



Professional Offices for Lease 8291 Utica Ave Rancho Cucamonga, CA 91730

CONTACT

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8291 Utica Ave

\$24.00 /SF/Yr

Professional suites and private offices available for lease in Rancho Cucamonga within walking distance to the civic center. Amenities include park with private outdoor tennis and basketball courts, upscale decor, stone and tile entryways, new carpets, paint, fixtures, doors, balcony and picture window views, large and small office spaces, conference rooms, minutes away from the 10, 15 and 210 freeways, Ontario International Airport, Amtrak commuter train, bus lines, between Foothill Blvd. (Route 66) and Arrow Route one block east of Haven Avenue. Two blocks from FedEx, shopping, restaurants, all necessary conveniences and business resources. Full build out like new, ready to move in today! Flexible lease options. Ample parking...



Rental Rate:	\$24.00 /SF/Yr
Total Space Available:	9,520 SF
Max. Contiguous:	5,000.00 SF
Property Type:	Office
Property Subtype:	Office Live/Work Unit
Building Class:	B
Rentable Building Area:	11,500 SF
Year Built:	1988
Walk Score ®:	48 (Car-Dependent)
Transit Score ®:	34 (Some Transit)
Rental Rate Mo:	\$2.00 USD/SF/Mo

1st Floor Ste 100

Space Available	3,107 SF
Rental Rate	\$24.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Corner suite of 10 offices on first floor of two story building in a business park next to Civic Center, airport, train, buses, shopping and all business resources within walking distance. Private use of outdoor lighted tennis and basketball courts and park. Ample parking, flexible office uses, can rent one or several offices, or sublease. Tenants pay base rent, CAM and electrical. Lease terms are negotiable.

1st Floor Ste 103

Space Available	1,413 SF
Rental Rate	\$24.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Center suite on first floor with new paint, tile entryway, doors, ducts, park views from picture windows, flexible lease options, can sublease. Tenant pays base rent, CAM and electrical. Includes use of private outdoor gated and lighted tennis and basketball courts in beautiful park with benches and gazebo. Within walking distance of Courthouse, Civic Center, bus lines, business resources, shopping, restaurants, minutes from Ontario International Airport, between 10-210 fwys, just off Route 66 and Haven Ave.

