

3602 INLAND EMPIRE BOULEVARD | ONTARIO, CA

Palm Brook

CORPORATE CENTER

PRIME ONTARIO
OFFICE SPACE
FOR LEASE

\$1.00 per RSF Broker Bonus

FOR ALL NEW LEASES WITH A 3-YEAR MINIMUM



Your New Workplace Oasis



property highlights



**PROMINENT
VISIBILITY ALONG
INLAND EMPIRE BLVD**



**IMPRESSIVE
ATRIUM-STYLE
WATER FEATURE**

- Shaded outdoor courtyard with seating
- Ample parking available (4/1,000 USF)
- On-site day porter
- Professionally managed





beyond the walls

Enjoy tranquility between meetings

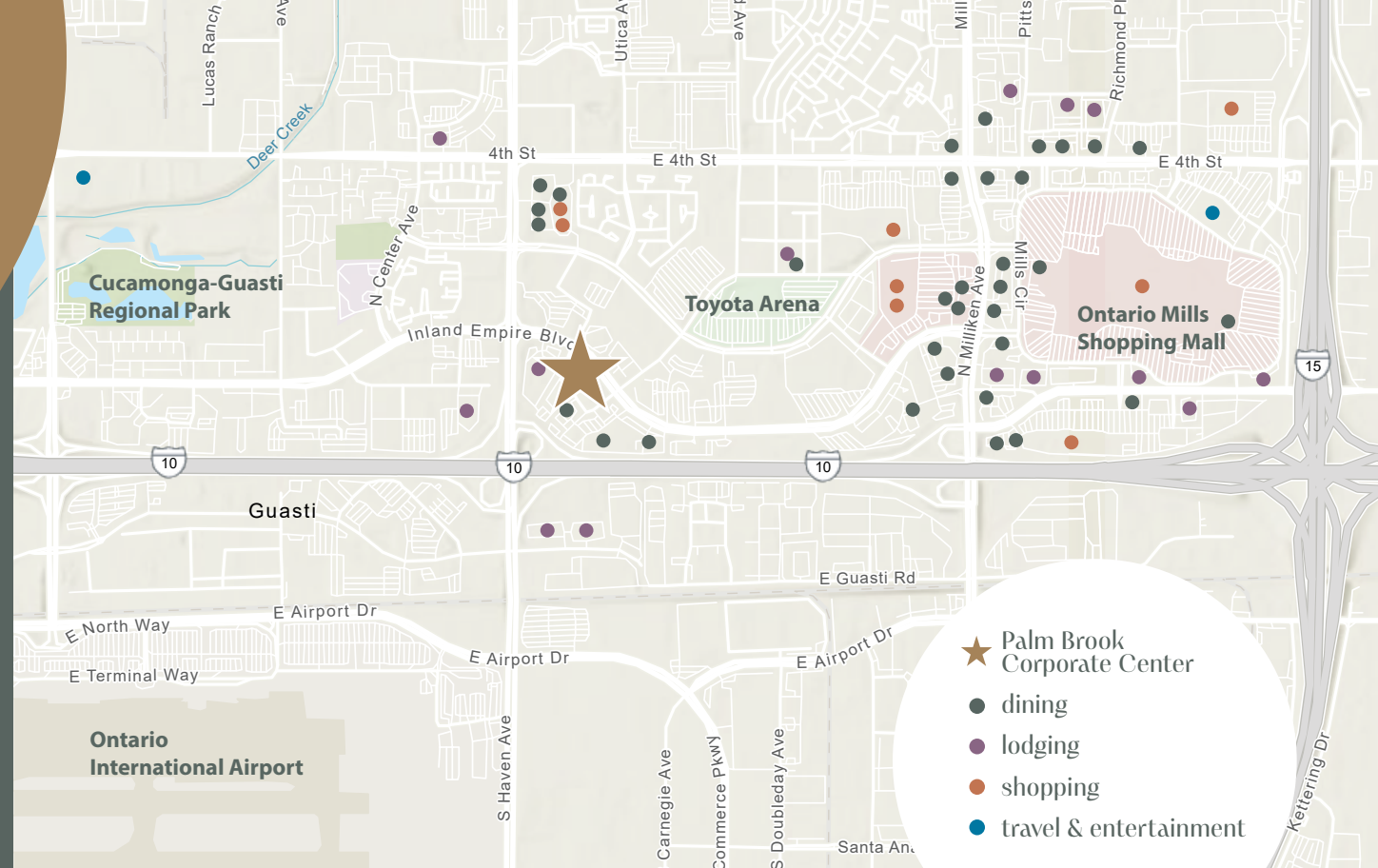


Local Amenities

50+
local restaurants

20+
nearby hotels

225+
nearby shops



location highlights



2 MIN TO I-10 FREEWAY
5 MIN TO I-15 FREEWAY



LESS THAN 2 MILES FROM:

- Toyota Arena
- Ontario Mills Shopping Mall
- Ontario International Airport



LESS THAN 6 MILES FROM:

