

PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD | ONTARIO, CALIFORNIA

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



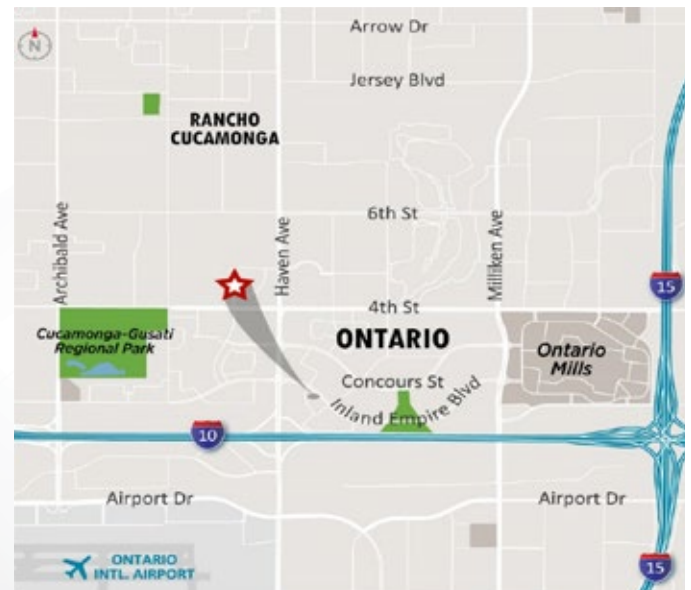
PROPERTY HIGHLIGHTS

- 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**

PALM BROOK CORPORATE CENTER

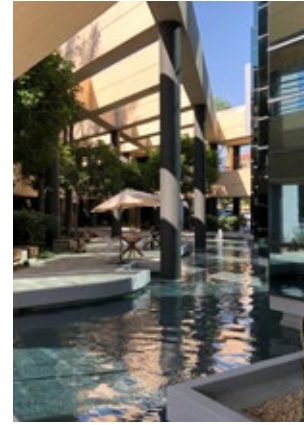
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LEASE RATE AVAILABILITY

\$2.30 per RSF
Full Service Gross

Building A		
Suite 210	1,724 RSF	NOW
Building B		
Suite 208	2,415 RSF	2/1/25
Building C		
Suite 100	3,580 RSF	NOW
Suite 110	3,900 RSF	NOW
Suite 200	2,828 RSF	NOW
Suite 310	3,263 RSF	1/1/25
Suite 340	1,798 RSF	NOW
Suite 310 + 340	5,061 RSF	1/1/25



RENOVATION TIMELINE

Common Area & Interiors	Estimated Completion
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	Estimated Completion
Paint exterior buildings & window frames	Complete
Exterior landscaping upgrades	Complete
Water feature upgrades	Complete

Signage	Estimated Completion
Tenant directory sign	Complete

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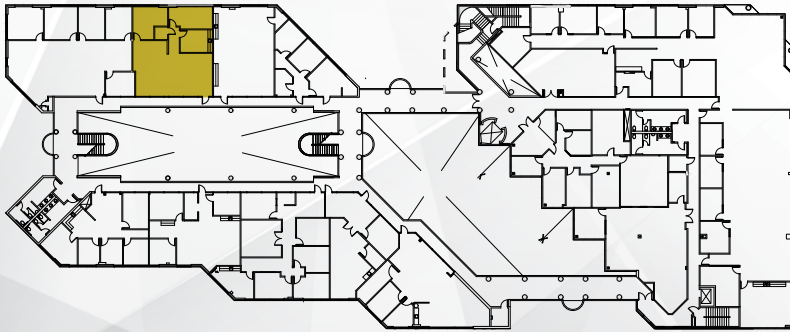
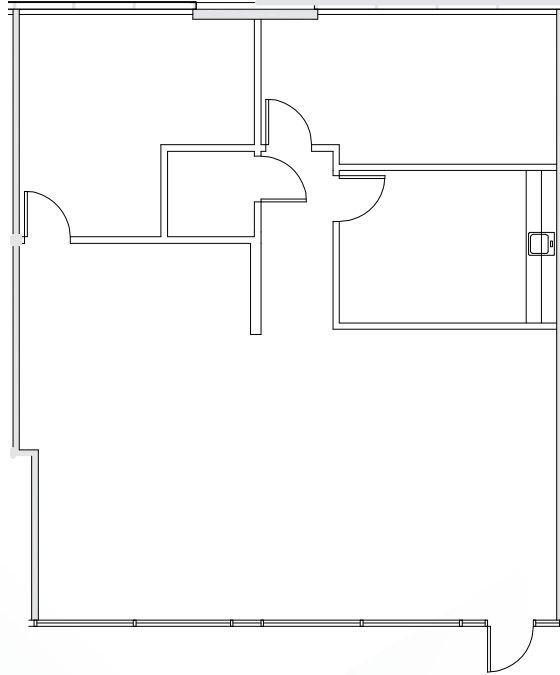
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BUILDING A