2nd Floor

Space Available	5,000 SF
Rental Rate	\$24.00 /SF/Yr
Contiguous Area	5,000 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Flexible leasing options, divisible 2nd floor into three or more suites, 20 offices available, mountain views, balcony, new paint, tile floor entryways, doors. Tenant pays base rent+ CAM + electrical.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
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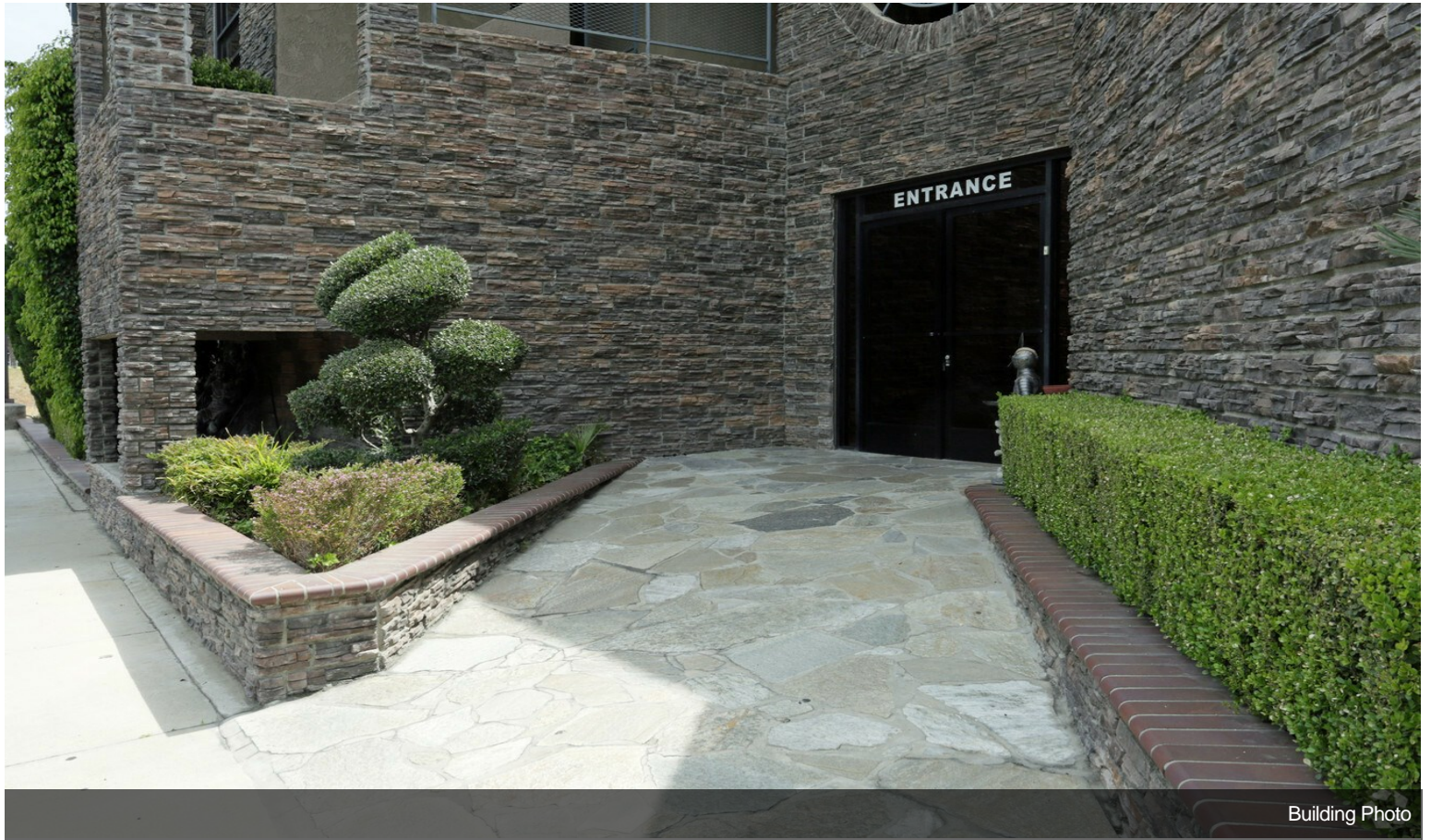
The most beautiful building in Rancho Cucamonga within walking distance to the civic center has space for you and your business. Amenities include park with private outdoor tennis and basketball courts, upscale professional decor, stone and tile entryways, new carpets, paint, fixtures, balcony and picture window views, large and small office spaces, suites for the business that is either growing or downscaling - minutes away from the 10, 15 and 210 freeways between Foothill Blvd. and Arrow Route one block east of Haven Avenue. Perfect for Attorneys, Accountants, Insurance Agents, Real Estate Agents, Counselors, Consultants, Computer Software Engineers, Escrow Officers, Mortgage Brokers, Private Investigators, Dentists, Doctors, Medical Offices, Billers, Tutors, and array of other options.

Elegantly remodeled throughout with fiber optics (FIOS), tile entryways and upscale decor! Blocks from FedEx, shopping, restaurants, all conveniences and resources readily accessible. Perfect location for all your business needs!

*** Convenient location and very affordable ***

Call (909) 361-1213 for more information and to make an appointment to view in person.

