



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

TENANT IMPROVEMENTS Negotiable

OPERATING EXPENSES Pass through over Base Year

ELEVATOR One (1)

PARKING 4.96:1,000 per rentable square foot

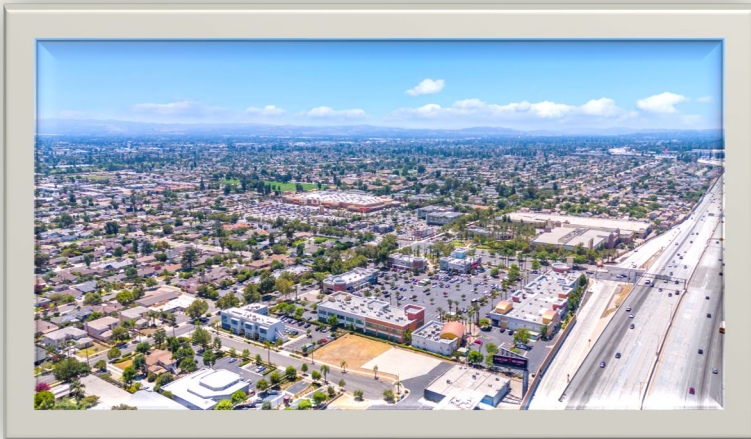
ACCESS After hours computer controlled system

