

4150 CONCOURS STREET ONTARIO, CALIFORNIA

CONTACT INFORMATION:

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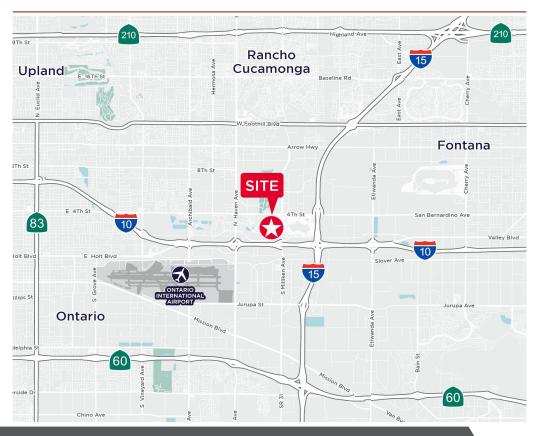


901 Via Piemonte, Suite 200 Ontario, CA 91764 +1 909 980 7788 cushmanwakefield.com

### SPACE AVAILABILITY

### **LEASE RATE: \$2.55 FULL-SERVICE GROSS**

SUITE	RSF	DESCRIPTION
101	9,354	Double door entry from the building lobby, reception, 17 private offices, break room, conference room, training room, IT room, storage, 2 private restrooms, open cubicle area



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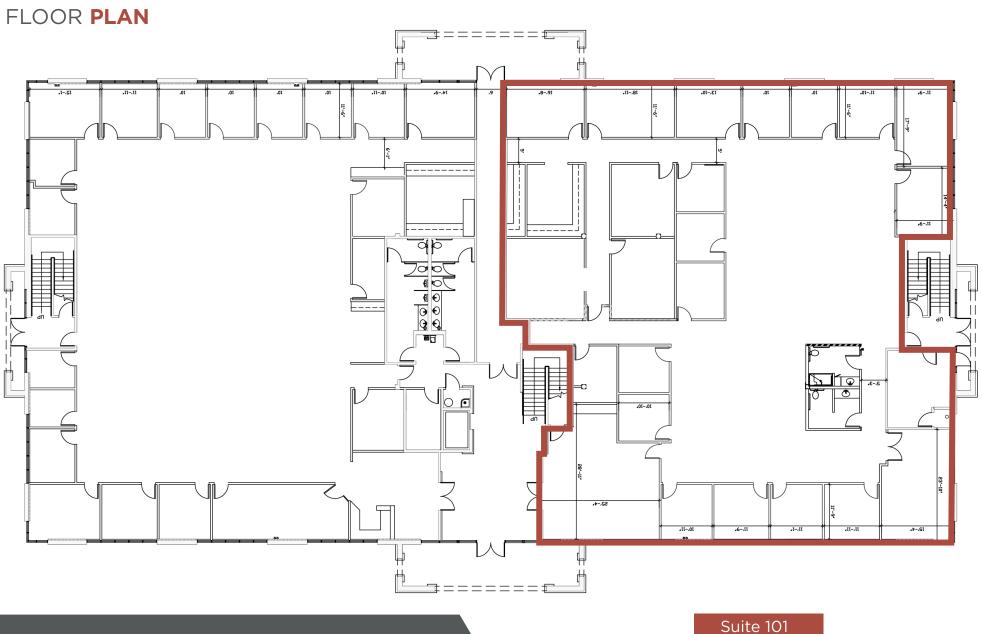
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## PROPERTY FEATURES

- Modern Office Building Built in 2004
- Attractive Water Feature in the Front
- Part of a Well-Maintained Business Park
- Updated Interiors and Landscaping
- Abundant Exterior Window Views in All Suites
- Parking Ratio of 4:1,000
- · Prominent Visibility Along Concours Street
- Exterior Signage Potential
- 24-Hour Access