Property Photos

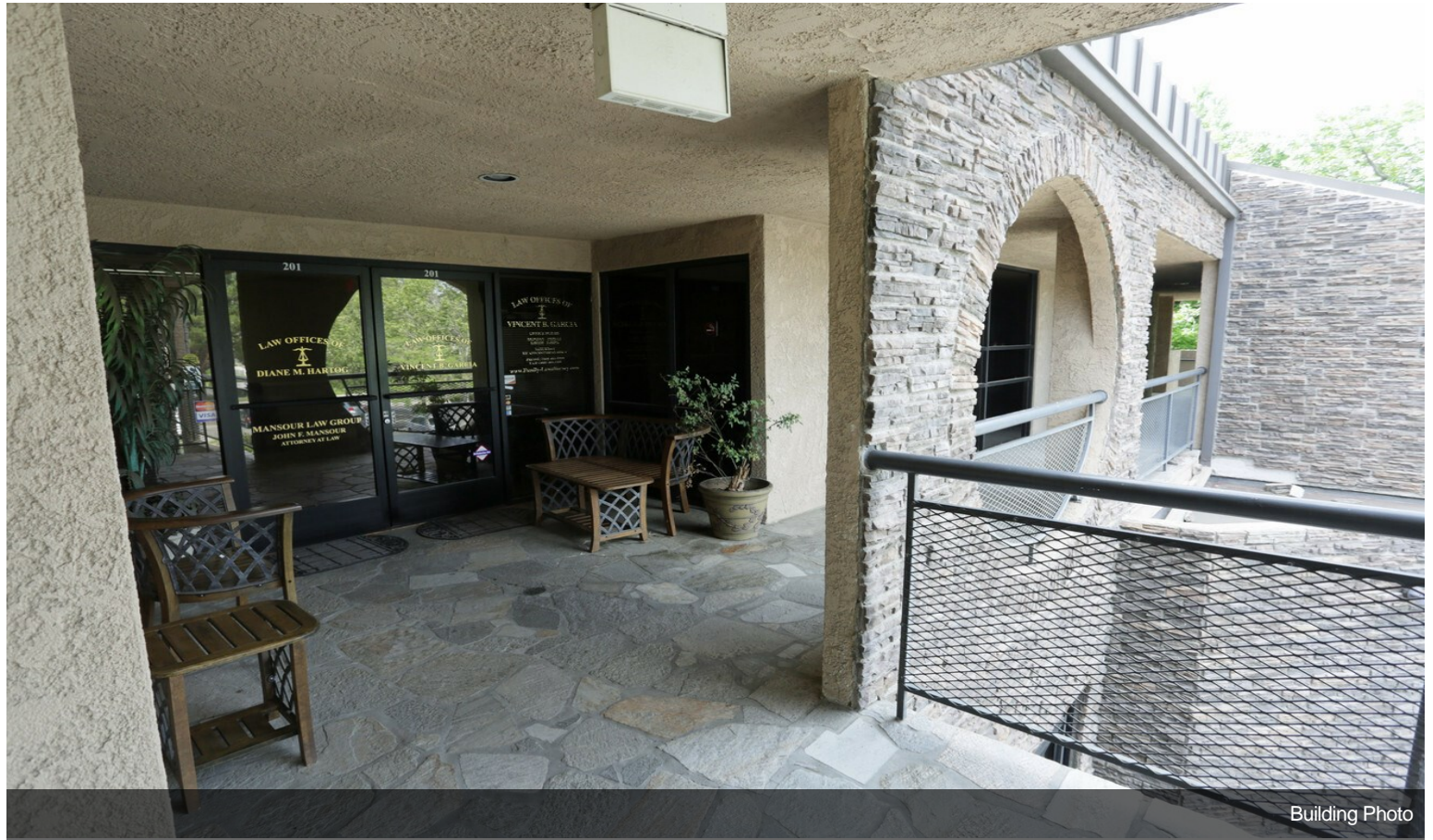


Building Photo



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Property Photos

