

# 9302 Pittsburgh Ave.

Rancho Cucamonga, CA, 91730

4,000 - 25,907 SF Available

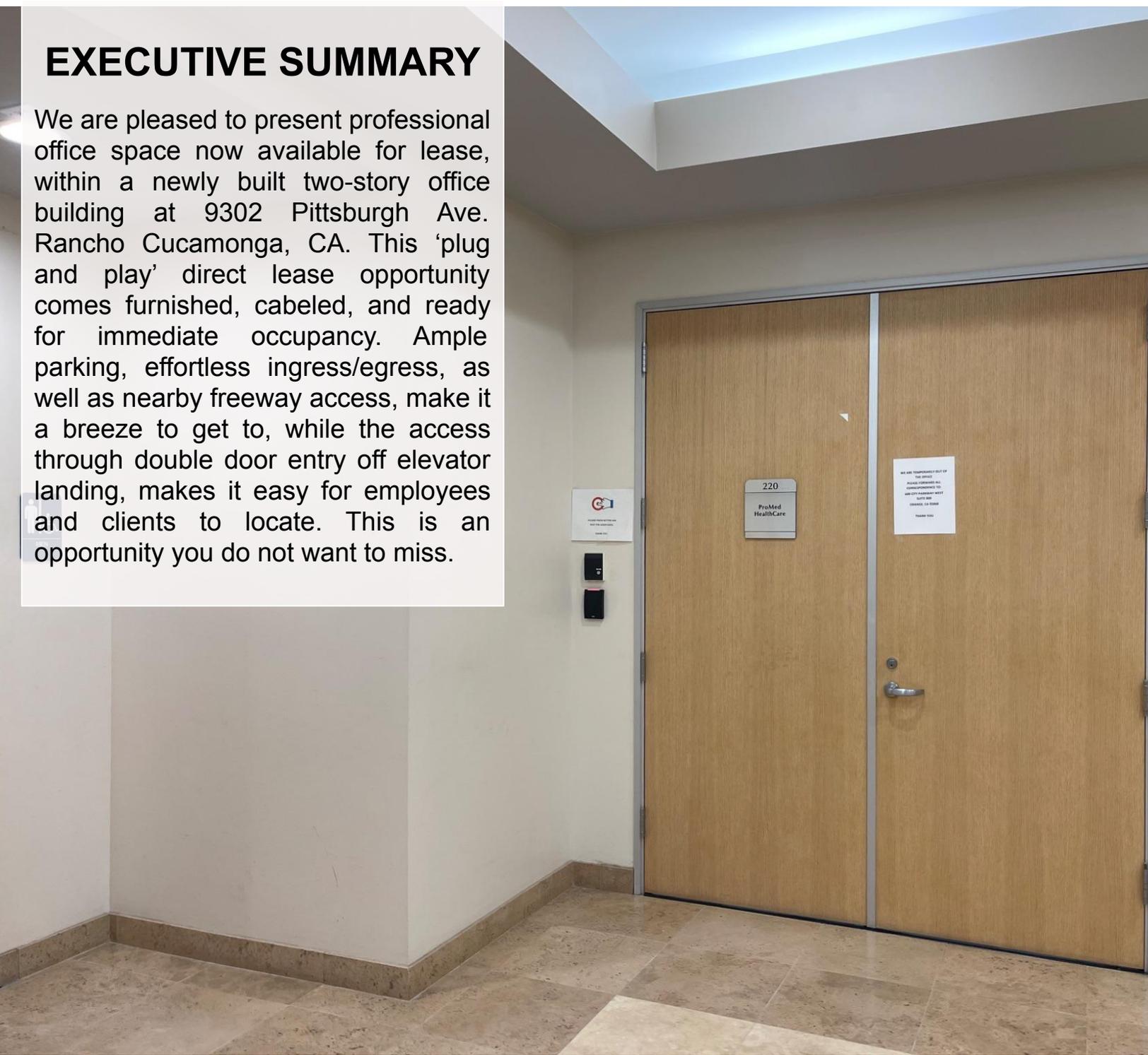


**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE



# EXECUTIVE SUMMARY

We are pleased to present professional office space now available for lease, within a newly built two-story office building at 9302 Pittsburgh Ave. Rancho Cucamonga, CA. This 'plug and play' direct lease opportunity comes furnished, cabeled, and ready for immediate occupancy. Ample parking, effortless ingress/egress, as well as nearby freeway access, make it a breeze to get to, while the access through double door entry off elevator landing, makes it easy for employees and clients to locate. This is an opportunity you do not want to miss.



