

FOR SALE

±11,055 SF TWO-STORY OFFICE BUILDING

10718 CIVIC CENTER DRIVE

RANCHO CUCAMONGA, CA 91730



GREG MARTIN

D (909) 373-2904
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DRE #01001749

LEE & ASSOCIATES - ONTARIO
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO
CORPORATE ID #00976995

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY HIGHLIGHTS

- Ideal Owner/User Opportunity
- Two-Story Office Building Constructed in 1990
- Inviting Lobby with Plenty of Natural Light
- First and Second Floor Common Area Restrooms
- Balconies on the Second Floor
- Free Surface Parking
- Situated Within an Association in a Peaceful Environment with Shared Amenities Including Tennis and Basketball Courts
- Walking Distance to Court House, City Hall, Restaurants, and Retail Amenities
- 10% Down SBA Financing Possible
- Seller Financing Available
- **ASKING PRICE: \$3,880,000**

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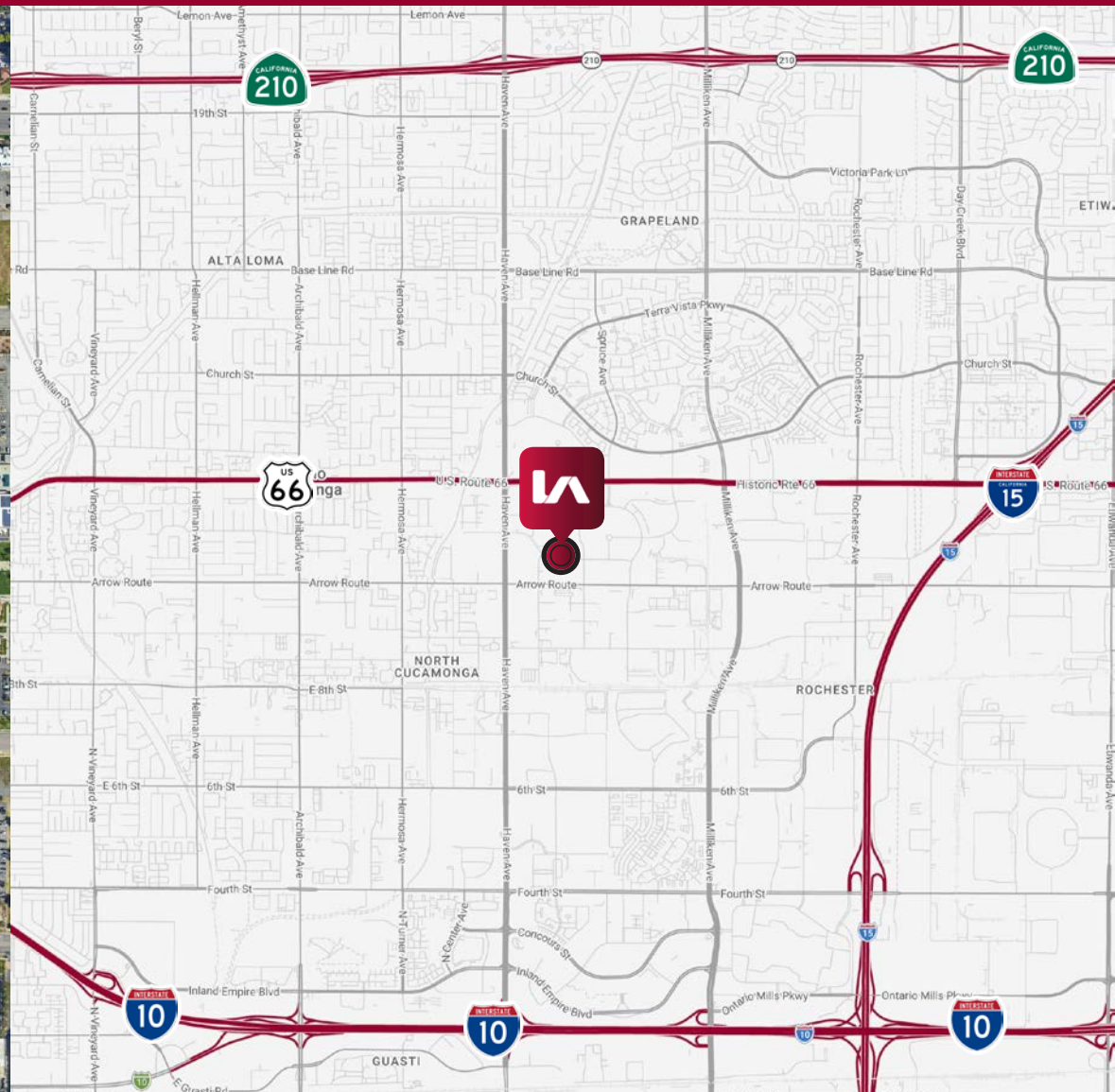
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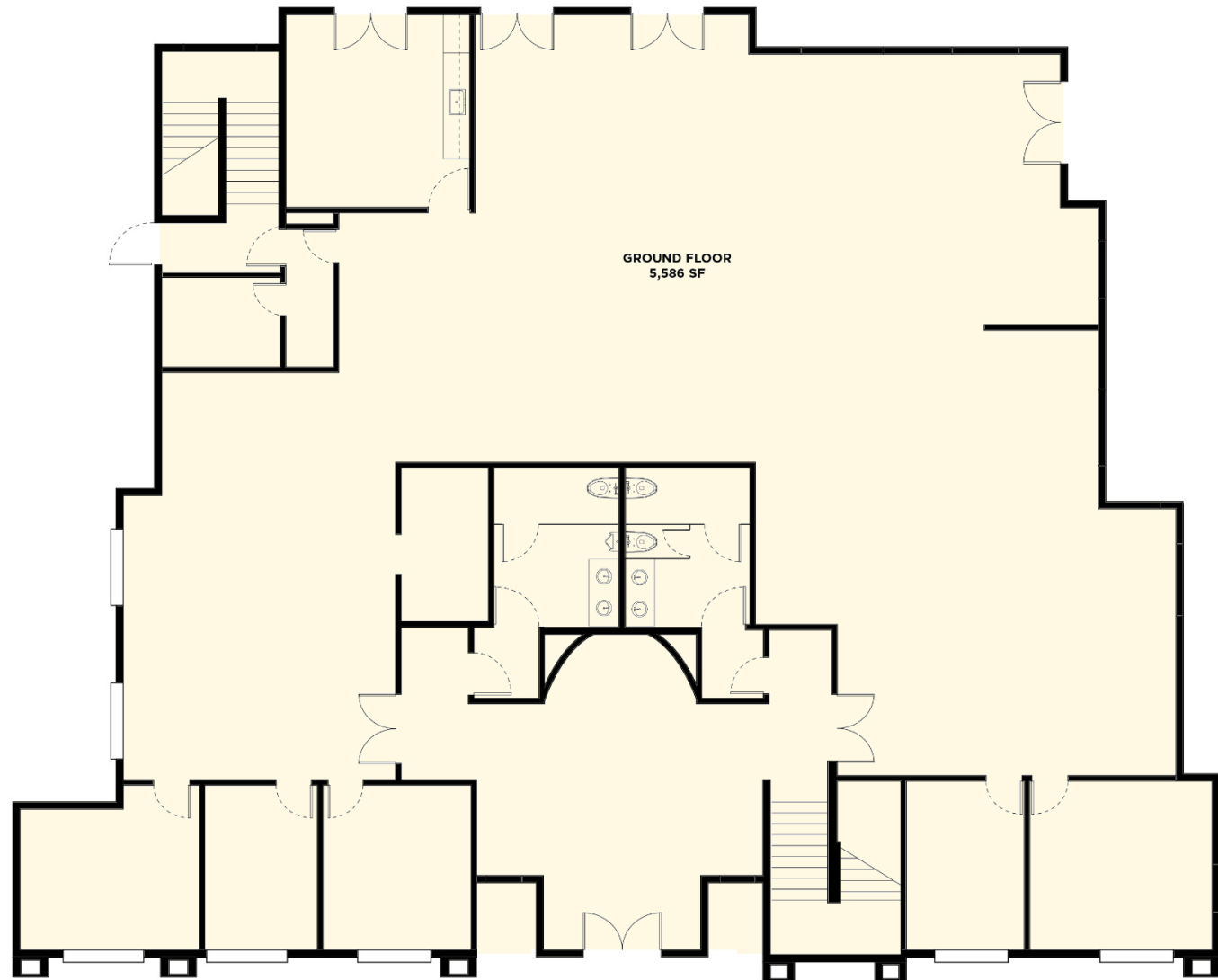
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GROUND FLOOR