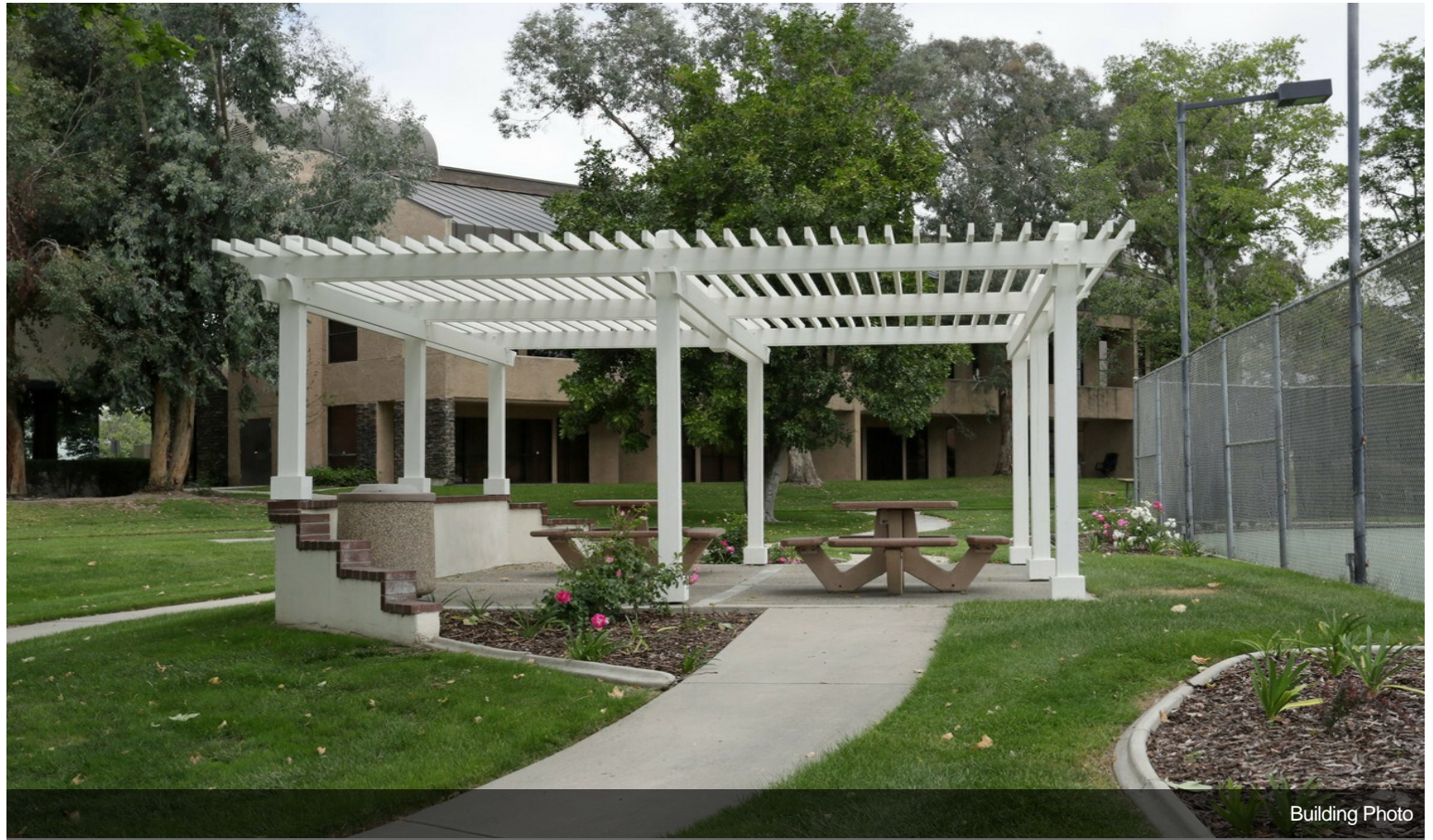


Building Photo



Building Photo

Property Photos



Building Photo



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Property Photos



