

# PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

**\$1.00 PER RSF BROKER BONUS**  
FOR ALL NEW LEASES WITH 3 YEARS MINIMUM



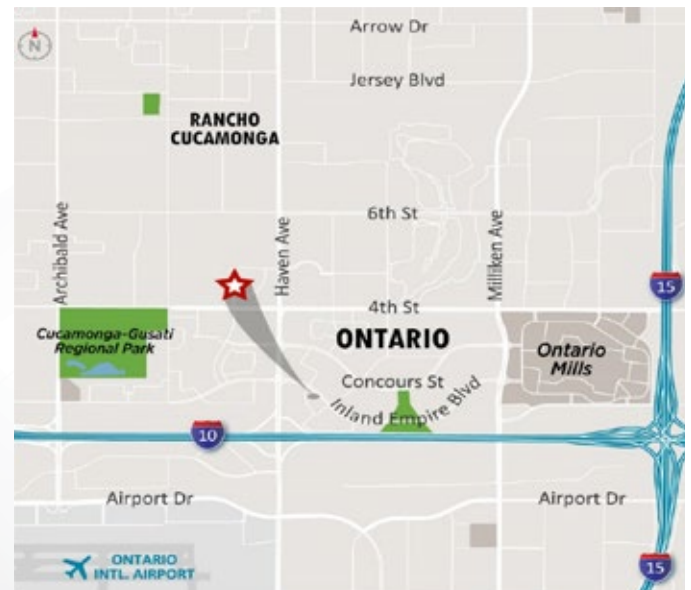
## PROPERTY HIGHLIGHTS

- Prominent Visibility Along Inland Empire Blvd.
- Impressive Atrium-Style Water Feature
- Resting Benches and Umbrella-Covered Tables and Seating
- Ample Parking Available (4/1000 USF)
- On-Site Day Porter

## CLOSE PROXIMITY TO

- I-10 and I-15 Freeways
- Ontario Mills and Victoria Gardens Shopping Venues
- LA-Ontario International Airport
- Restaurants: El Torito, Benihana, TGI Friday, Black Angus Steakhouse
- Retail: Target, Staples, Costco, Sam's Club
- Hotels: Aloft, Embassy Suites, Marriott SpringHill Suites

## STREET MAP



For leasing information, please contact:

### SEAN KERN

+1 909 942 4691  
sean.kern@cushwake.com  
Lic. # 01377294

### RYAN RUSSELL

+1 909 942 4697  
ryan.russell@cushwake.com  
Lic. # 01505274

## OFFICE FOR LEASE

**ANDA**  
REALTY CAPITAL

**CUSHMAN &  
WAKEFIELD**

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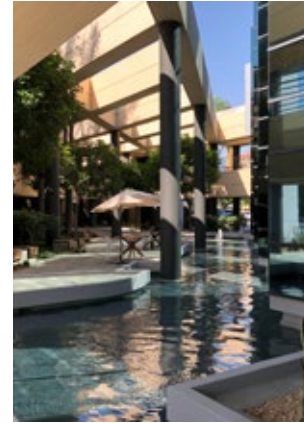
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## LEASE RATE AVAILABILITY

**\$2.30 per RSF**  
Full Service Gross

<b>Building A</b>			
Suite 210	1,724 RSF		NOW
<b>Building B</b>			
Suite 205	1,898 RSF		9/01/24
<b>Building C</b>			
Suite 100	3,580 RSF		NOW
Suite 110	3,900 RSF		NOW
Suite 200	2,828 RSF		NOW
Suite 340	1,798 RSF		NOW



## RENOVATION TIMELINE

<b>Common Area &amp; Interiors</b>	<b>Estimated Completion</b>
Hallway & lobby painting (Bldg C)	Complete
Main lobby flooring upgrades (Bldg C)	Complete
Hallway flooring (Bldg C)	Complete
Existing window covering upgrades (Bldgs A&B)	Complete
Restroom upgrades	Complete
Lobby & hallway art & furniture (Bldg C)	Complete
Elevator upgrades	Complete