±5,586 SF

*NOT TO SCALE



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SECOND FLOOR

SUITE 200 (±3,756 SF)

SUITE 220 (±1,713 SF)

*NOT TO SCALE



Not to scale

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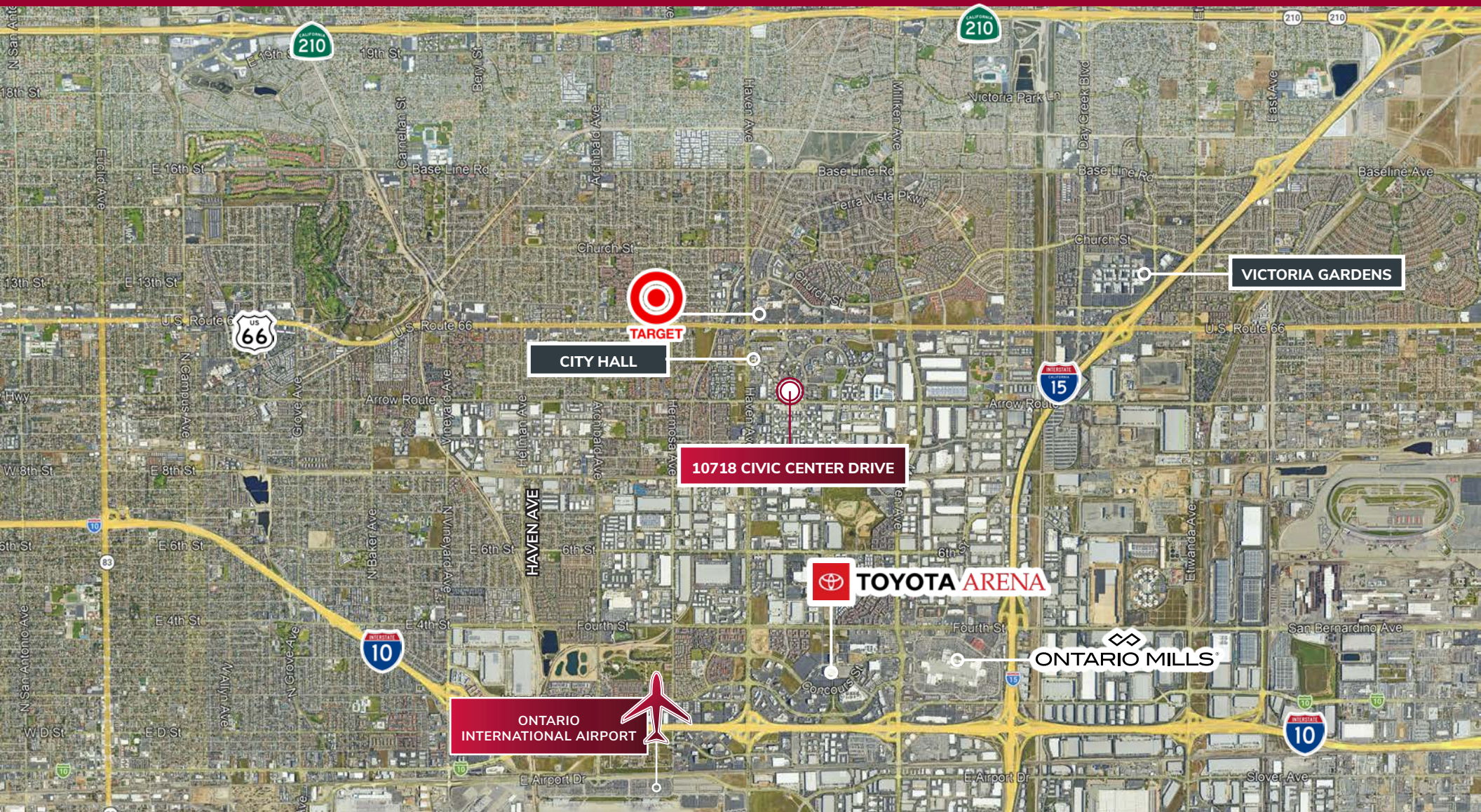
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FOR MORE INFORMATION

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