Building Photo

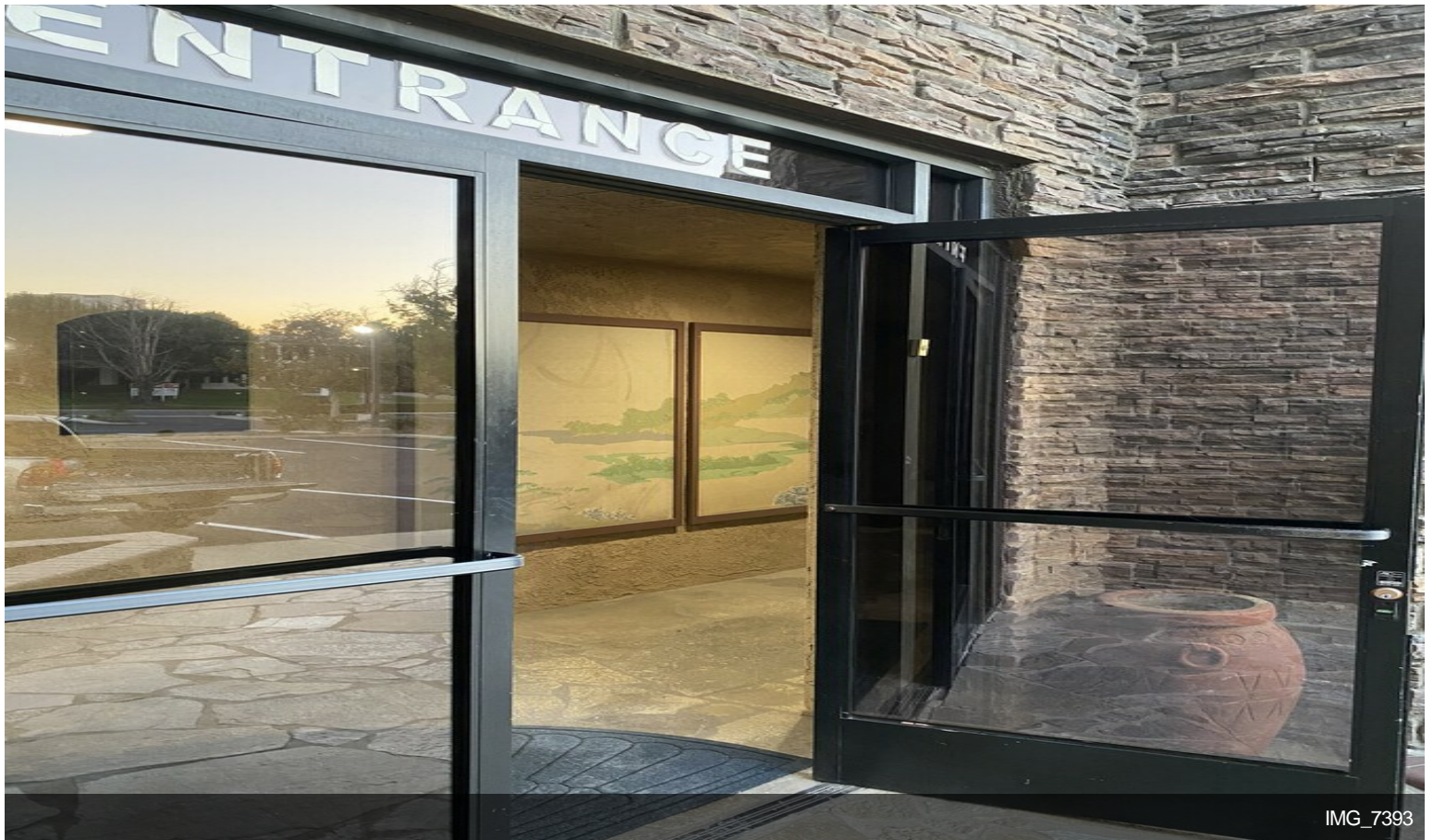


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Property Photos

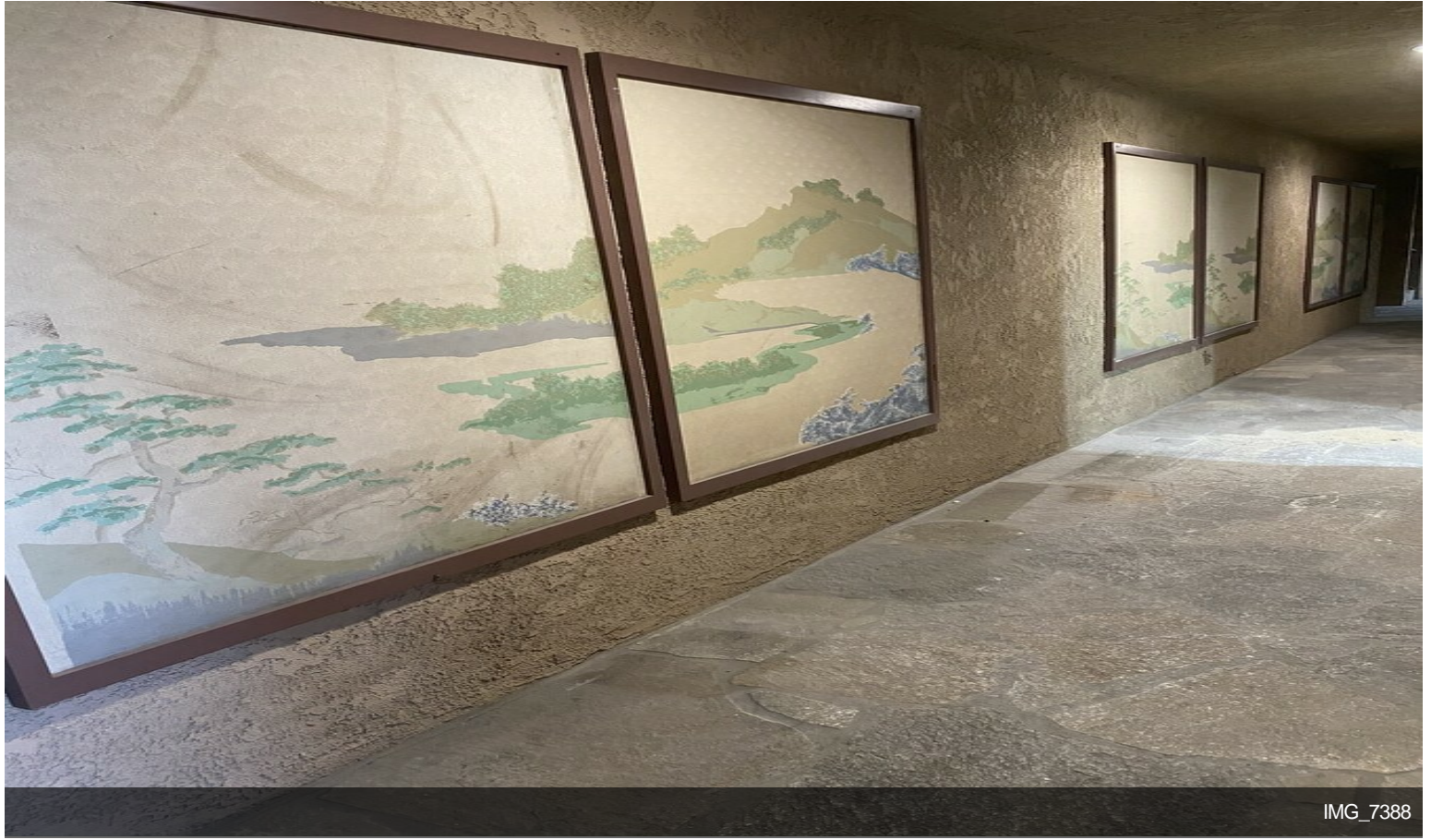


