

# GATEWAY CORPORATE CENTER

21660 & 21700 COPLEY DRIVE, DIAMOND BAR, CALIFORNIA

LEASE OPPORTUNITY



FOR LEASING INFORMATION, PLEASE CONTACT:

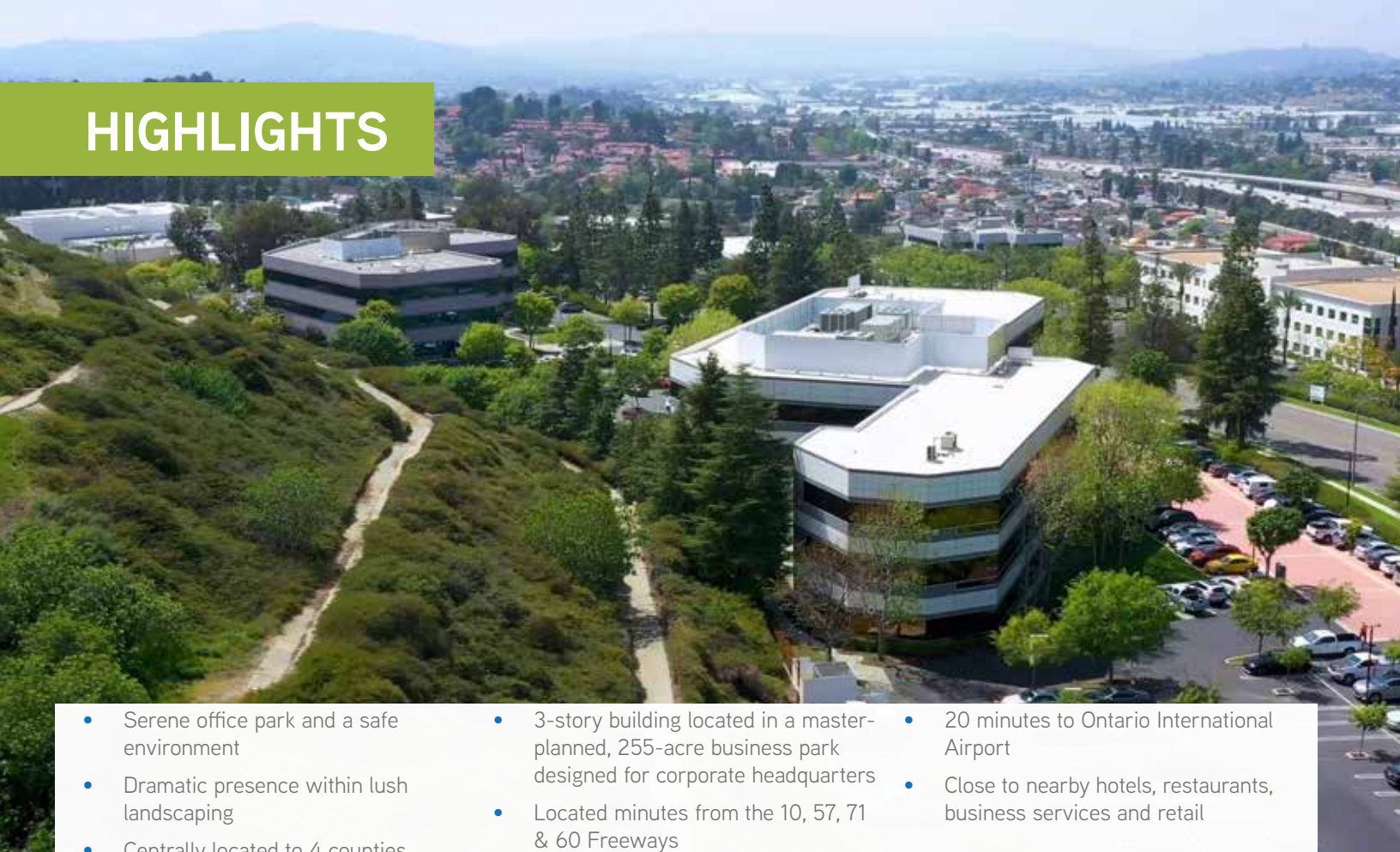
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**RYAN RUSSELL** | Director  
909.942.4697  
ryan.russell@cushwake.com  
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Lic. # 00616335 | 1370 Valley Vista Drive, Suite 200 | Diamond Bar, CA 91765