<b>Exterior</b>	<b>Estimated Completion</b>
Paint exterior buildings & window frames	Complete
Exterior landscaping upgrades	Complete
Water feature upgrades	Complete

<b>Signage</b>	<b>Estimated Completion</b>
Tenant directory sign	Complete



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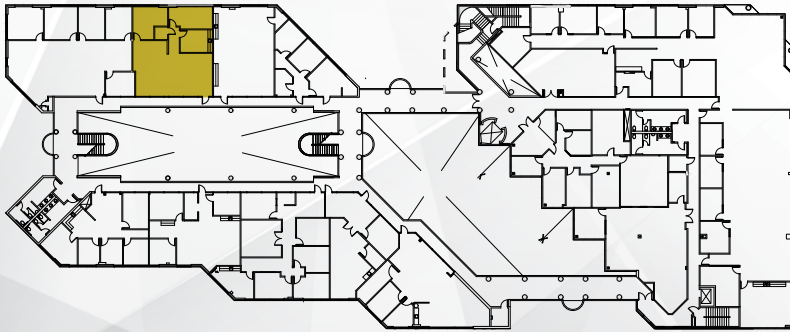
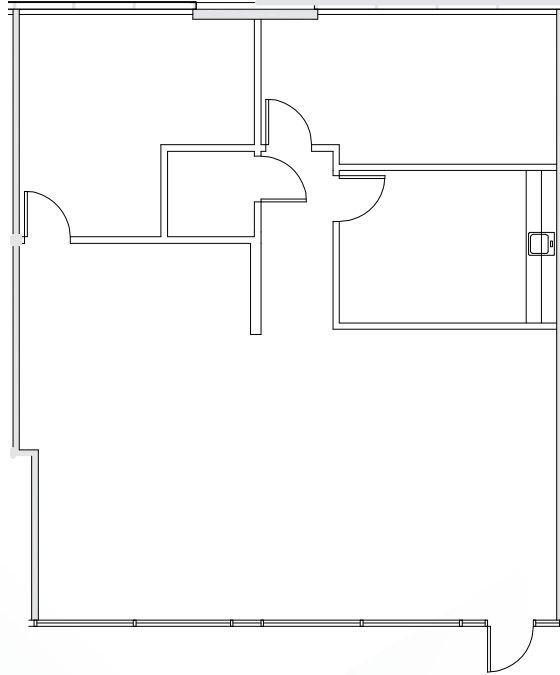
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## BUILDING A