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Property Photos



Property Photos



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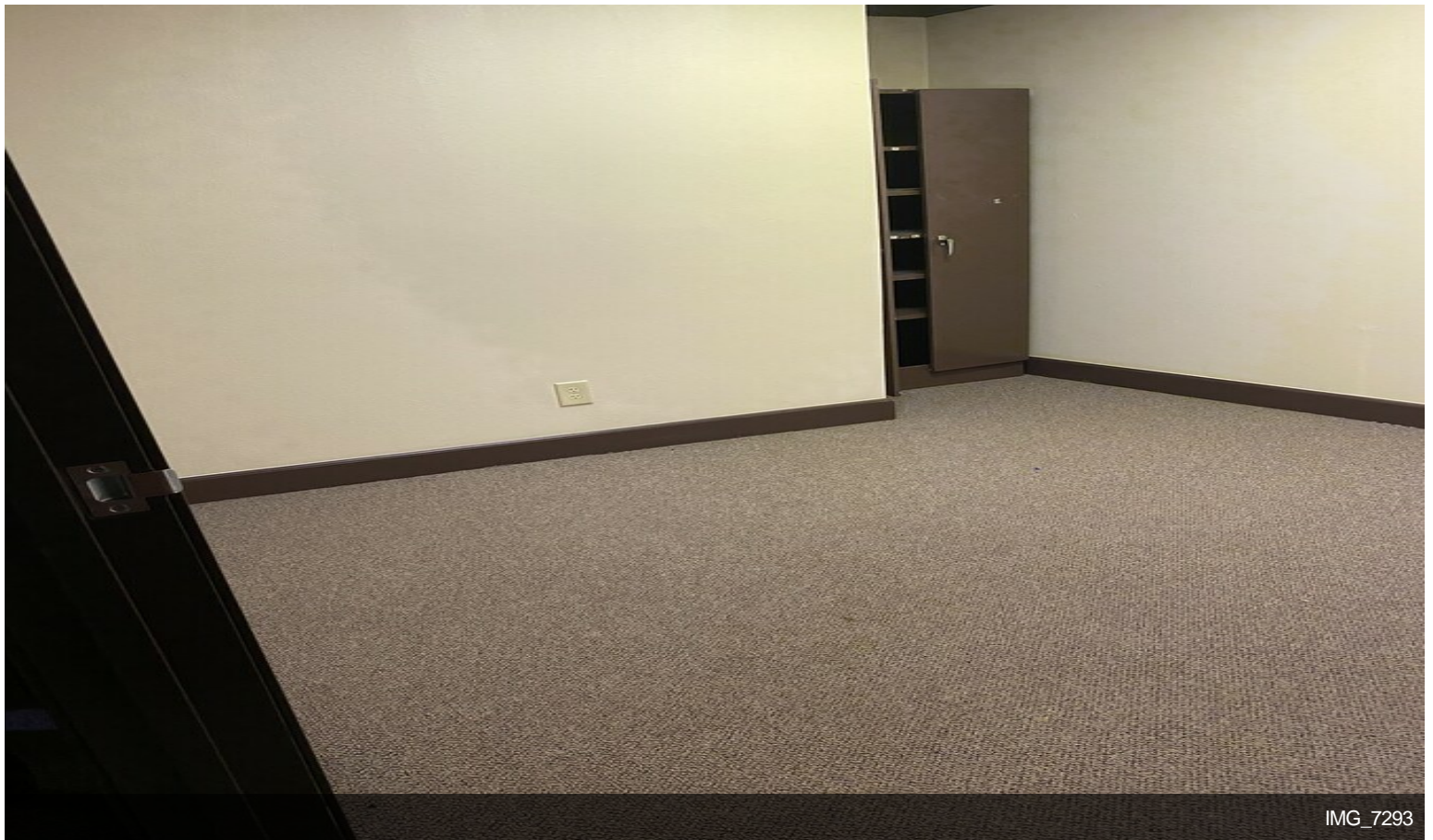


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Property Photos



Property Photos



Property Photos



Property Photos