Suite 210 | 1,724 RSF



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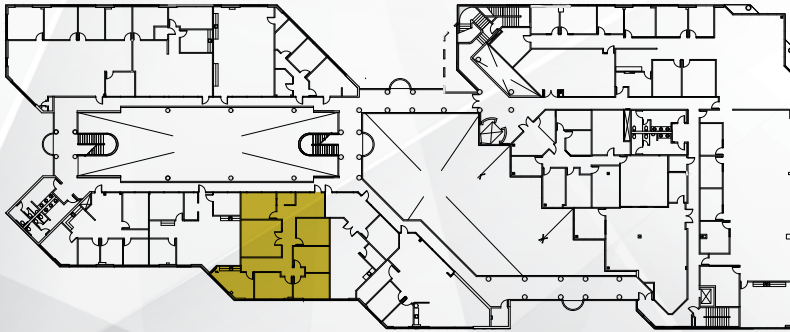
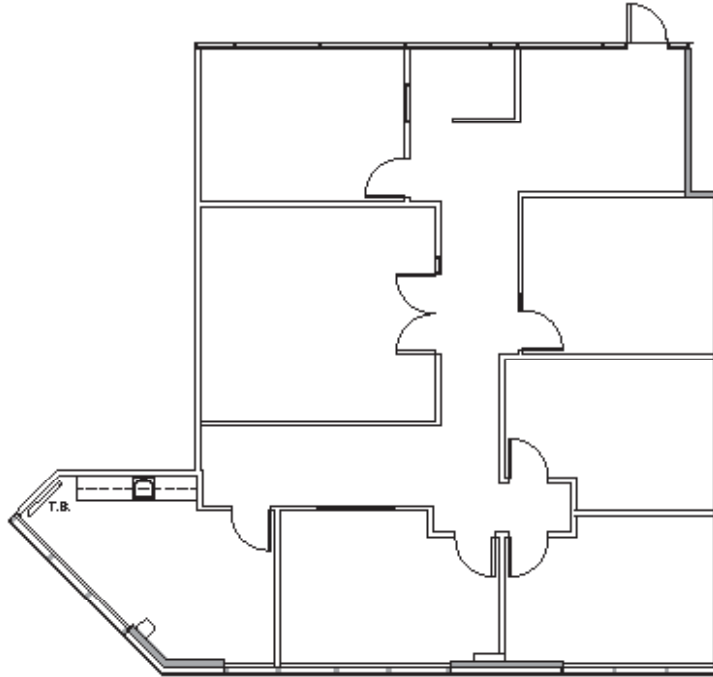
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BUILDING B

