

ONE CORPORATE PLAZA

**COMMON
AREA
REMODEL
PLANNED**

OFFICE SPACE FOR LEASE

**3500 PORSCHE WAY
ONTARIO, CA 91764**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY

- ▶ Class "A" Office Environment
- ▶ Three-Story Glass Atrium
- ▶ Superior Quality Granite and Marble Finishes
- ▶ Excellent I-10 Freeway Visibility and Access
- ▶ Building and Monument Signage
- ▶ High Quality Finishes and Standards
- ▶ 24-Hour Card Key Access
- ▶ 5:1,000 Parking
- ▶ Back-up Generator
- ▶ Prime I-10 Freeway Frontage
- ▶ Close Proximity to the LA-Ontario International Airport, Ontario Mills Mall, Convention Center, and Citizen's Business Bank Arena
- ▶ Surroundings include the Ontario Airport Hotel, La Quinta Inn & Suites, El Torito, Benihana, and Other Fine Restaurants and Amenities

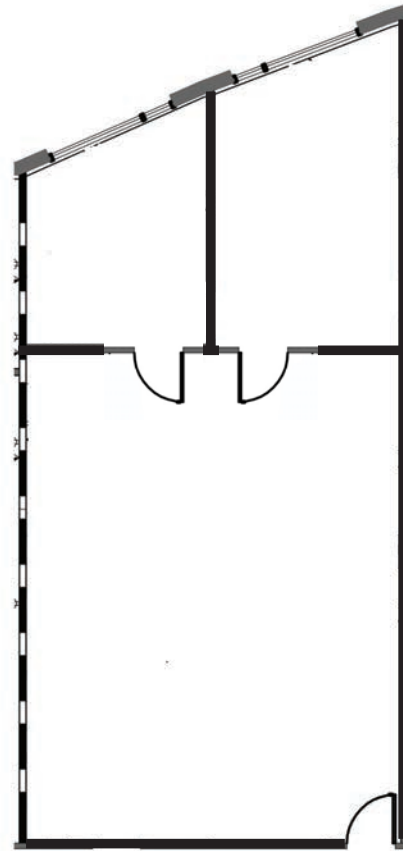
AVAILABLE SUITES

Suite Number	Size SF	Lease Rate	Build-Out
Suite 115	±1,247 SF	\$2.30 FSG	2 Private Offices, Open Areas
Suite 300	±10,023 SF	\$2.30 FSG	15 Private Offices, Open Area, Kitchen, Storage