- Ontario Convention Center
- Victoria Gardens Shopping Mall
- Victoria Gardens Cultural Center
- Auto Club Speedway



dining

4TH & MILL
BENIHANA
BIG CATCH SEAFOOD HOUSE
BJ'S RESTAURANT
BONE & BROTH
CHICK-FIL-A
COLD STONE CREAMERY
DAPHNE'S
DAVE'S HOT CHICKEN
DEL TACO
EL TORITO
FAMOUS DAVE'S BBQ
FLAME BROILER
HABIT BURGER
HAMBURGER MARY'S
IN-N-OUT
JACK IN THE BOX
JOLIBEE
KURA REVOLVING SUSHI BAR
LAZY DOG RESTAURANT
LEFT COAST BREWING CO.
MARKET BROILER
MCDONALD'S
MOUNTAIN MIKE'S PIZZA
OLIVE GARDEN
OUTBACK STEAKHOUSE
PHILLY'S BEST
PITA STREET
RAINFOREST CAFE
RAISING CANE'S
RED LOBSTER
STARBUCKS
YOSHINOYA

lodging

ALOFT HOTEL
AYERS SUITES
BEST WESTERN ONTARIO MILLS
COURTYARD INN & SUITES
COURTYARD ONTARIO
ELEMENT ONTARIO
EMBASSY SUITES
FAIRFIELD INN & SUITES
HAMPTON INN & SUITES
HILTON GARDEN INN
HOTEL D'LINS
HYATT PLACE
ONTARIO AIRPORT HOTEL
SPRING HILL SUITES

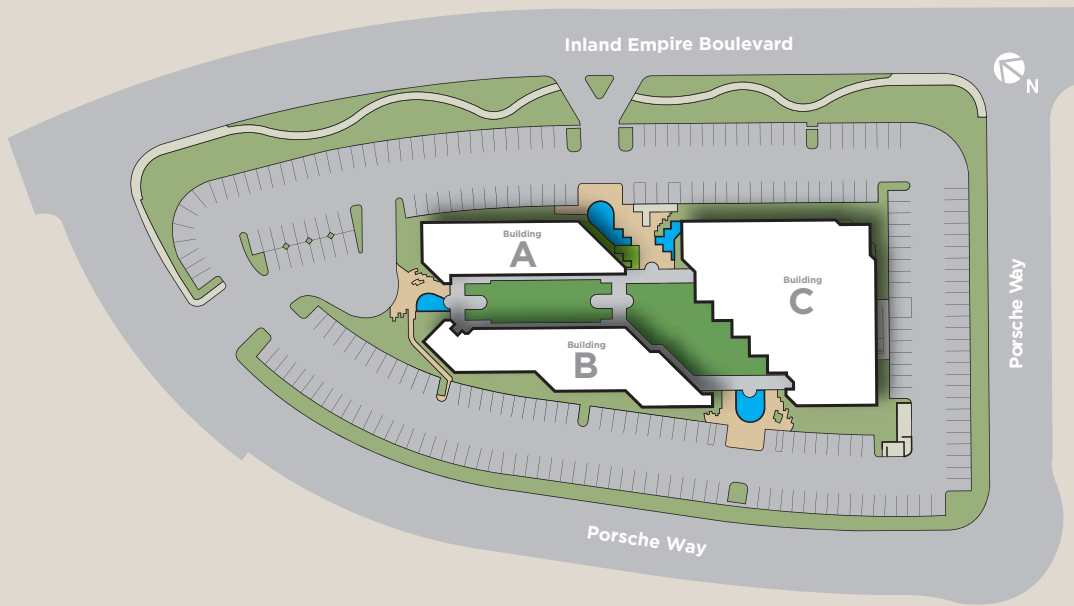
shopping

COSTCO
MARKETPLACE AT ONTARIO PARK
ONTARIO GATEWAY CENTER
ONTARIO MILLS SHOPPING MALL
PIEMONTE AT ONTARIO CENTER
POSTAL ANNEX
SAM'S CLUB
STATER BROS. MARKET

travel + entertainment

ONTARIO INTERNATIONAL AIRPORT
REGAL EDWARDS ONTARIO
TOPGOLF
TOYOTA ARENA
CUCAMONGA-GUASTI REGIONAL PARK





\$1.00 per RSF Broker Bonus
FOR ALL NEW LEASES WITH A 3-YEAR MINIMUM

LEASE RATE:
\$2.30 PER RSF
FULL-SERVICE GROSS

building	suite	size	availability
Building A	Suite 130	1,837 RSF	07/01/25
Building B	Suite 205	1,898 RSF	09/01/25
Building B	Suite 208	2,415 RSF	NOW
Building B	Suite 220	1,580 RSF	12/01/25
Building C	Suite 100*	3,580 RSF	NOW
Building C	Suite 110	3,900 RSF	NOW
Building C	Suite 160*	894 RSF	05/01/25
Building C	Suite 340	1,798 RSF	NOW