## LOCATION HIGHLIGHTS

- Across the Street from the Ontario Arena District
  Development, Which Will Include New Retail, 700 Luxury
  Apartments, Special Events Space, Performing Arts
  Theatre and Pedestrian Areas
- · Toyota Arena is in Walking Distance
- Upscale Surrounding Environment With an Array of Retail, Restaurants, and Hotels
- Situated in a Thriving, Diverse Office Park Environment
- Two Miles From the Ontario International Airport
- Accessible by Multiple Freeways, Including the I-10, I-15, and I-210



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9,354 Rentable Square Feet

# **AMENITIES MAP**

- . Sam's Club
- 2. Big Al's, PetSmart, DSW, Target
- Ontario Arena District\*
- 4. Thirty Four Bar & Bistro, Mathis Bros
- 5. Denny's, Chevron
- 6. Jack in the Box, Starbucks, KFC
- 7. Ayres Suites
- 8. Raising Cane's
- Del Tacc
- 10. Subway, Bone & Broth
- II. McDonald's
- 12. Daphne's
- 13. Arco Gas, AM/PM
- 14. Flame Broiler
- 15. Wendy's
- 16. Olive Garden
- 17. Chipotle, Panda Express, Fed Ex
- 18. El Pollo Loco
- 19. Starbucks
- 20 Kabija
- 21. The Habit
- 22. Massage Envy
- 23. Radius at Piemonte Taylor
  Morrison
- 24. Element Hotel, Eureka Burger
- 25. Metro at Piemonte Shea Homes
- 26. Stater Bros. Market
- 27. Left Coast Brewing, Taqueria 2
  Potrillos
- 28. Starbucks, Cold Stone, Capriotti's
- 29. La Quinta Inn & Suites
- 30. Ontario Airport Hote
- 31. El Torito
- 32. Benihana



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#### **RYAN RUSSELL**

Director +1 909 942 4697 ryan.russell@cushwake.com Across the street from the Ontario Arena District redevelopment

Exact development scope subject to change

Click for Website



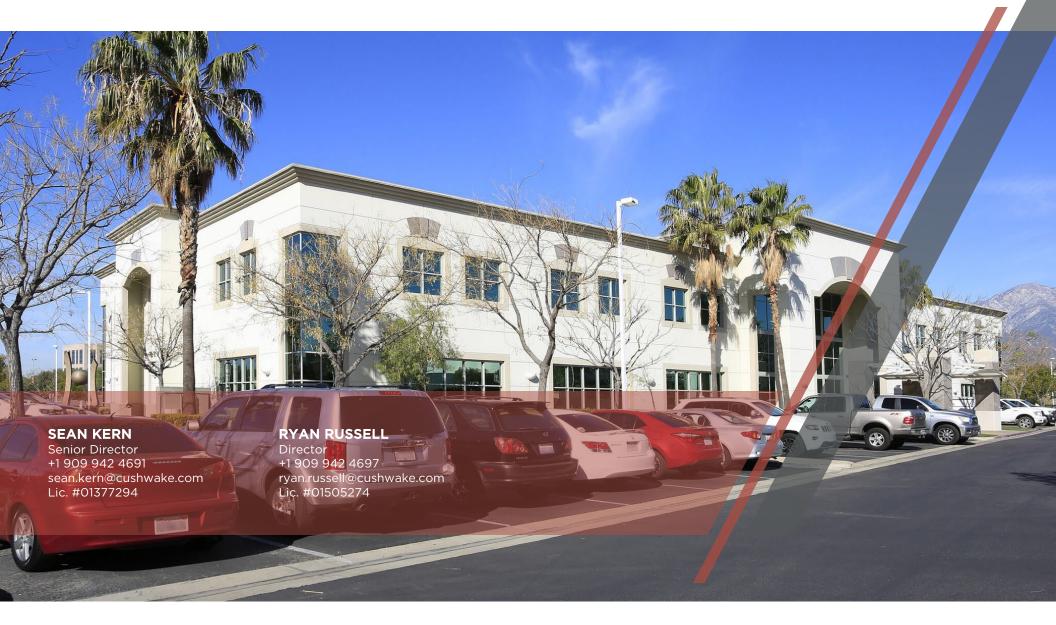












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