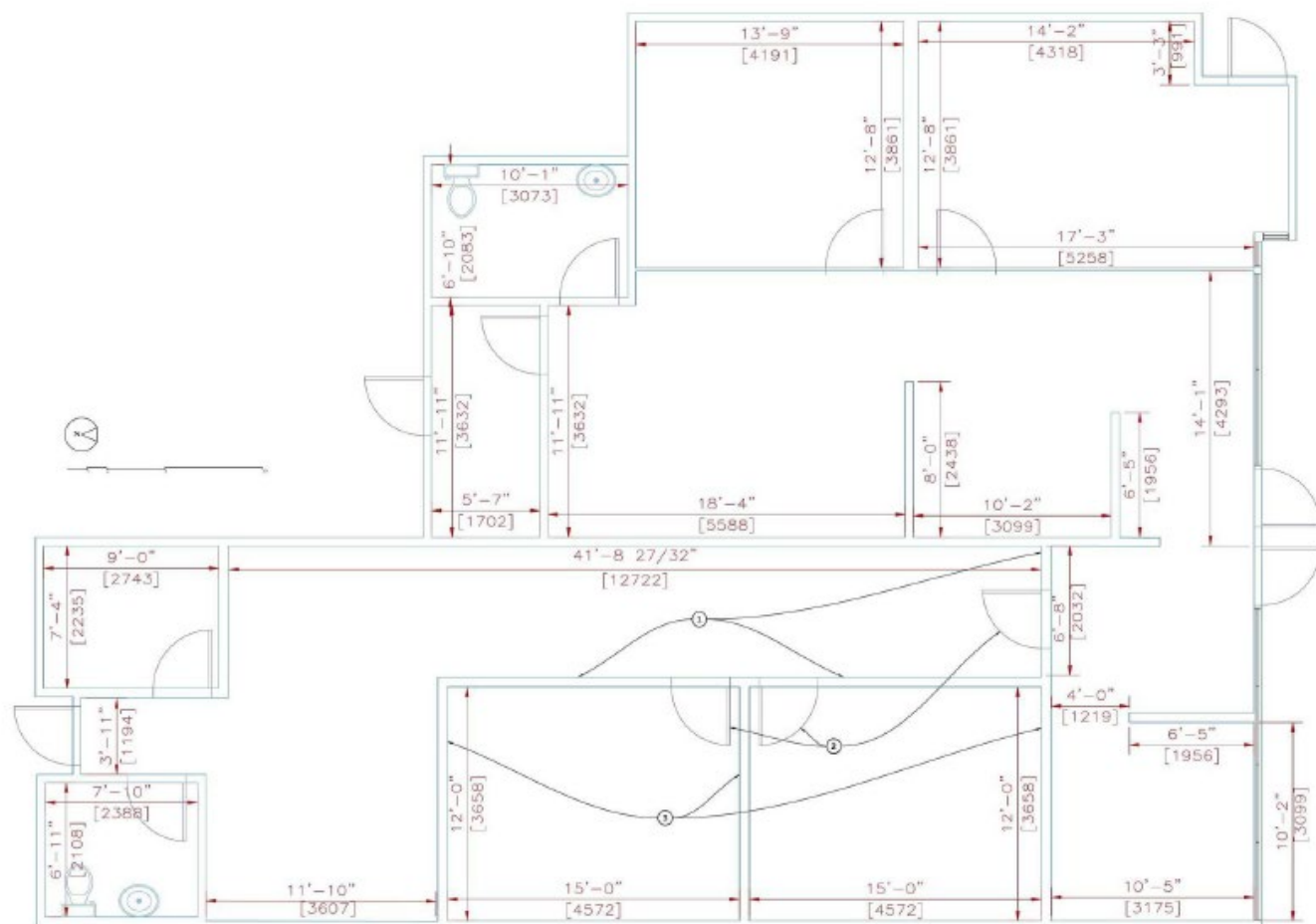
FLOOR PLAN – 569 N. MOUNTAIN | SUITE G  
498 SQ. FT.



FLOOR PLAN – 569 N. MOUNTAIN | SUITE Z  
112 SQ. FT



FLOOR PLAN – 575 & 577 N. MOUNTAIN  
2,344 SQ. FT.



FLOOR PLAN – 579 & 581 N. MOUNTAIN  
1,400 SQ. FT.



