



## FEATURES

- **±505-3,756 RSF**
- **Built in 1988**
- **Full-Service Gross**
- **Flexible Suite Configurations Available**
- **Prestigious corporate address**

**Asking Price \$2.35/RSF**

**9500 Haven Ave, Rancho Cucamonga, CA 91730**

**This highly visible building** along prestigious Haven Avenue offers an ideal professional setting in the heart of Rancho Cucamonga's business corridor. With **multiple demising options** available, suites can be customized to meet the unique needs of various office users - from startups to established firms.

Tenants enjoy excellent access to the I-10, I-15, and 210 Freeways, proximity to **Ontario International Airport**, and nearby retail and dining at **Victoria Gardens** and **Ontario Mills Mall**. The property features abundant parking, attractive landscaping, and professional management.

## PRESENTED BY

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**COMMERCIAL | RESIDENTIAL | PROPERTY MANAGEMENT**

ONTARIO COSTA MESA VICTORVILLE RANCHO MIRAGE CARLSBAD IRVINE

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## 9500 Haven Ave | Offices for Lease

### 9500 Haven Avenue, Rancho Cucamonga, CA 91730

Floor / Suite #	R.S.F.	Description	Status
Demising Option - 1			
2 <sup>nd</sup> / 200-A	3,756	Reception area, bullpens, 4 private offices, breakroom, storage and private restroom.	Available
2 <sup>nd</sup> / 200B-1	979	Spacious bullpen area with potential to add 2 private offices	Available
2 <sup>nd</sup> / 200-C	505	Breakroom with sink.	Available
2 <sup>nd</sup> / 200-D	3,265	2 separate entrances, 6 private offices, bullpen, conference room, IT room, and private restroom.	Available
Demising Option - 2			
2 <sup>nd</sup> / 200-A	3,016	Reception area, 2 separate entrances, bullpen, 3 private offices, breakroom, and storage	Available
2 <sup>nd</sup> / 200B-1	1,719	Spacious bullpen area with potential to add 1 more office, 2 private offices, and private restroom.	Available
2 <sup>nd</sup> / 200-C	505	Breakroom with sink.	Available
2 <sup>nd</sup> / 200-D	1,548	Reception area, bullpen, 3 private offices, an executive office suite with its own reception & IT room.	Available
2 <sup>nd</sup> / 200-E	1,717	2 separate entrances, bullpen, 3 private offices, & private restrooms.	Available



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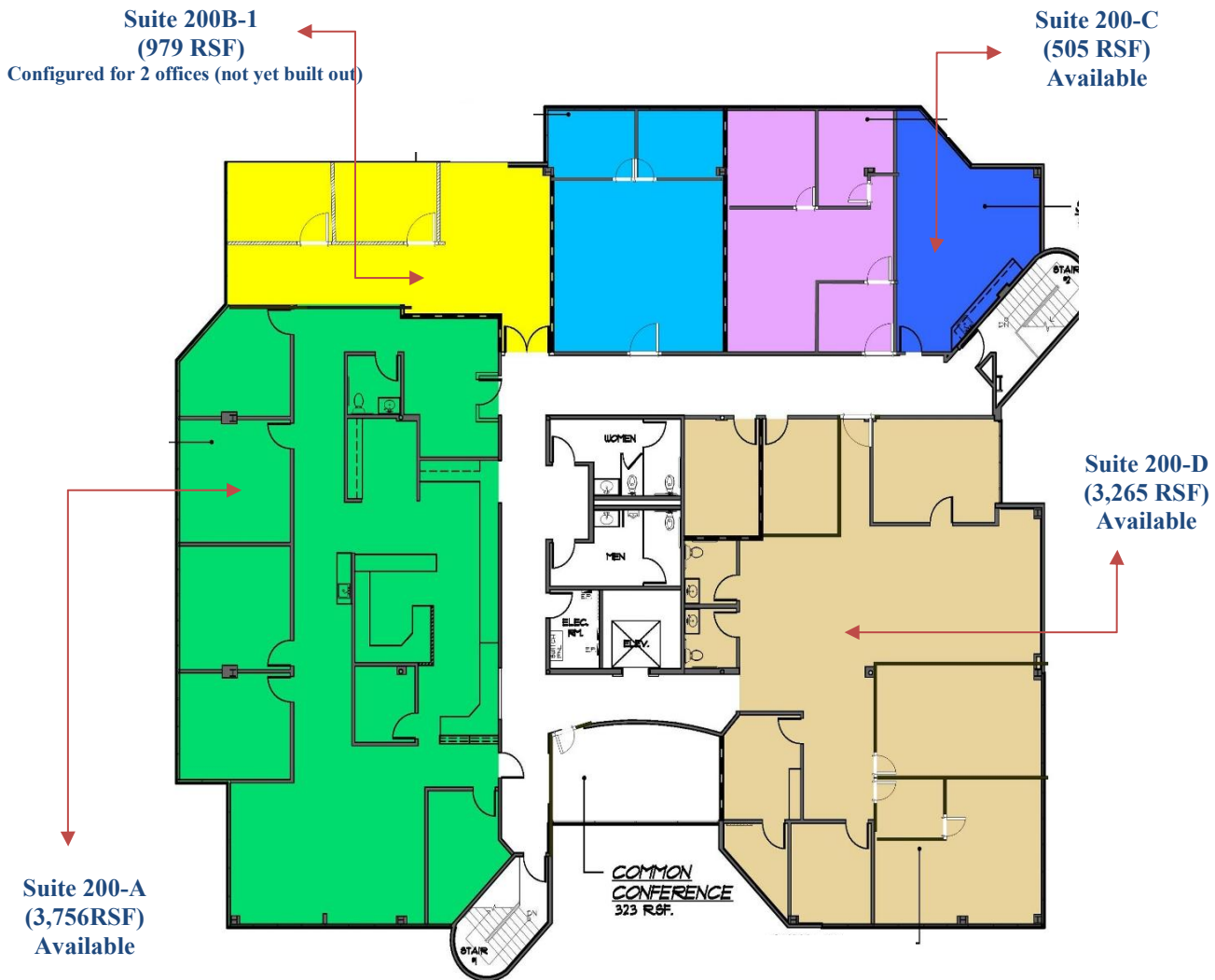
[MGR Real Estate Inc. 3800 Concourse St., Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267](#)