*Contiguous to 4,474 SF

AVAILABILITIES

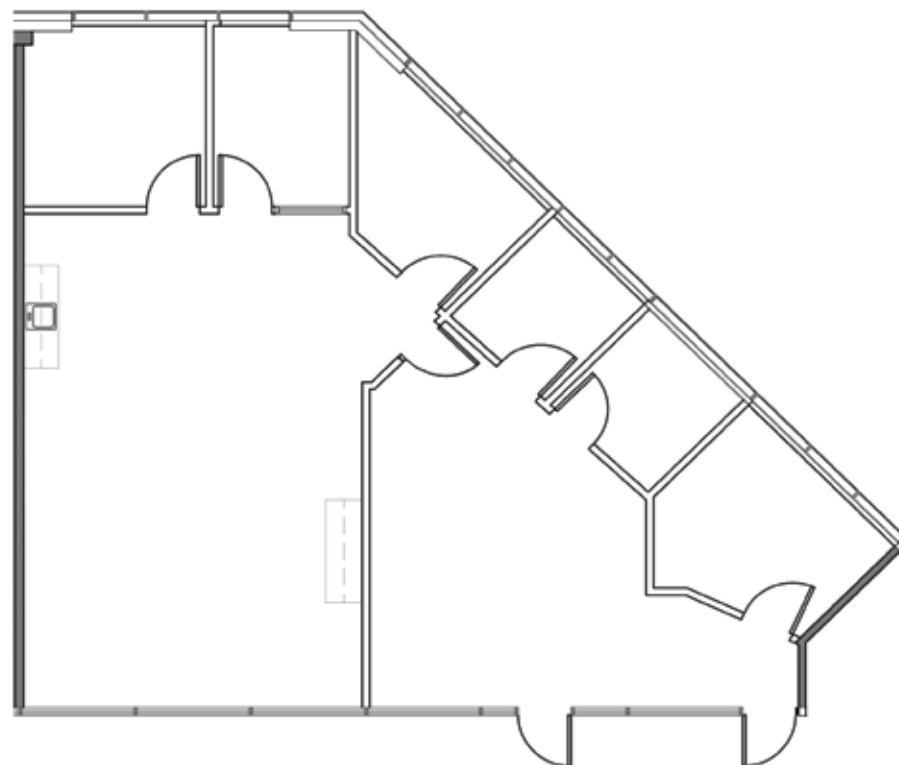
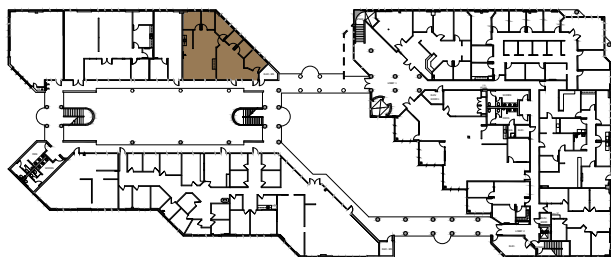


BUILDING
A

Suite 130

1,837 RSF | AVAILABLE 07/01/25

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FOR LEASING INFORMATION, PLEASE CONTACT:

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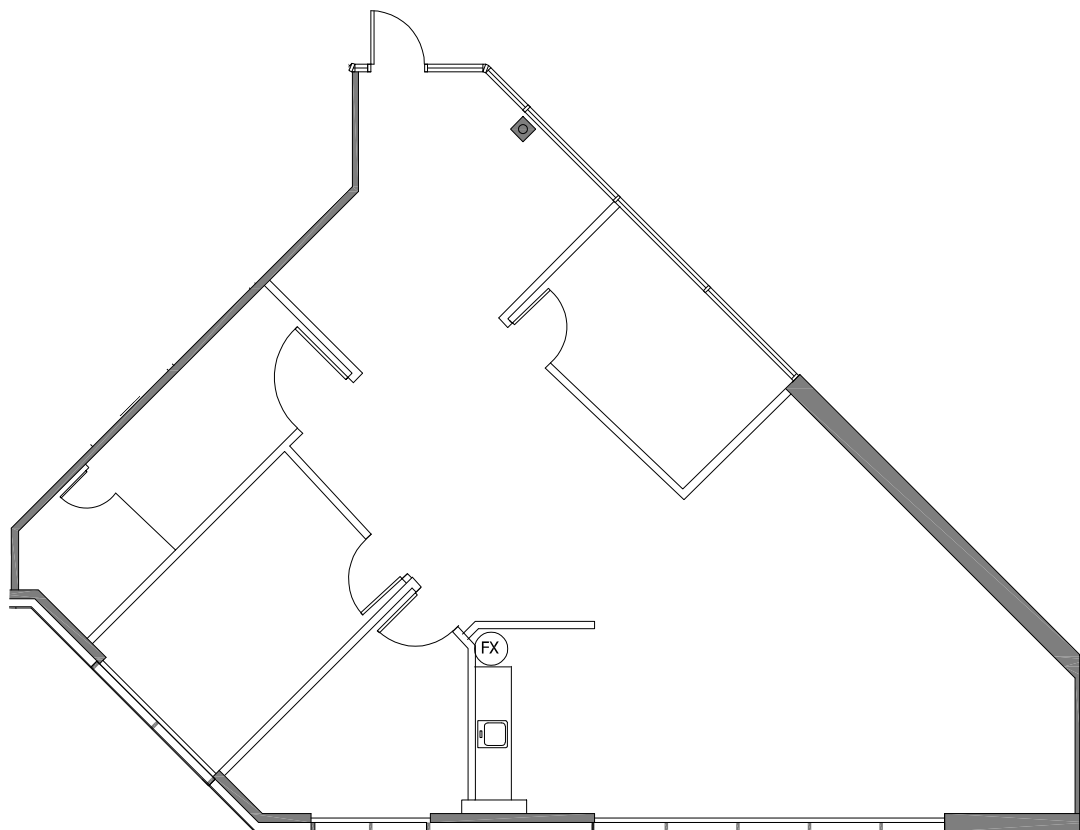
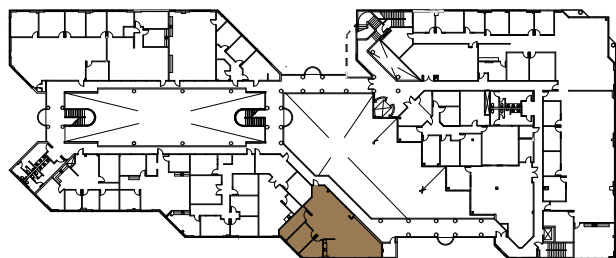