FLOOR PLAN – 585 N. MOUNTAIN SUITE B  
2,249 SQ. FT.





545 N. MOUNTAIN AVENUE  
SUITE 211



545 N. MOUNTAIN AVENUE  
SUITE 211



545 N. MOUNTAIN AVENUE  
SUITE 104



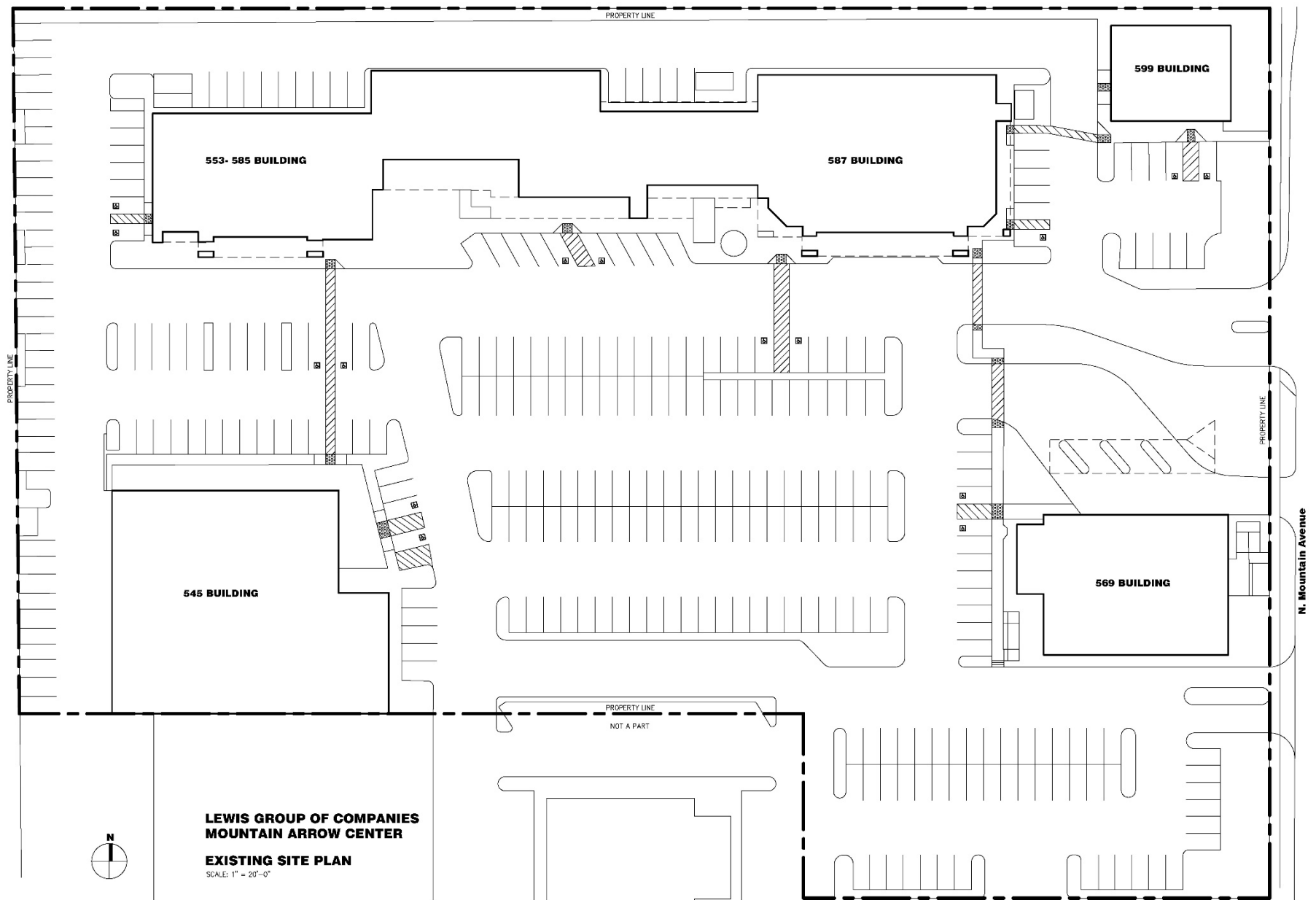
545 N. MOUNTAIN AVENUE  
SUITE 104





575 N. MOUNTAIN  
AVENUE, UPLAND

# Site Plan





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## CONTACTS

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