

FOR LEASE

1520 N. MOUNTAIN AVENUE, BLDG E _____ONTARIO, CA _____

CBRE

AVAILABILITIES

SUITE	SQUARE FEET	DESCRIPTION
121	±9,499 RSF	Five (5) classrooms, two (2) private interior restrooms, reception, break room, four (4) private offices
200	±923 RSF	Open area with storage room and supply closet

LEASE RATE	\$2.20 per rentable square foot per month, modified gross
RENTAL INCREASES	Three percent (3%)
LEASE TERM	Negotiable _e
TENANT IMPROVEMENTS	Negotiable
OPERATING EXPENSES	Pass through over Base Year
ELEVATOR	One (1)
PARKING	4.96:1,000 per rentable square foot
ACCESS	After hours computer controlled system
BUILDING HOURS	8:00 a.m. to 5:30 p.m. – Monday through Friday 8:00 a.m. to 12 noon – Saturday (except Federal and State Holidays)
YEAR BUILT	2007

LOCATION HIGHLIGHTS

- Walkable amenities, including restaurants, retail and banking
- Quick access to the greater Los Angeles Metro area via the 10, 60 and 210 freeways
- Located within close proximity of the San Antonio
 Community Hospital and Pomona Valley Community
 Hospital
- Notable amenities in the surrounding area including:
 - Ontario Mills 15 minutes
 - Ontario International Airport 156 minutes
 - Montclair Regional Mall / Transit Center 7
 minutes
 - Upland Metrolink Station 6 minutes