BUILDING
B

Suite 205

1,898 RSF | AVAILABLE 09/01/25

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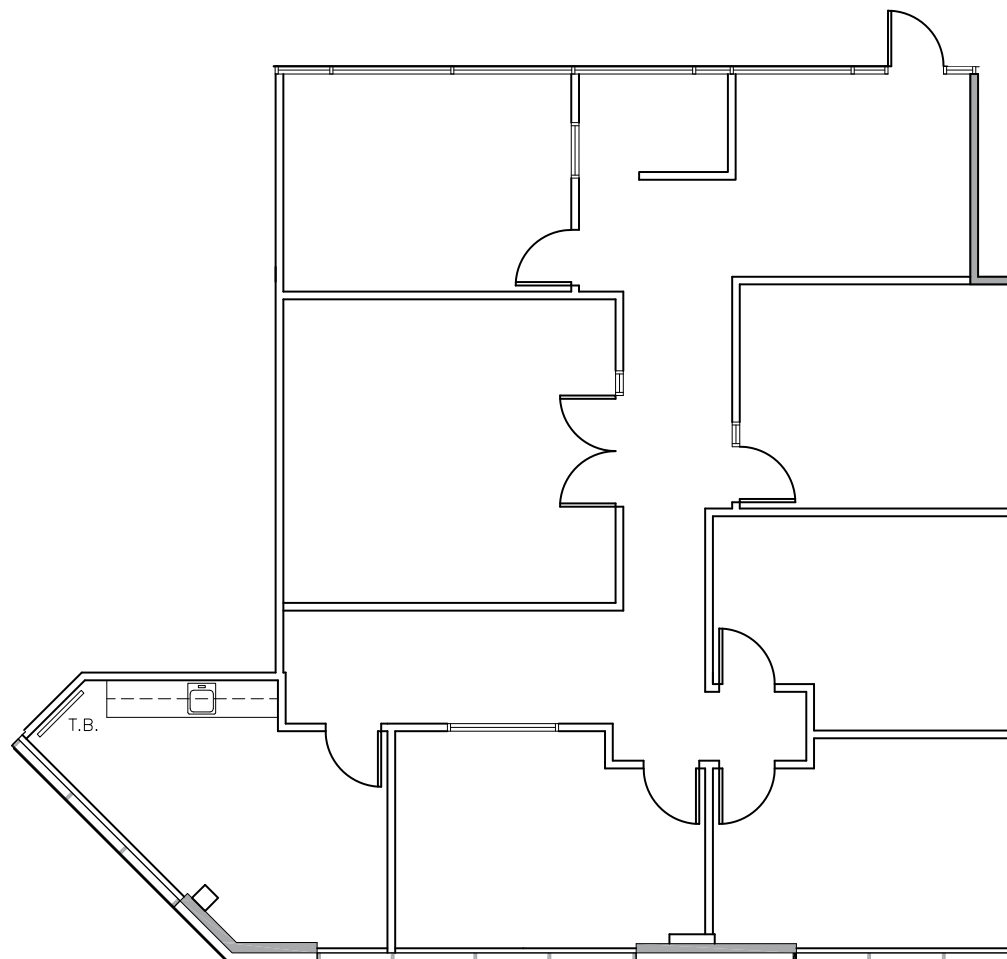
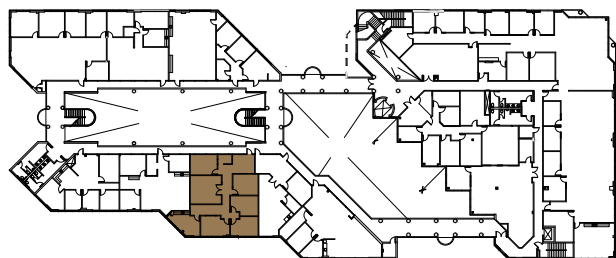