# HIGHLIGHTS



- Serene office park and a safe environment
- Dramatic presence within lush landscaping
- Centrally located to 4 counties
- 3-story building located in a master-planned, 255-acre business park designed for corporate headquarters
- Located minutes from the 10, 57, 71 & 60 Freeways
- 20 minutes to Ontario International Airport
- Close to nearby hotels, restaurants, business services and retail

## LEASE INFORMATION

- Lease Rate: \$2.90/SF
- Rent Adjustments: 4% per year
- Lease Type: Full Service Gross
- Parking: 4/1000
- Lease Term: 3 to 10 years
- Tenant Improvements: Negotiable



## 21660 COPLEY DRIVE

DIAMOND BAR, CALIFORNIA

SUITE	RSF	VIRTUAL TOUR	AVAILABILITY
340	1,826		Now

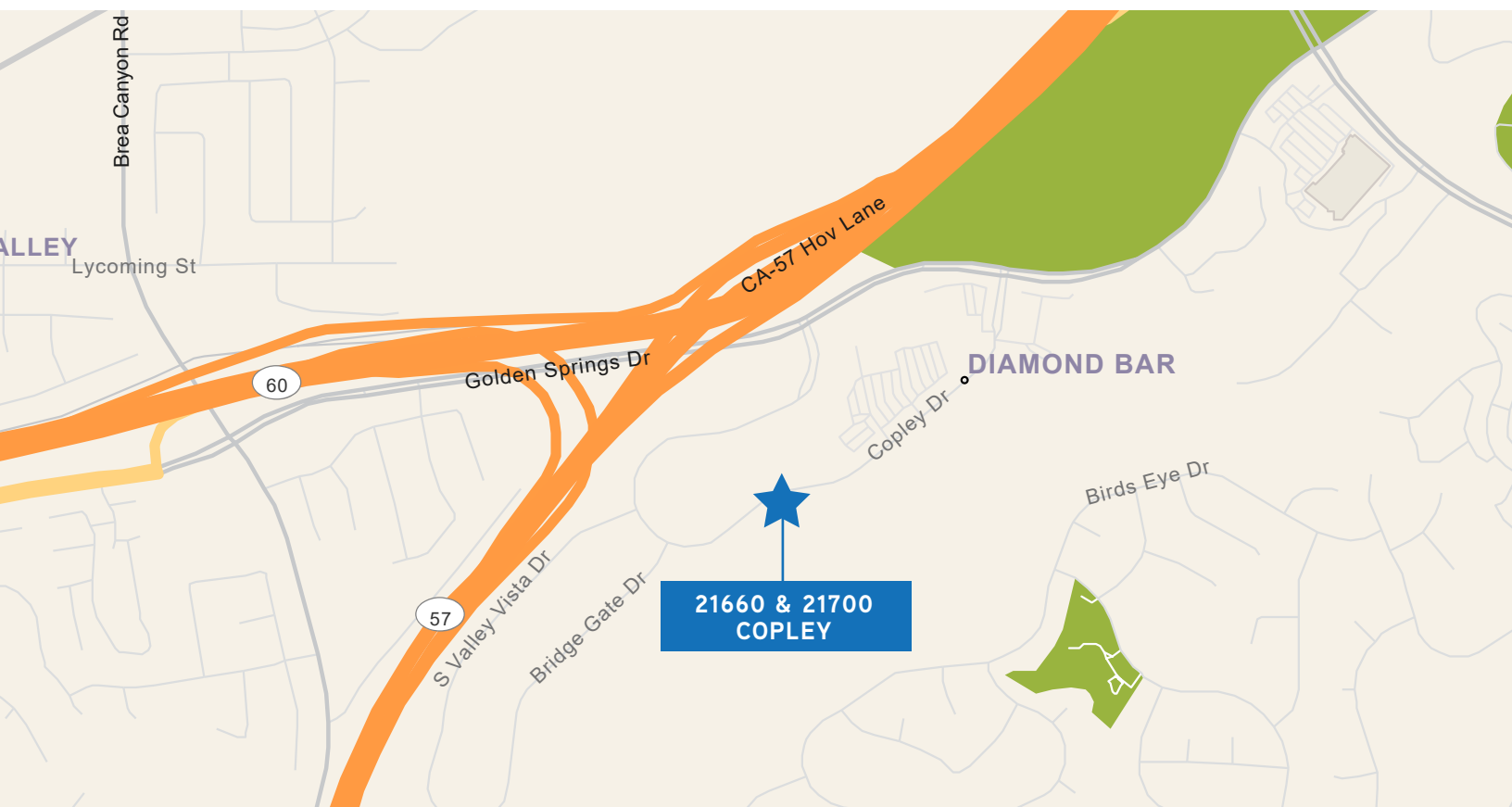
## 21700 COPLEY DRIVE

DIAMOND BAR, CALIFORNIA

SUITE	RSF	VIRTUAL TOUR	AVAILABILITY
165*	593		Now
168*	595		1/1/25
188	8,423		12/1/24
268	1,530		12/1/24

\*Suites 165 & 168 can be contiguous to 1,188 SF

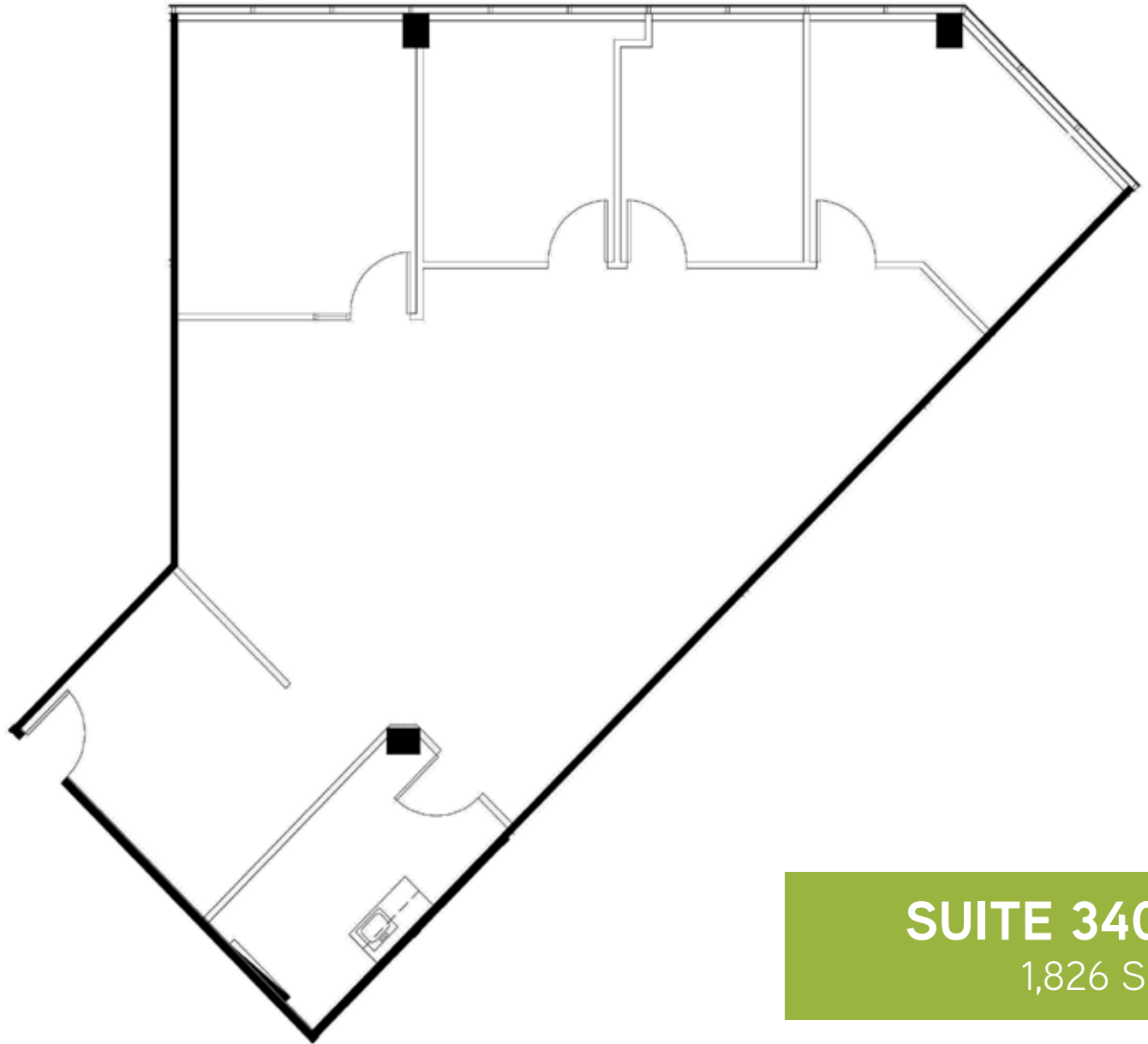
# PRIME LOCATION





No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.