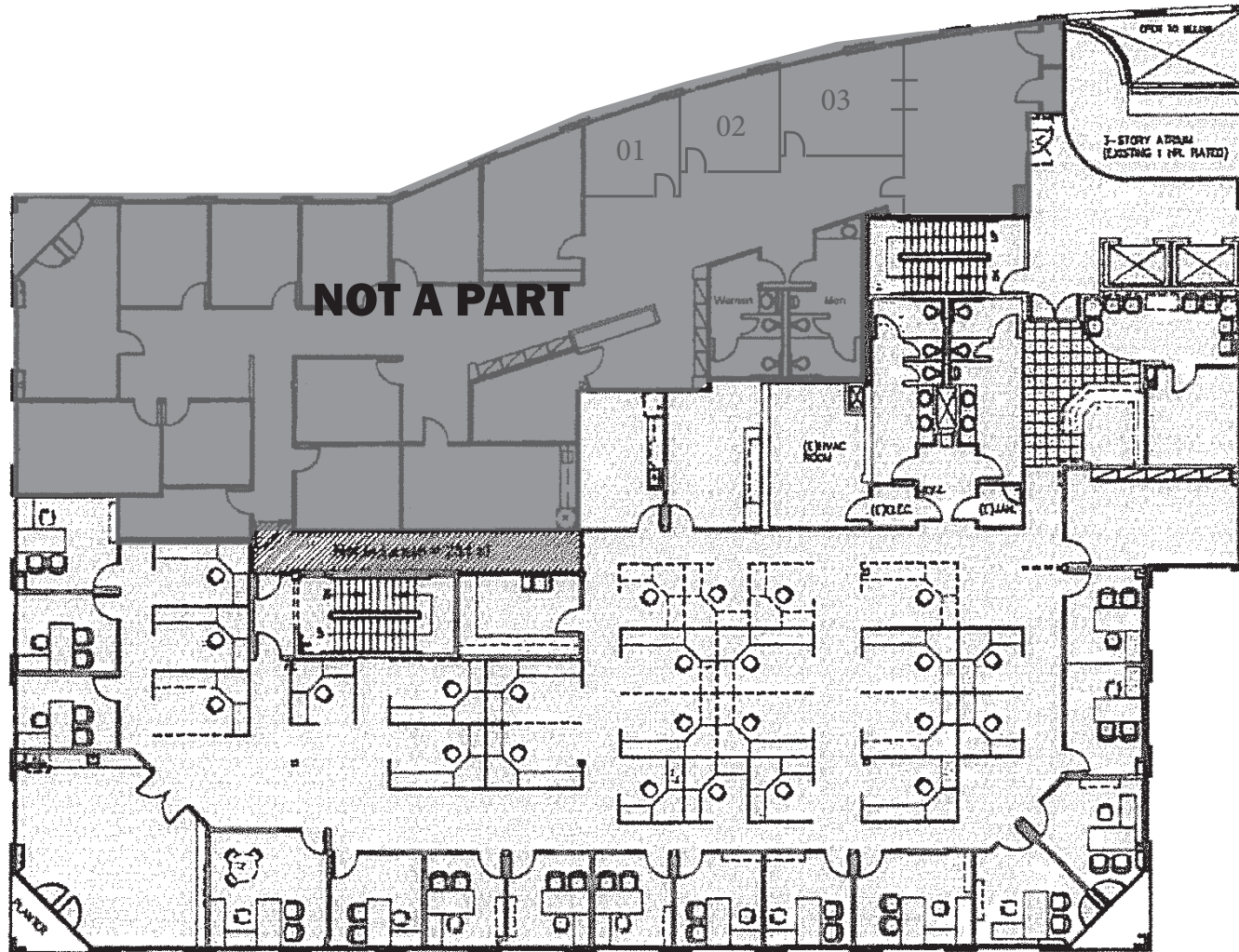
PROPERTY PHOTOS



FLOOR PLAN | SUITE 115



FLOOR PLAN | SUITE 300



ONE CORPORATE PLAZA

3500 PORSCHE WAY
ONTARIO, CA 91764

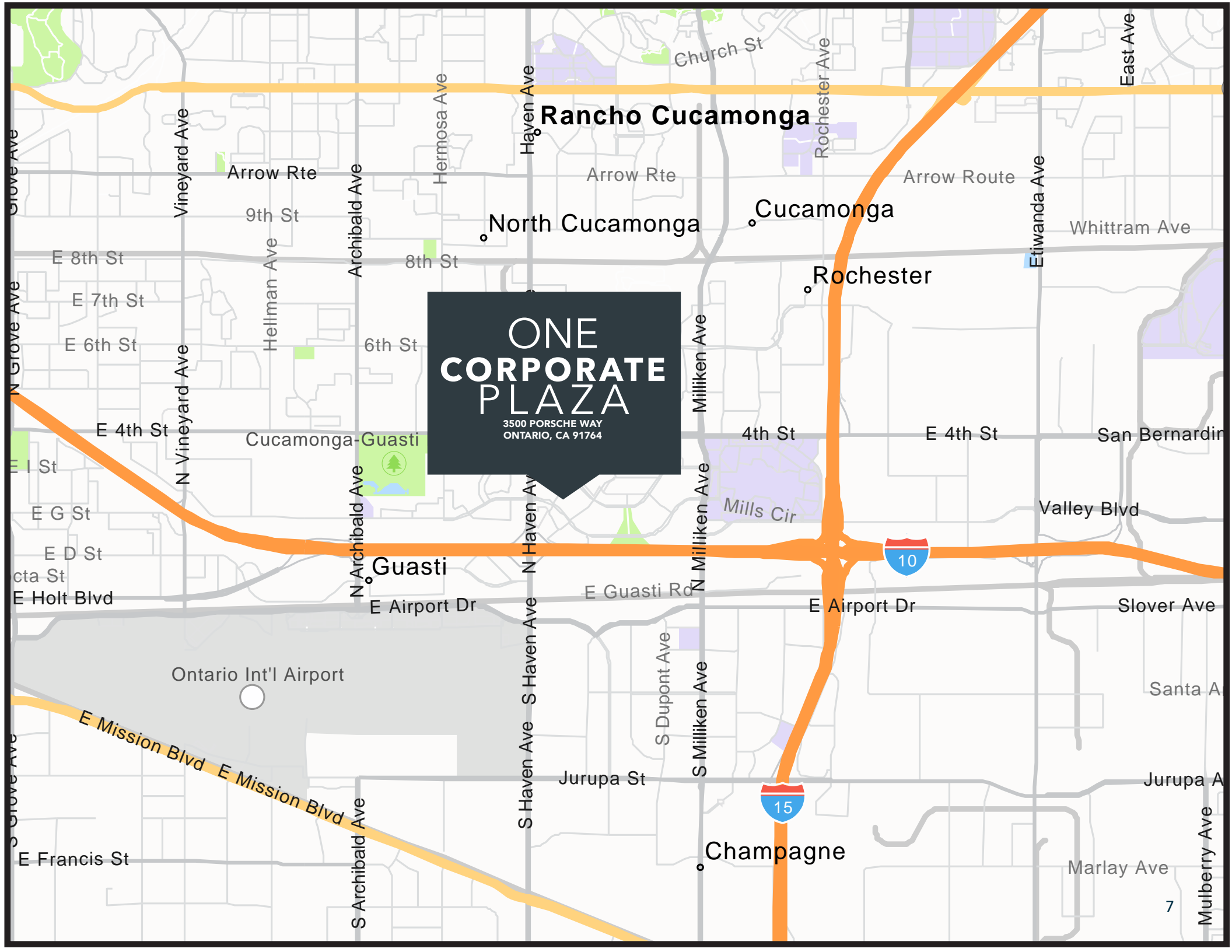

ONTARIO MILLS
A SIMON CENTER

353,272 CPD



ONE CORPORATE PLAZA

3500 PORSCHE WAY
ONTARIO, CA 91764



ONE CORPORATE PLAZA

3500 PORSCHE WAY, ONTARIO, CA 91764



THOMAS P. PIERIK, SIOR

Senior Vice President
951.276.3610
tpierik@lee-associates.com
DRE #00982027

DAVID MUDGE, CCIM, SIOR

Senior Vice President
951.276.3611
dmudge@lee-associates.com
DRE #01070762

JOSEPH PIERIK

Vice President
951.276.385
jpierik@lee-associates.com
DRE #02144961