BUILDING
B

Suite 208

2,415 RSF | AVAILABLE NOW

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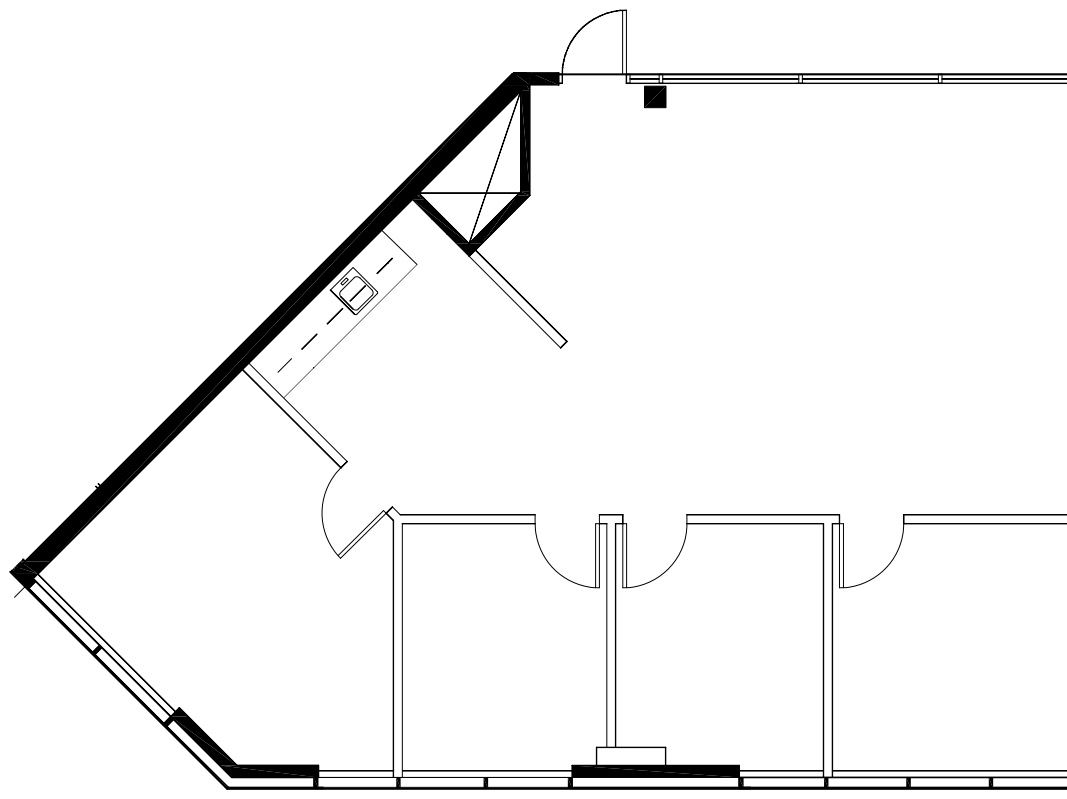
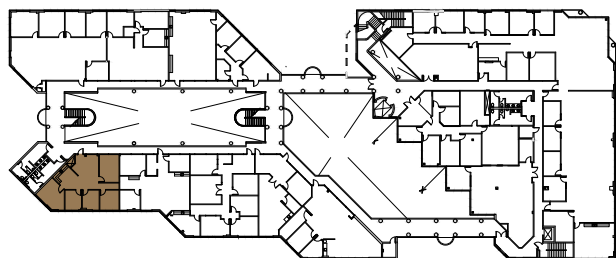