GATEWAY CORPORATE CENTER  
**21660 COPLEY DRIVE**



**SUITE 340**  
1,826 SF

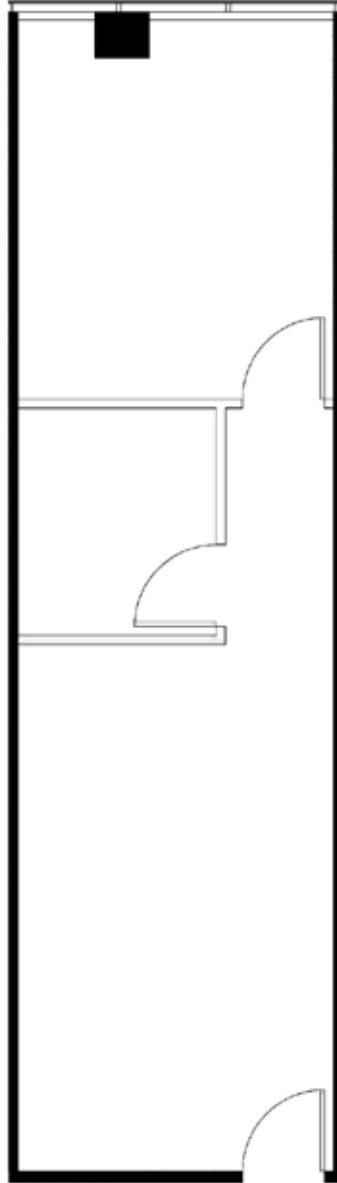
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GATEWAY CORPORATE CENTER  
**21700 COPLEY DRIVE**



**SUITE 165**  
593 SF

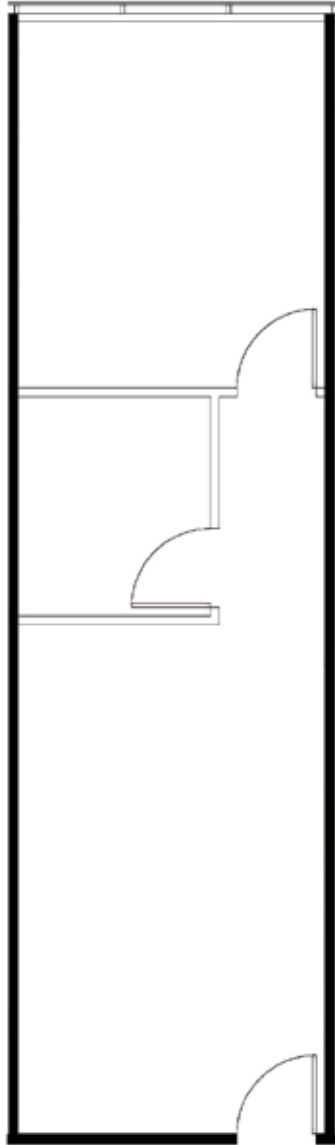
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GATEWAY CORPORATE CENTER  
**21700 COPLEY DRIVE**



AVAILABLE 1/1/25

**SUITE 168**  
595 SF

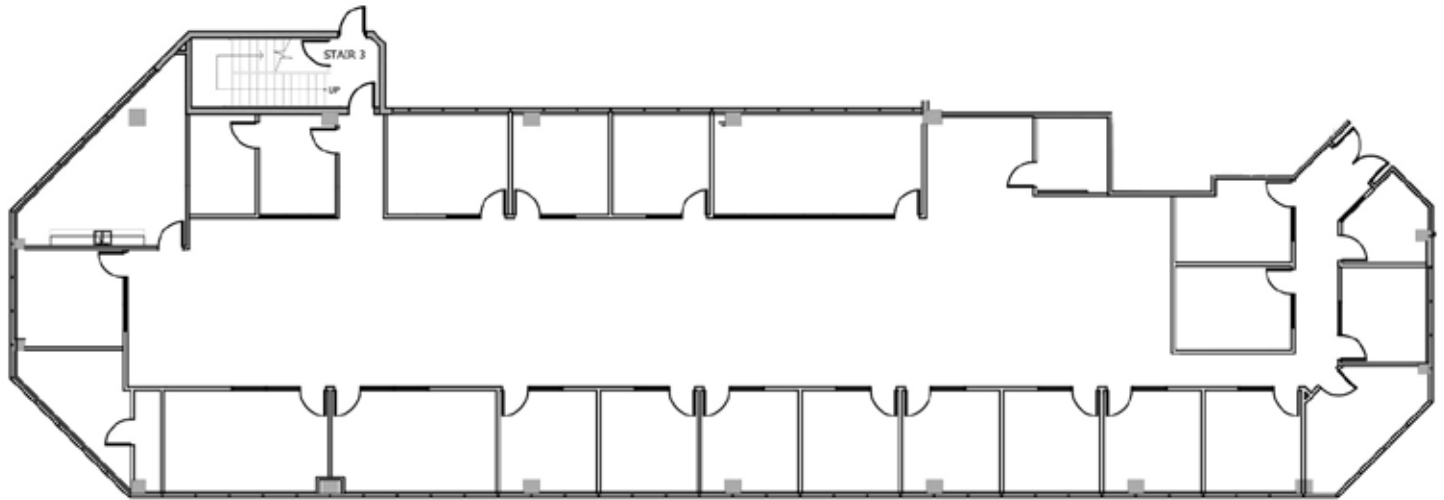
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# GATEWAY CORPORATE CENTER 21700 COPLEY DRIVE