Suite 210 | 1,724 RSF



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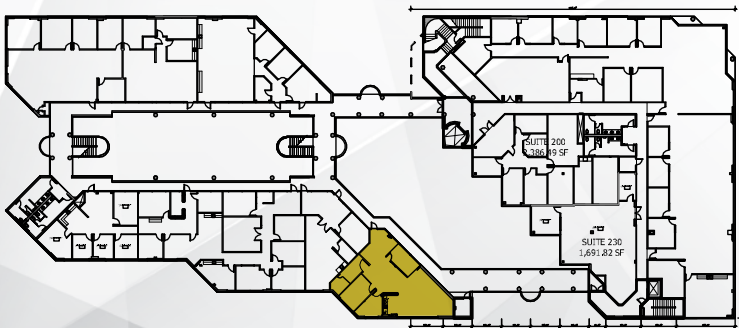
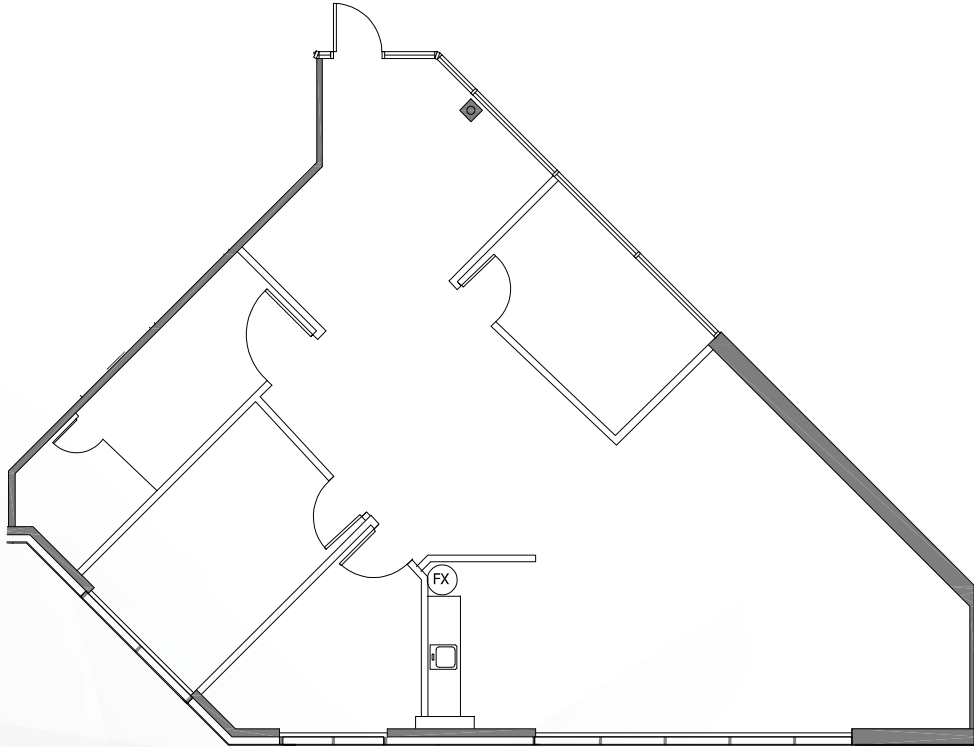
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## BUILDING B

Suite 205 | 1,898 RSF | Available 09/01/24



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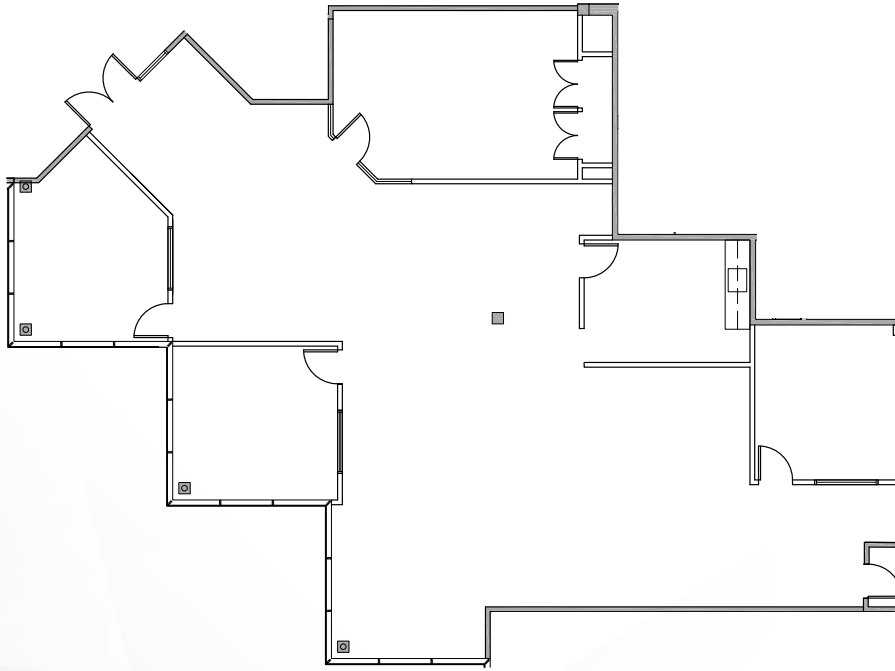
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## BUILDING C