BUILDING
B

Suite 220

1,580 RSF | AVAILABLE 12/01/25

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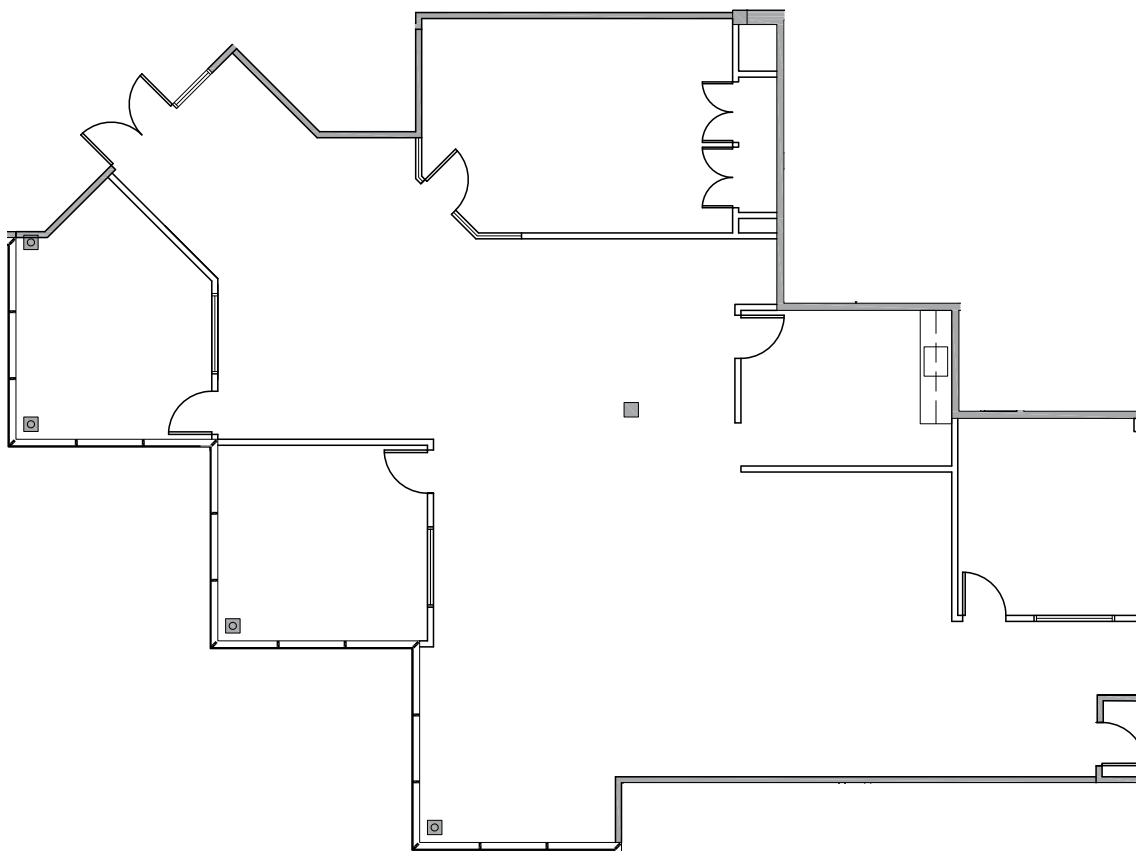
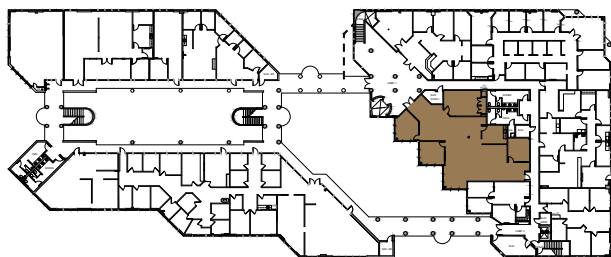


BUILDING
C

Suite 100

3,580 RSF | AVAILABLE NOW

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*see page 160 for contiguous suite

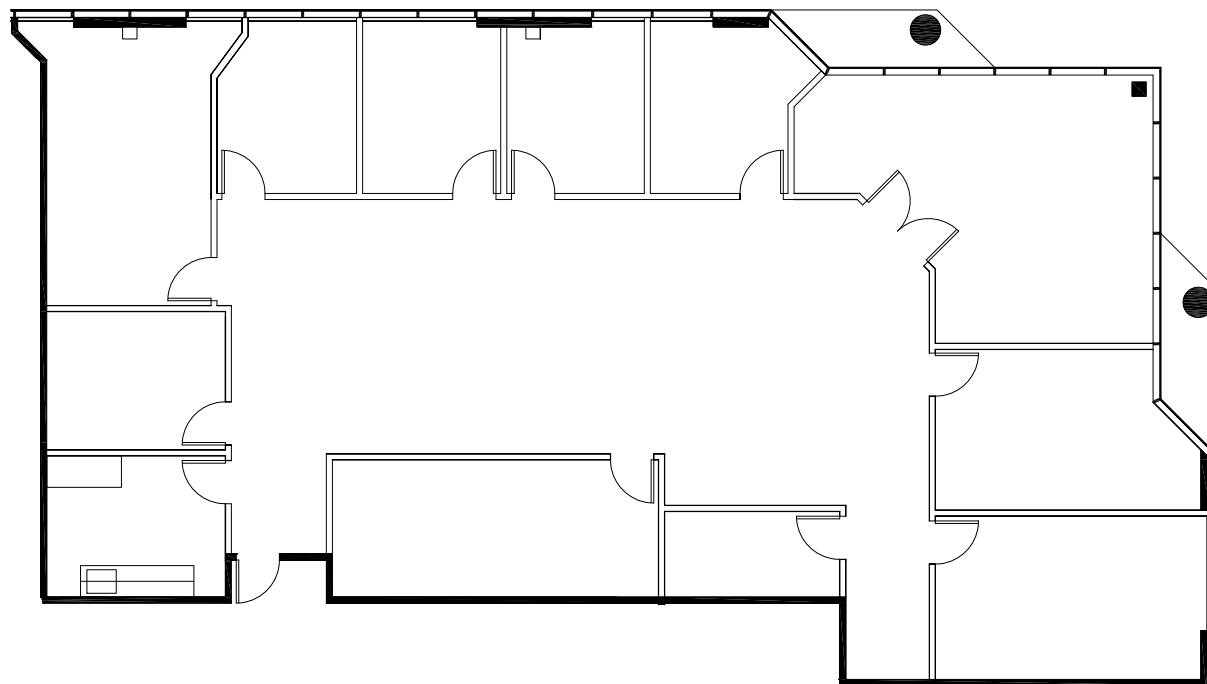
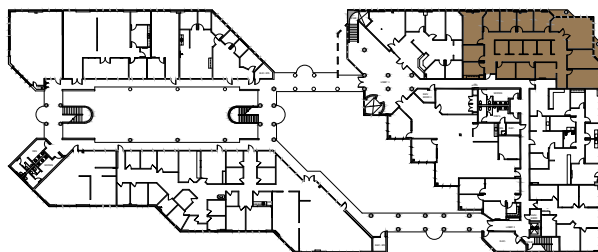