PROPERTY HIGHLIGHTS



High-speed internet connectivity



Elevator access



Ample parking for employees and visitors



Modern architecture and stylish design



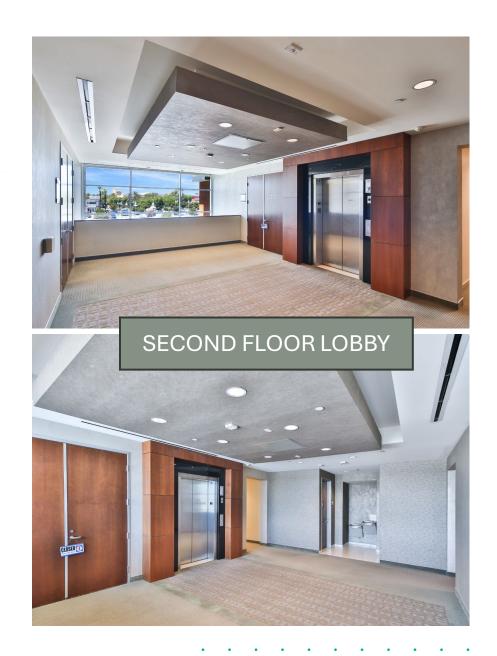
Spacious and well-lit common areas

LOBBY PHOTOS





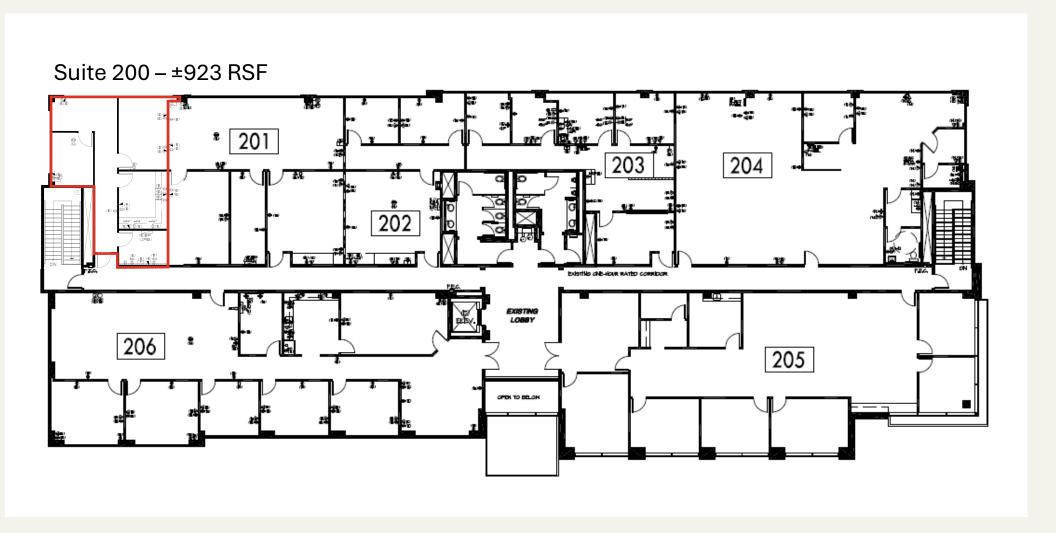




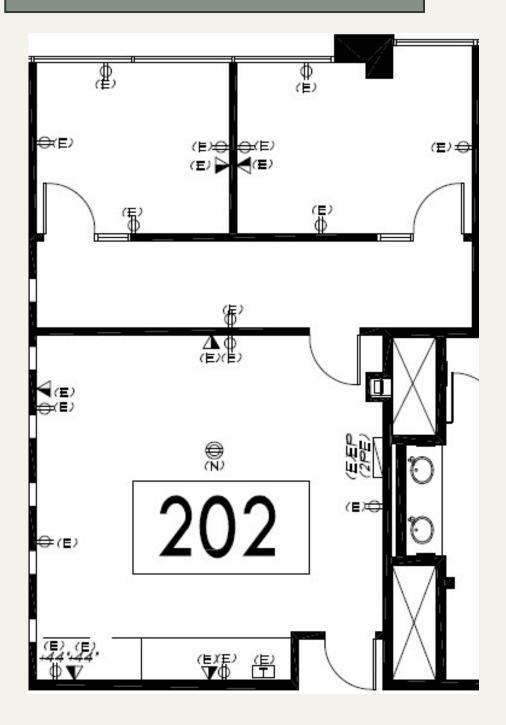
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FLOOR PLAN - SUITE 202 | ±1,008 RSF

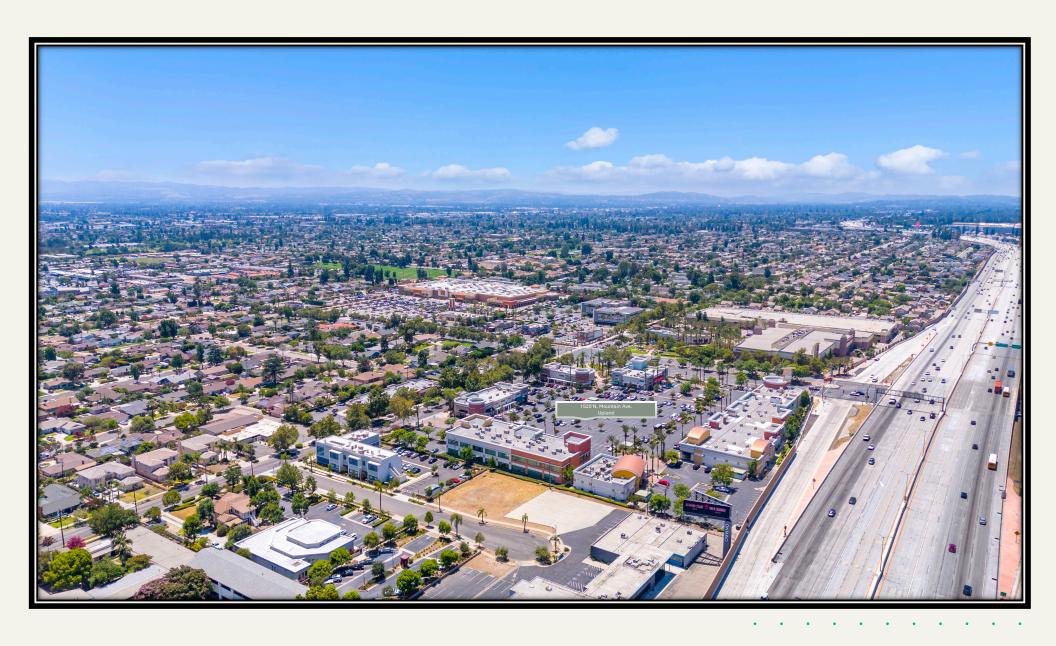




AERIAL – FRONT OF BUILDING



AERIAL – FACING WEST





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