AVAILABLE 12/1/24

**SUITE 188**  
8,423 SF

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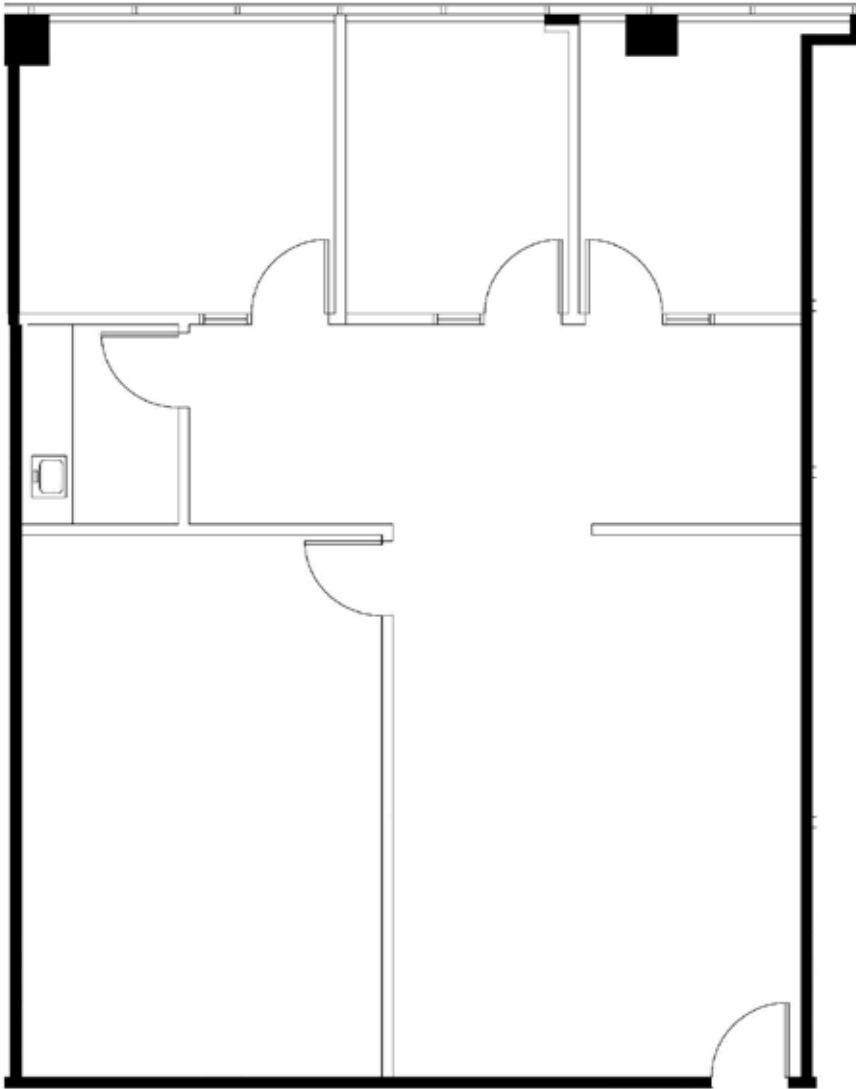
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GATEWAY CORPORATE CENTER  
**21700 COPLEY DRIVE**



**SUITE 268**  
1,530 SF

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