Suite 100 | 3,580 RSF



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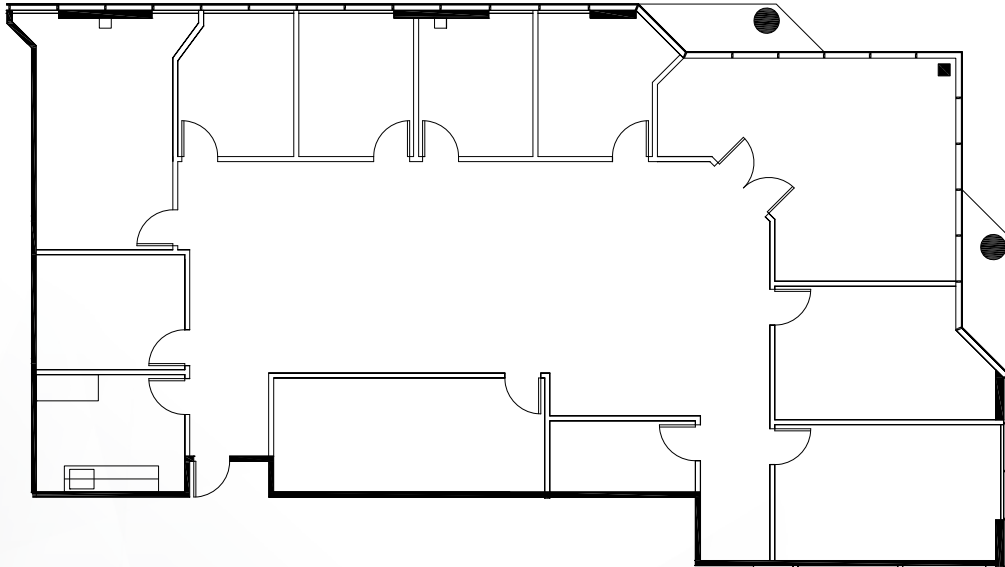
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## BUILDING C

Suite 110 | 3,900 RSF



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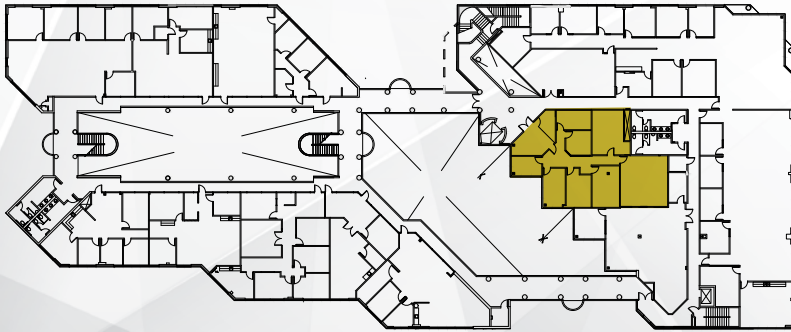
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## BUILDING C

Suite 200 | 2,828 RSF



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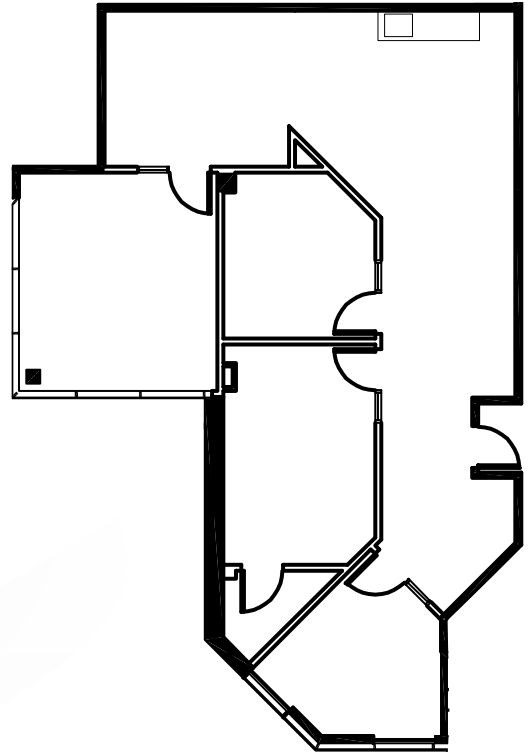
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## BUILDING C

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