BUILDING
C

Suite 110

3,900 RSF | AVAILABLE NOW

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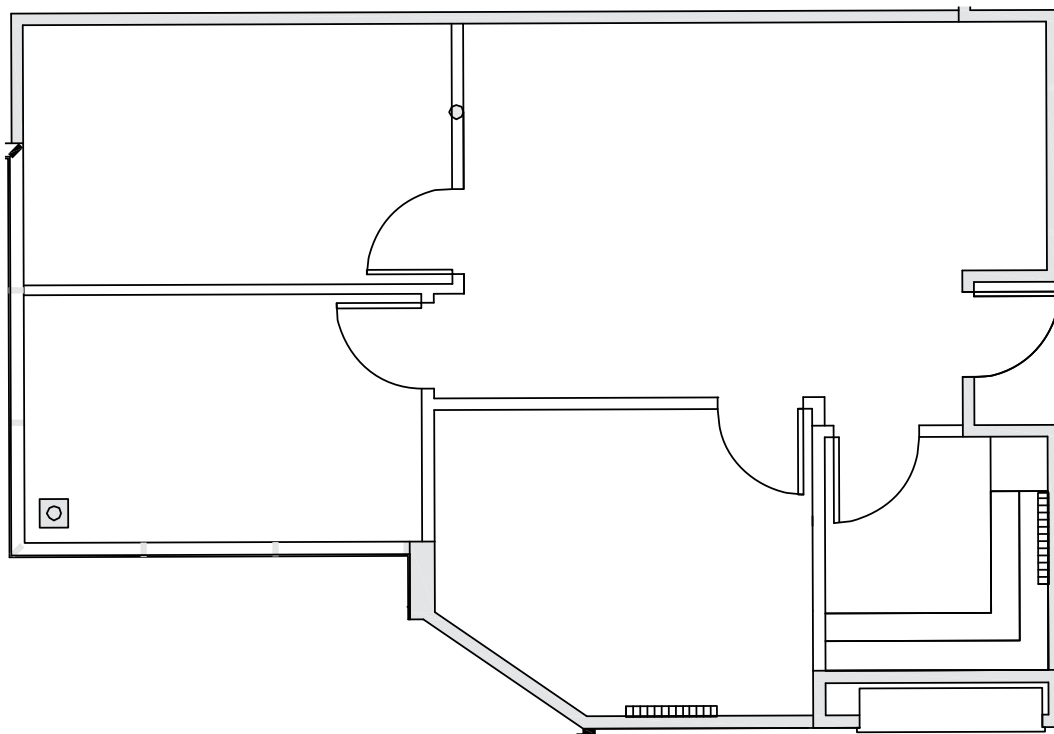
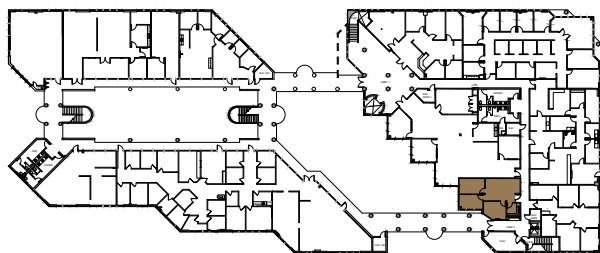