Suite 208 | 2,415 RSF



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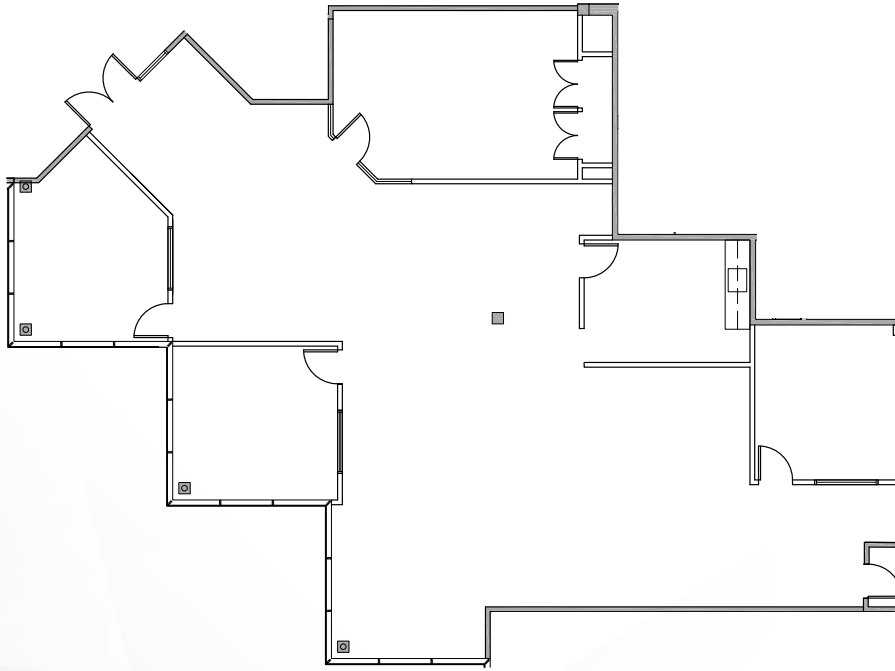
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BUILDING C

Suite 100 | 3,580 RSF



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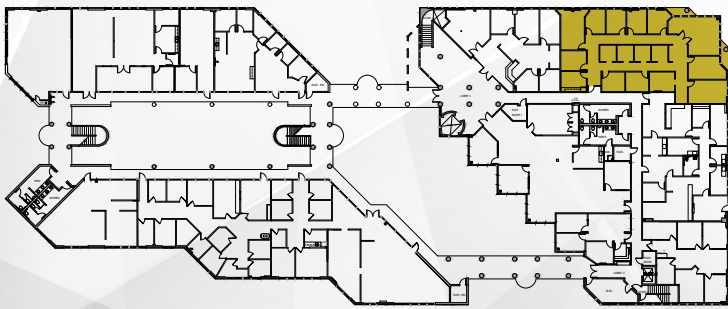
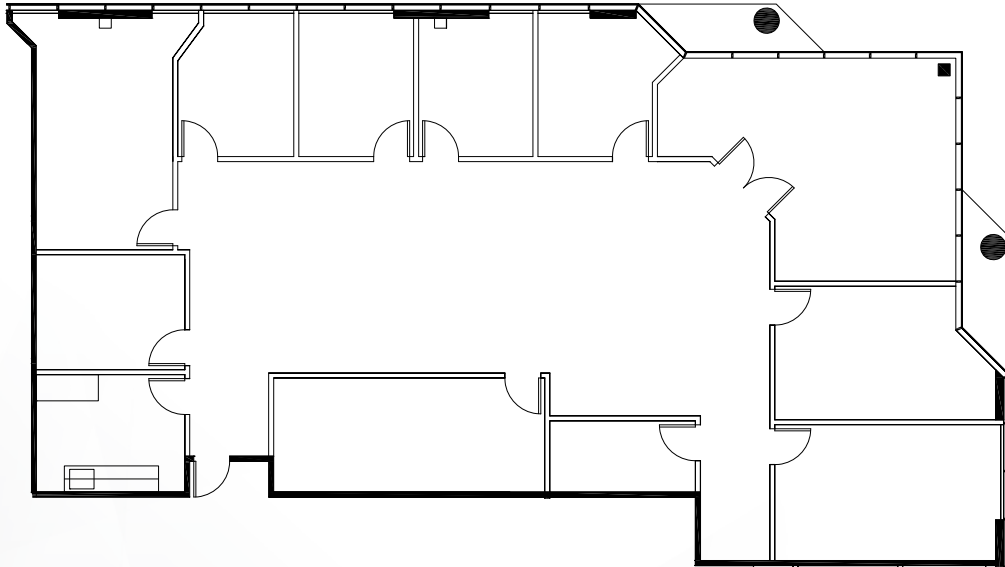
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Suite 110 | 3,900 RSF



