

FOR LEASE

1040 N. Benson Ave, Upland, CA 91786



PROPERTY HIGHLIGHTS

- High-image 2-story office building (Total ± 5,152 SF)
- Exceptional visibility at Foothill Blvd. & Benson Ave
- Approx. 28,000 CPD on Foothill Blvd.
- Prominent building signage opportunity
- Zoned Commercial/Residential Mixed Use (C/R-MU)
- 27 surface parking spaces
- Easy access to 210 and 10
- Close proximity to Walmart, Lowe's, and restaurants



For more information or to schedule a tour please contact:

Jun Choi / Coldwell Banker Envision Commercial
915.833.8333 | jun.choi@cbcenvision.com | Lic. #01410730
12838 Central Ave, Chino, CA 91710



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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First Floor ($\pm$ 2,576 SF) :

- Fully Built-Out as Standard Office
- 6 Private offices
- Conference room
- Formal reception area
- 2 Restrooms

Second Floor ($\pm$ 2,576 SF) :

- Fully Built-Out as Standard Office
- 2 Executive offices
- Expansive bullpen/collaborative area
- Kitchen and dining room
- 2 restrooms
- Scenic mountain views

1st and 2nd Floors can be combined for up to $\pm$ 5,152 SF rentable square feet.

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