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## 9500 Haven Ave, 2<sup>nd</sup> Floor Option 1

Suite A: 3,756 RSF | Suite B-1: 979 RSF  
Suite C: 505 RSF | Suite D: 3,265 RSF



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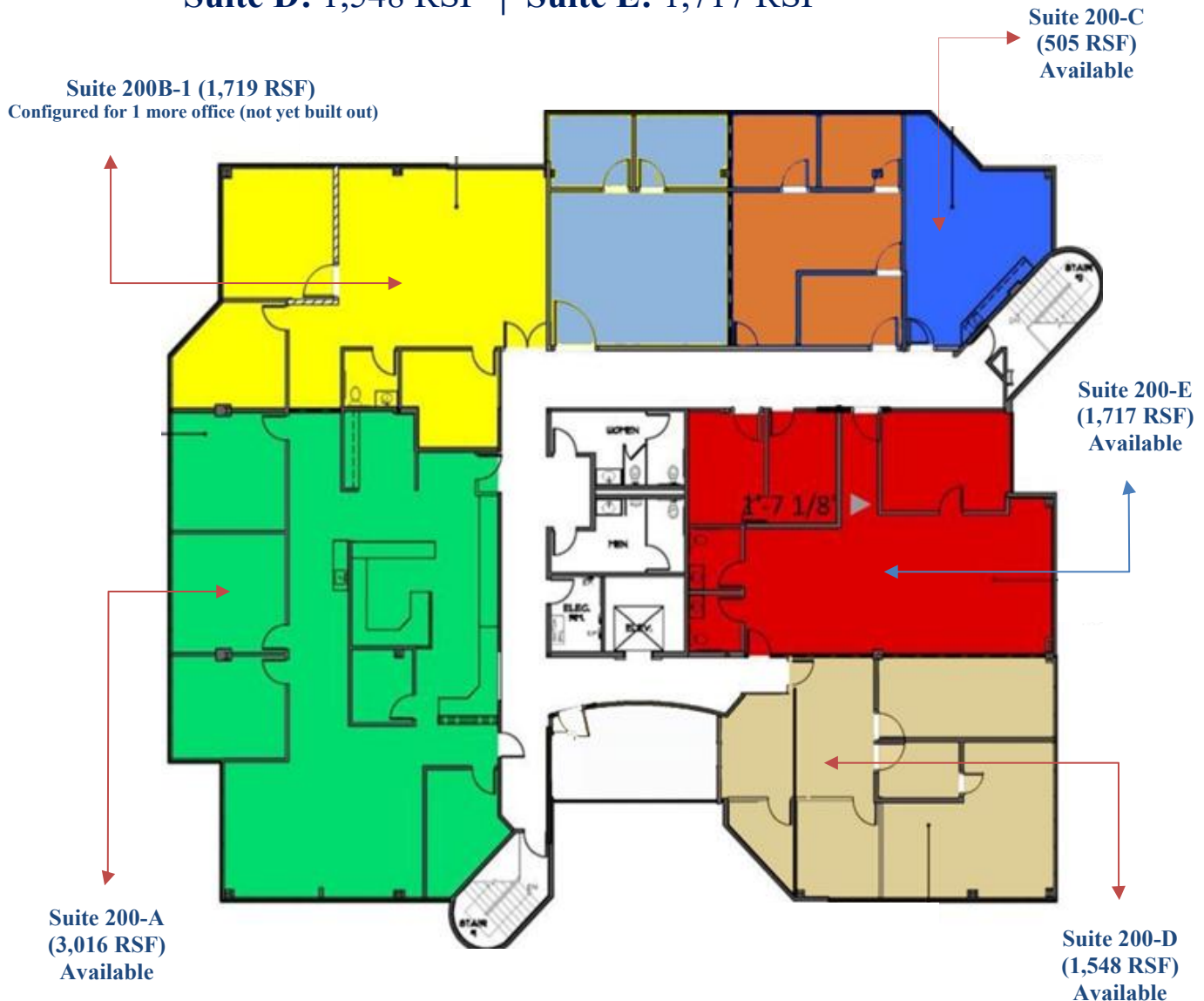
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## 9500 Haven Ave, 2<sup>nd</sup> Floor Option 2

**Suite A: 3,016 RSF | Suite B-1: 1,719 RSF | Suite C: 505 RSF**  
**Suite D: 1,548 RSF | Suite E: 1,717 RSF**



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