

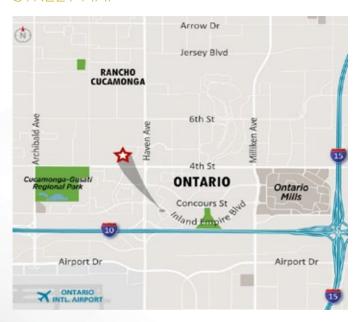
### PROPERTY HIGHLIGHTS

- 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





3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

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

### LEASE RATE

### \$2.30 per RSF Full Service Gross

### AVAILABILITY

Building A		
Suite 210	1,724 RSF	NOW
Building B		
Suite 205	1,898 RSF	9/01/24
Building C		
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

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

### **SEAN KERN**

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

Tenant directory sign

### **RYAN RUSSELL**

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

## OFFICE FOR LEASE





©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-07/11/2024

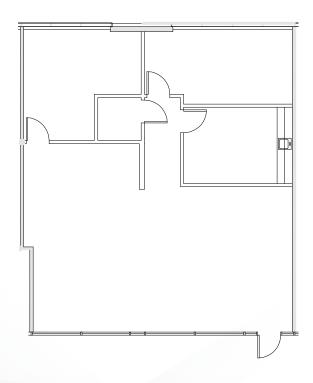
Complete

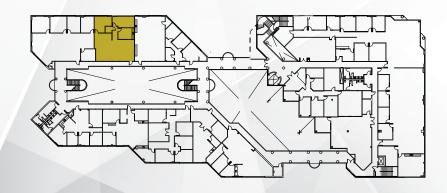
3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

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

### **BUILDING A**

Suite 210 | 1,724 RSF





### **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



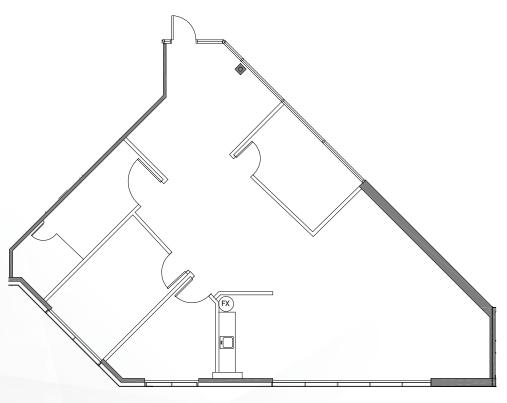


3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

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

### **BUILDING B**

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





### **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



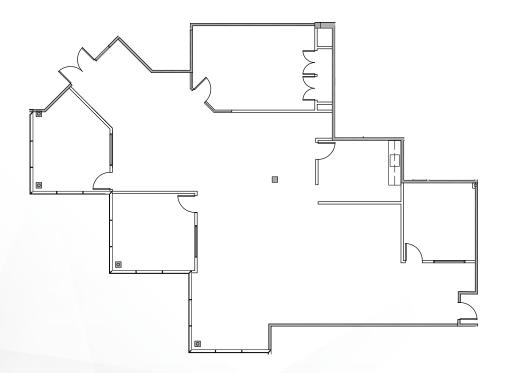


3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

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

### **BUILDING C**

Suite 100 | 3,580 RSF





### **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





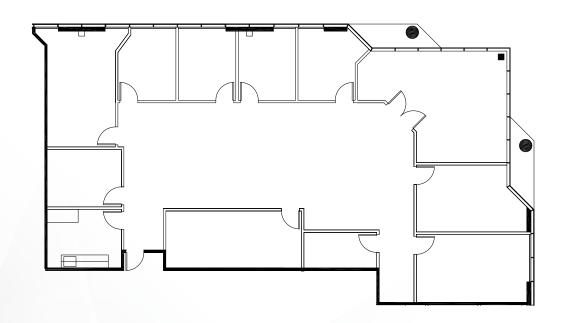


3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

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

### **BUILDING C**

Suite 110 | 3,900 RSF





### **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





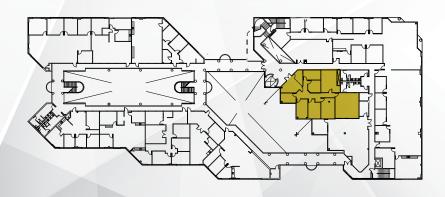
3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

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

### **BUILDING C**

Suite 200 | 2,828 RSF





### **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





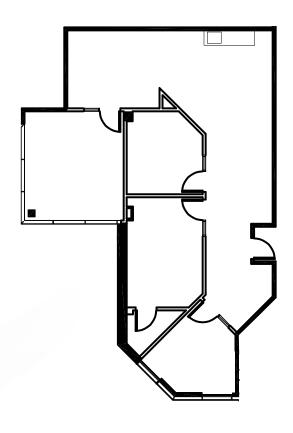
3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

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

### **BUILDING C**

Suite 340 | 1,798 RSF





### **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