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 LOBBY



SECOND FLOOR LOBBY

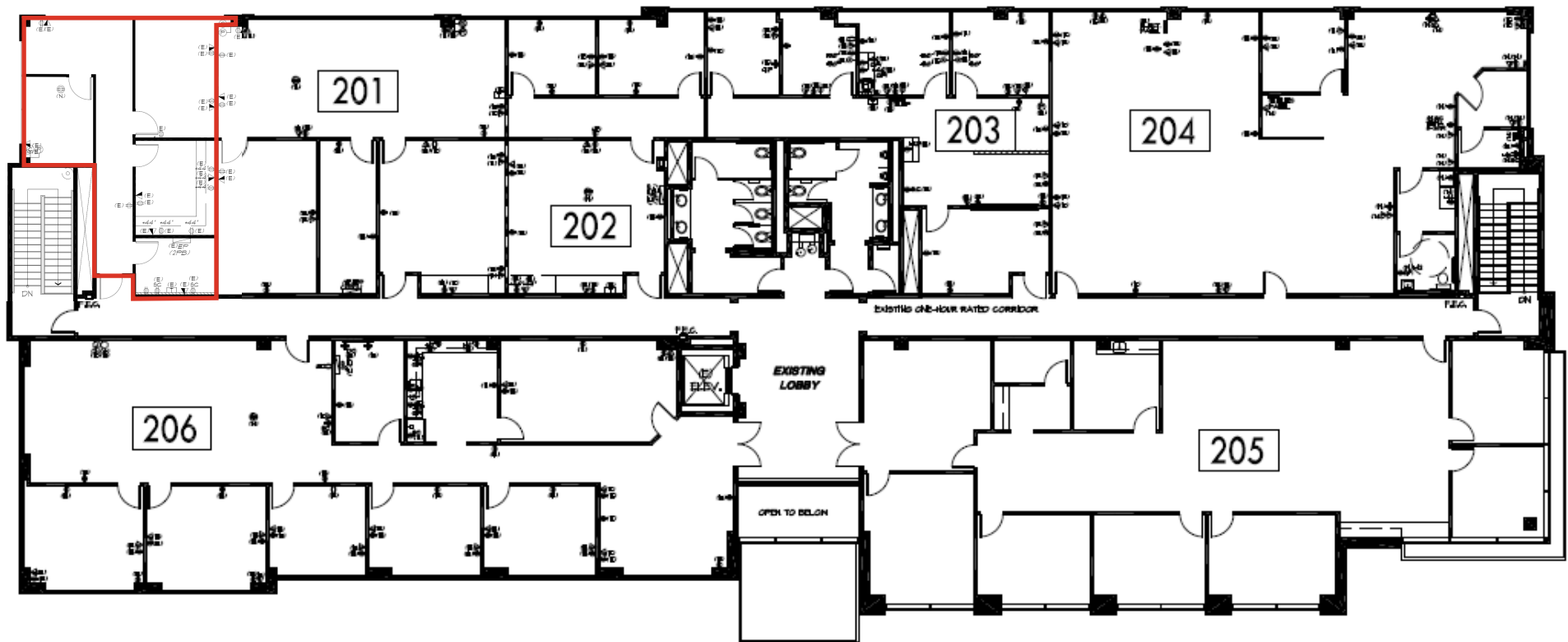


FIRST FLOOR PLAN

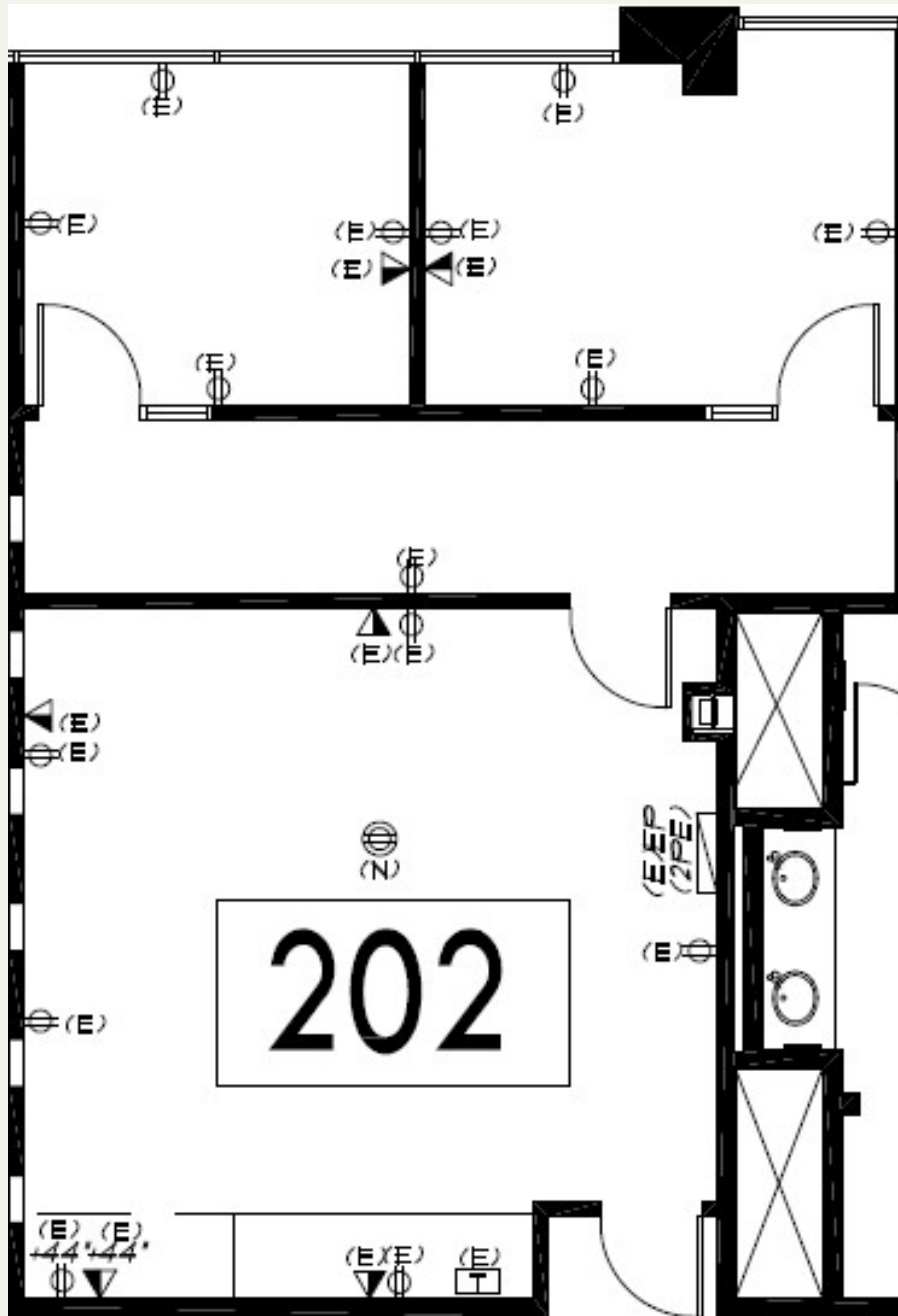


SECOND FLOOR PLAN

Suite 200 – ±923 RSF



FLOOR PLAN - SUITE 202 | ±1,008 RSF



SUITE 202



AERIAL – FRONT OF BUILDING



AERIAL – FACING WEST



THE GATEWAY AT MOUNTAIN VILLAGE
1520 N. Mountain Avenue | Ontario, CA



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