**Justin Hugron, CCIM**  
Senior Vice President  
Ashwill Associates  
714.642.7690  
[justin@ashwillassociates.com](mailto:justin@ashwillassociates.com)  
DRE# 02069980  
Corp.DRE# 01291393



**Steven Roppel, CCIM**  
Senior Vice President  
Allied Commercial Real Estate  
909.297.0881  
[sroffel@gmail.com](mailto:sroffel@gmail.com)  
DRE# 01151111  
Corp.DRE# 01519318



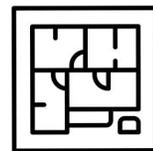
# Property Features:



Wifi Enabled Campus



4.4:1,000 Parking Ratio



Efficient Floor Plans From 4k-26k SF



Plug & Play Opportunity



Landscaped & Outdoor Seating



Furniture Included



# ELEVATE YOUR BUSINESS ENVIRONMENT

Rancho Cucamonga is a thriving, business-friendly city located in the heart of the Inland Empire, offering a strategic location with direct access to major transportation corridors including the I-10, I-15, and SR-210 freeways. Known for its strong economic base, educated workforce, and commitment to smart growth, the city actively supports business development through streamlined permitting processes and a pro-business municipal government. Rancho Cucamonga is home to a wide range of industries and is recognized for its high quality of life, excellent schools, and abundance of retail, dining, and entertainment options, making it an ideal location for companies seeking a dynamic and well-connected office environment.



First Floor  
+/- 17,067 RSF

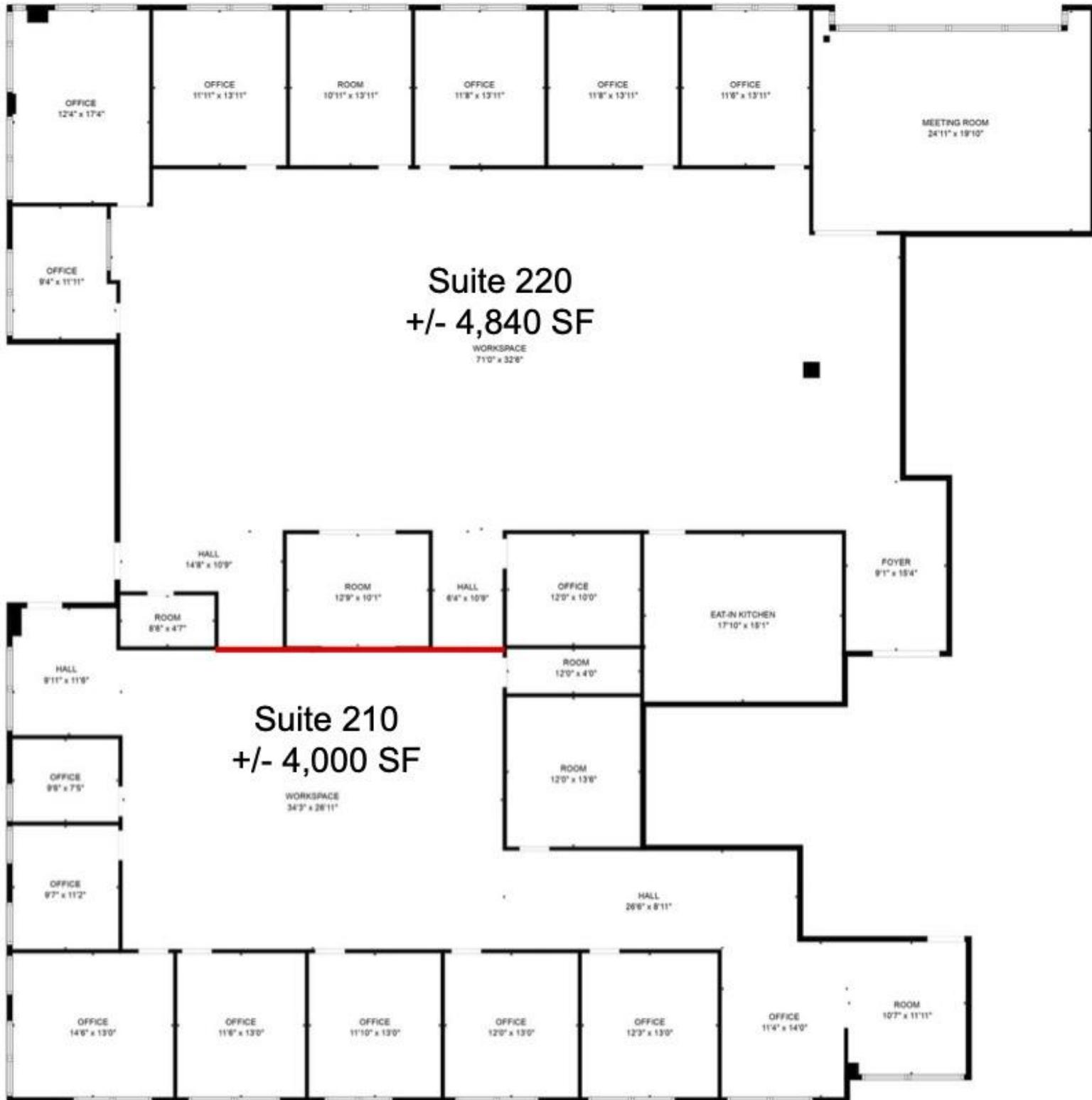
# FLOOR PLAN



9302 Pittsburgh Avenue



# 2nd FLOOR PLAN



Featuring: Reception, 15 exterior window offices, 1 large conference room, breakroom/kitchen, 39 workstations, 2 mail rooms, 2 electrical rooms, IT/server room, two suite numbers, and multiple entrances/exits.





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