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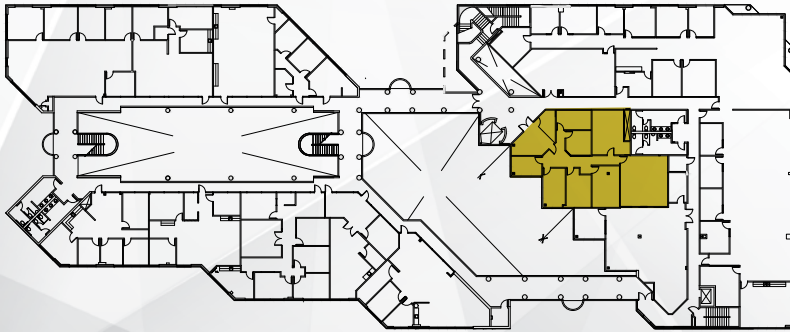
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BUILDING C

Suite 200 | 2,828 RSF



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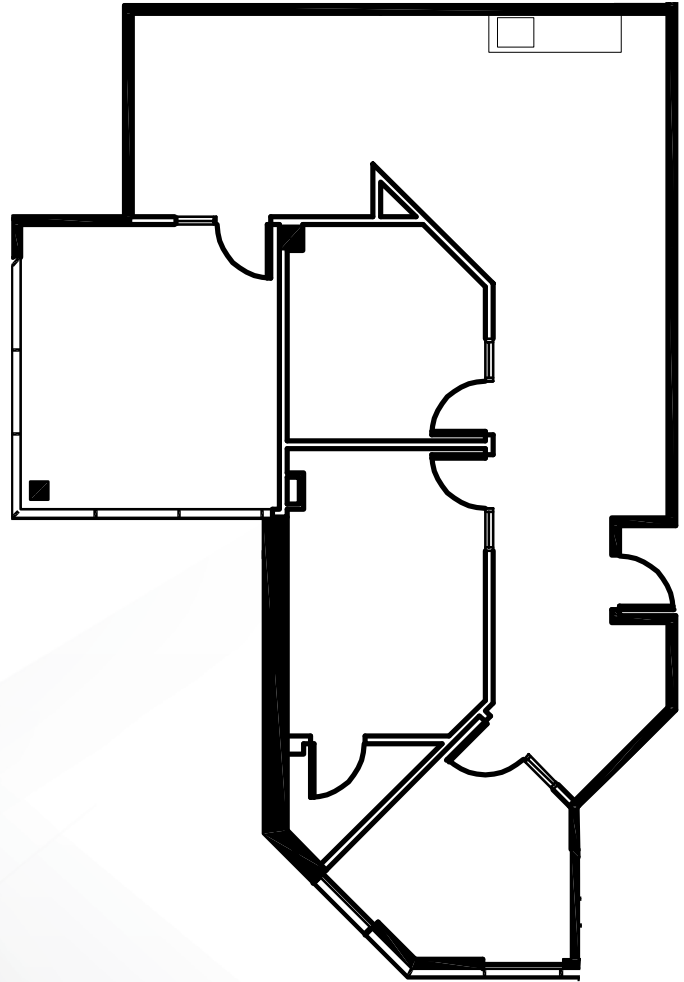
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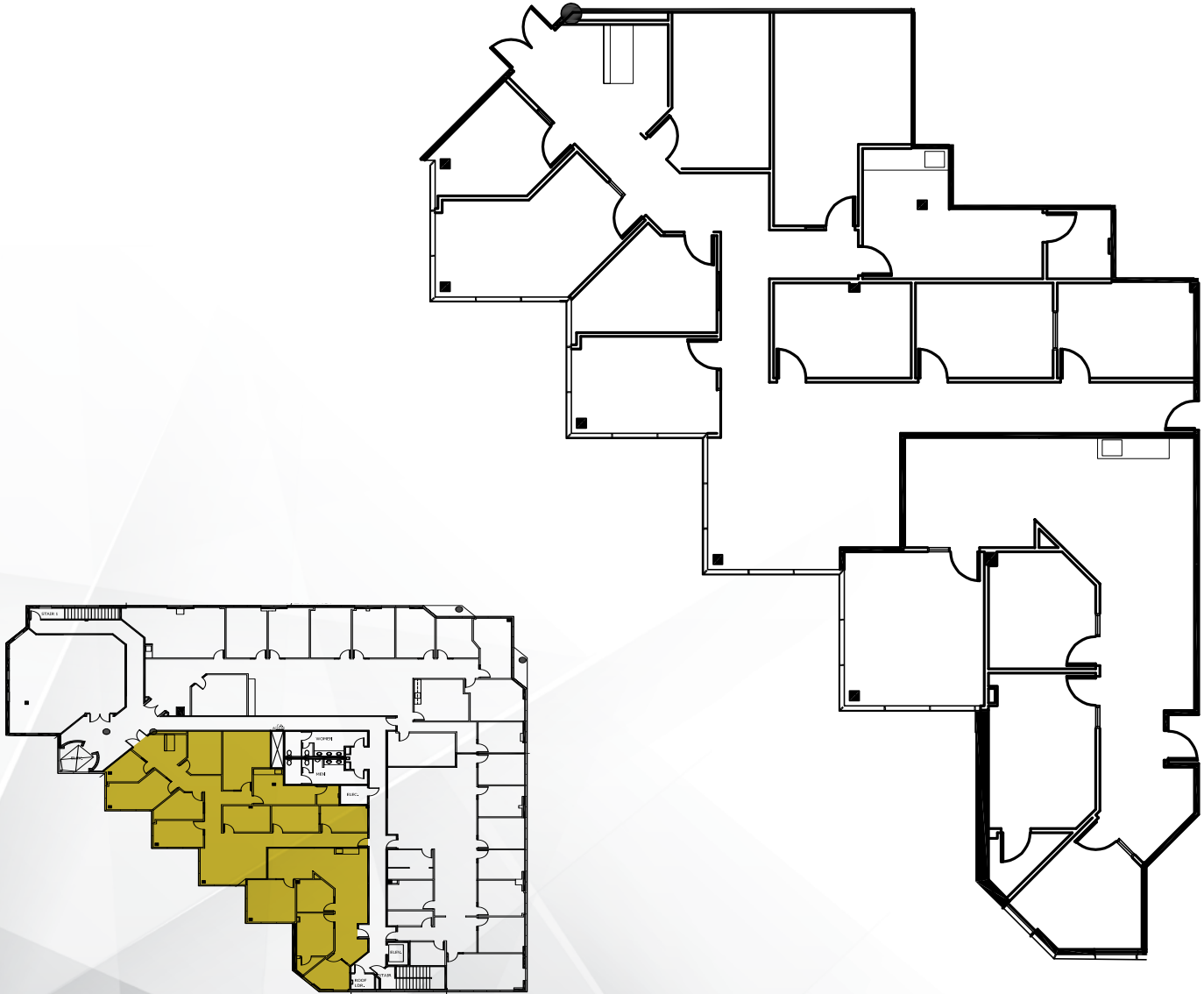
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