BUILDING
C

Suite 160

894 RSF | AVAILABLE 05/01/25

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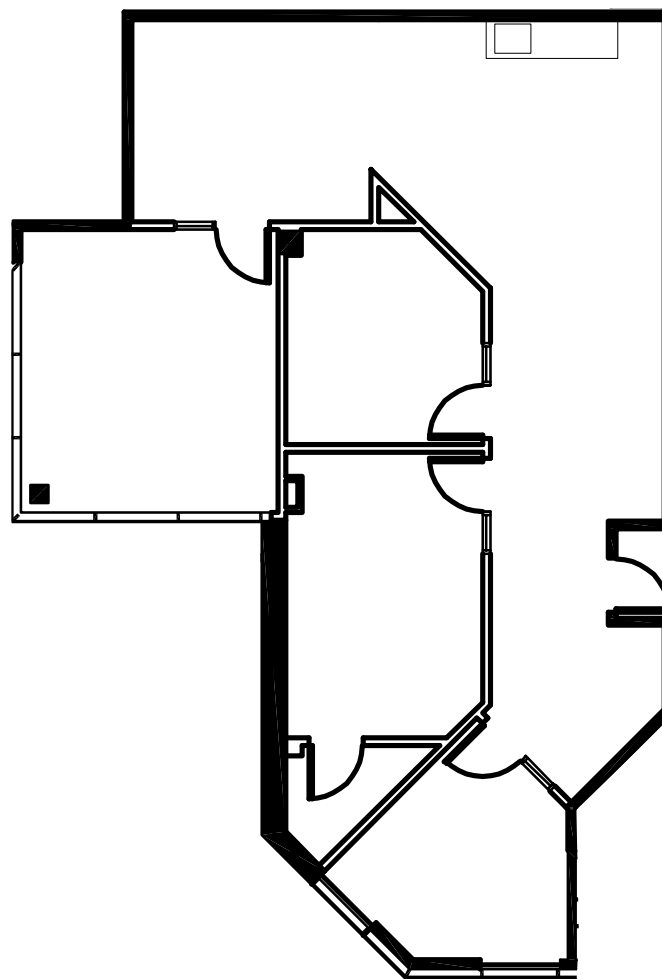
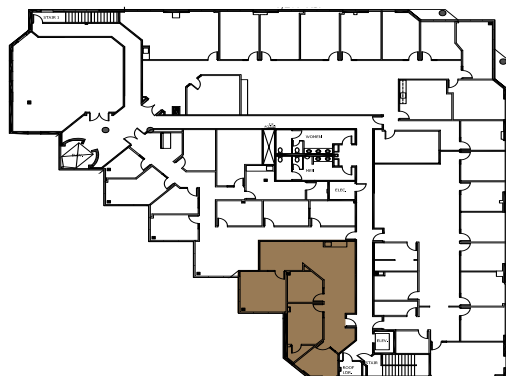


BUILDING
C

Suite 340

1,798 RSF | AVAILABLE NOW

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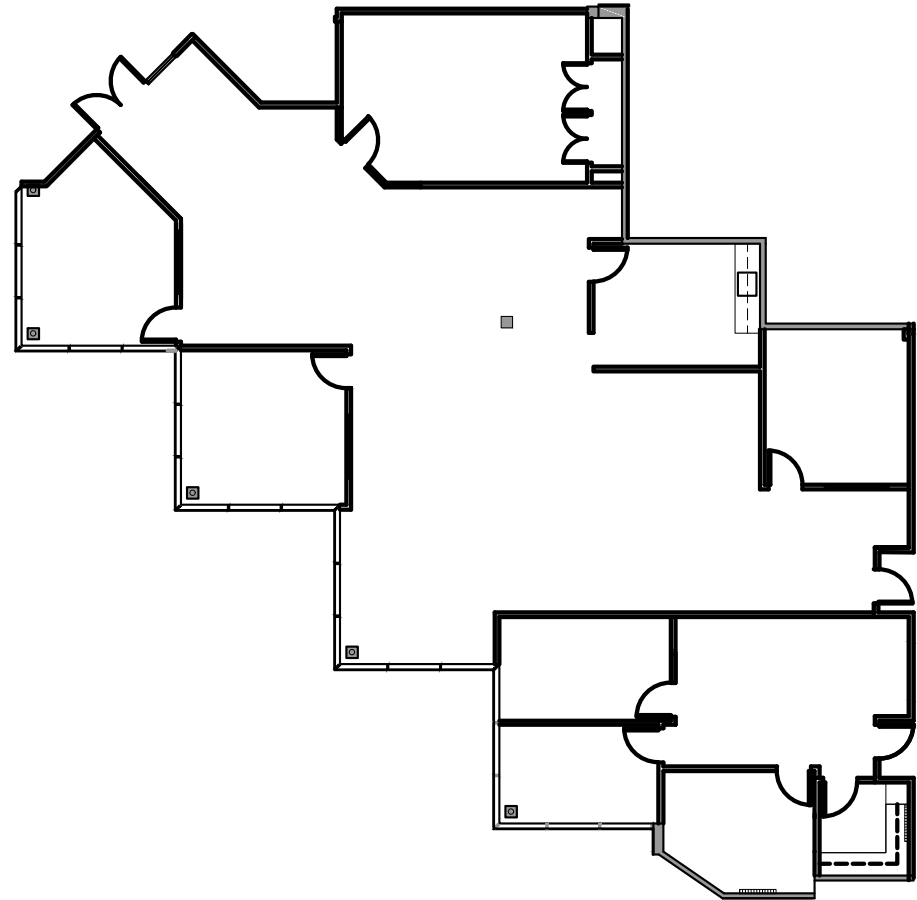
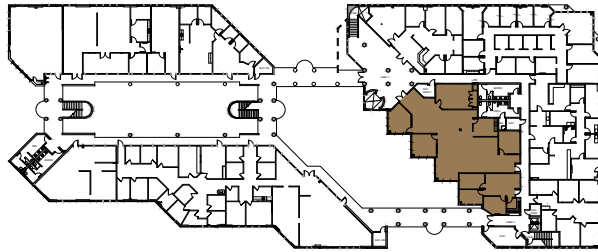
BUILDING
C

The Oasis Suite

4,474 RSF | AVAILABLE 05/01/25

3602 INLAND EMPIRE BOULEVARD | ONTARIO, CA

Suite 100 & Suite 160 Contiguous



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Exterior Perspectives



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