

UP TO ±51,000 SF CONTIGUOUS

# EMPIRE LAKES CORPORATE CENTER

9500 Cleveland Avenue | Rancho Cucamonga, CA 91730



**THOMAS P. PIERIK, SIOR**  
SENIOR VICE PRESIDENT  
951.276.3610 // DRE# 00982027  
TPIERIK@LEERIVERSIDE.COM

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## PROPERTY OVERVIEW/HIGHLIGHTS

- ±242,000 square foot 3-story building
- Existing parking of 5.5 spaces per usable 1,000 square feet
- Class A common areas, including lobbies, elevators and landscaping all undergoing complete renovation
- Two lobbies provide corporate identity opportunities
- On-site cafeteria with catering services
- On-site management, engineering and service staff
- Energy-efficient building
- Robertson Deck System providing maximum connectivity
- Designed to accommodate heavy employee load users with above standard mechanical and electrical systems
- Ability for redundant power and HVAC
- Fiber optic telecommunications available
- Exceptionally efficient floor plates with 10' high ceilings
- Large open areas with excellent column spacing



EXTENSIVE  
SHOPPING  
& RETAIL  
NEARBY



±21,000 SF -  
51,000 SF



10/15 FREEWAY  
ACCESS



CAMPUS  
ENVIRONMENT



STATE-OF-  
THE-ART  
BUILDING  
SYSTEMS



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**EMPIRE LAKES CORPORATE CENTER**

9500 CLEVELAND AVENUE, RANCHO CUCAMONGA, CA

AREA OVERVIEW

Regional Facts

**2 Miles**  
Ontario Airport

**46 Miles**  
John Wayne Airport

**58 Miles**  
LAX Airport

**3 MILE DEMOGRAPHICS**

84,1247 in Population

\$85,231 Average HH Income

104,401 Daytime  
Demographics

**GREAT LOCATION & EASY ACCESS**

- Convenient to every transportation type, Empire Lakes Corporate Center provides a 360 degree labor pool
- Immediate access to Interstate Freeways 10 and 15, and Route 60 & HWY 210
- Within 30 minutes from Orange and Los Angeles counties
- Only 45 minutes to San Diego County
- Uncongested employee commutes
- MetroLink Commuter Rail station located within the business park
- Five minutes to the Ontario International Airport
- Adjacent to the Ontario Mills Mall with over 2 million square feet of restaurants, fast food, financial and retail services

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COMMERCIAL REAL ESTATE SERVICES

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## AMENITIES



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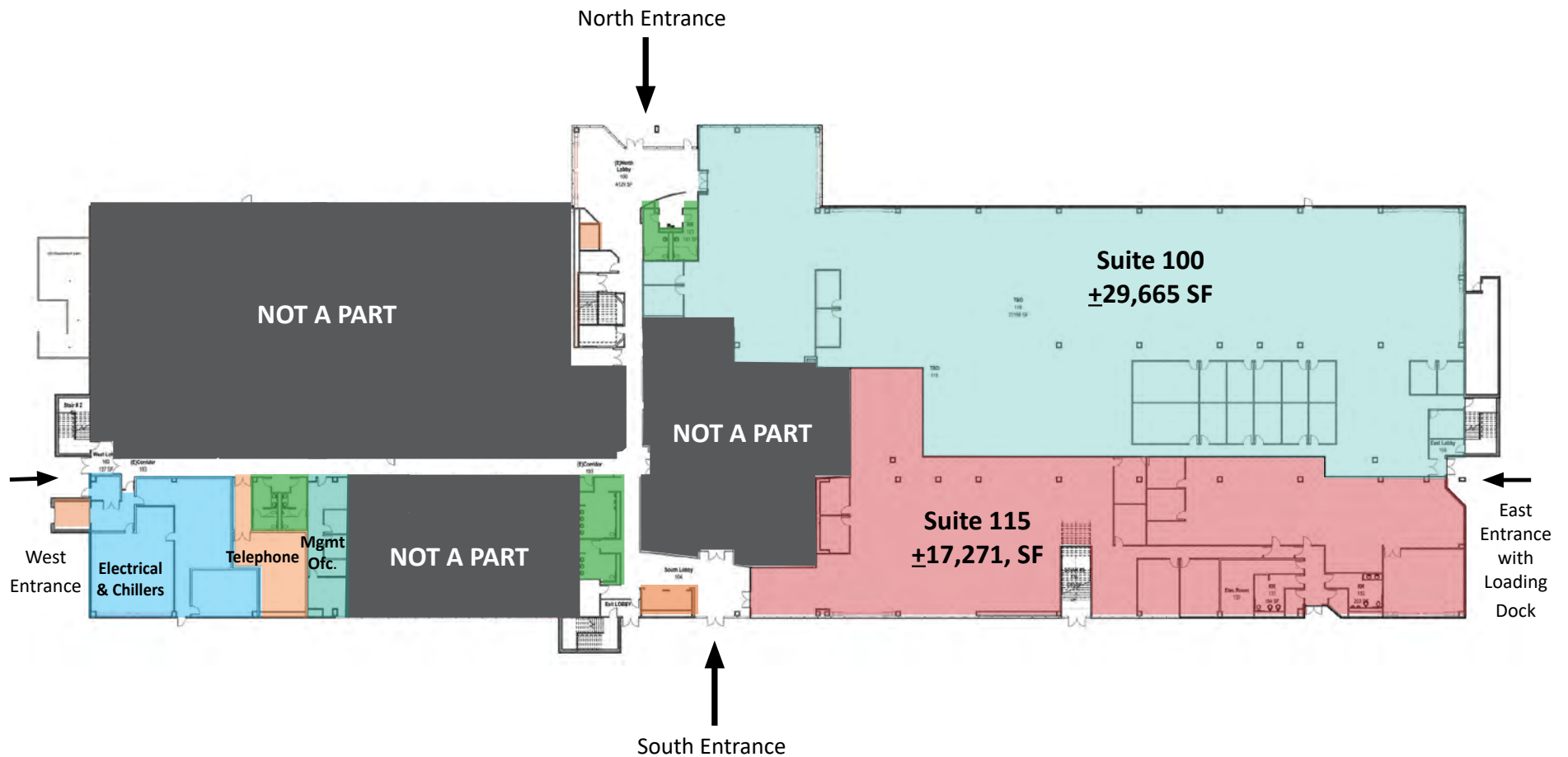


## EXTERIOR PICTURES



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## EMPIRE LAKES CORPORATE CENTER AVAILABILITIES

First Floor	
Suite 100	29,665 RSF
Suite 115	17,271 RSF

Rate:	\$2.25 MG (Only Net of Janitorial)
Rate Increases:	3% Annually
Lease Term:	5-10 Years
Parking:	5.5:1,000 SF

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