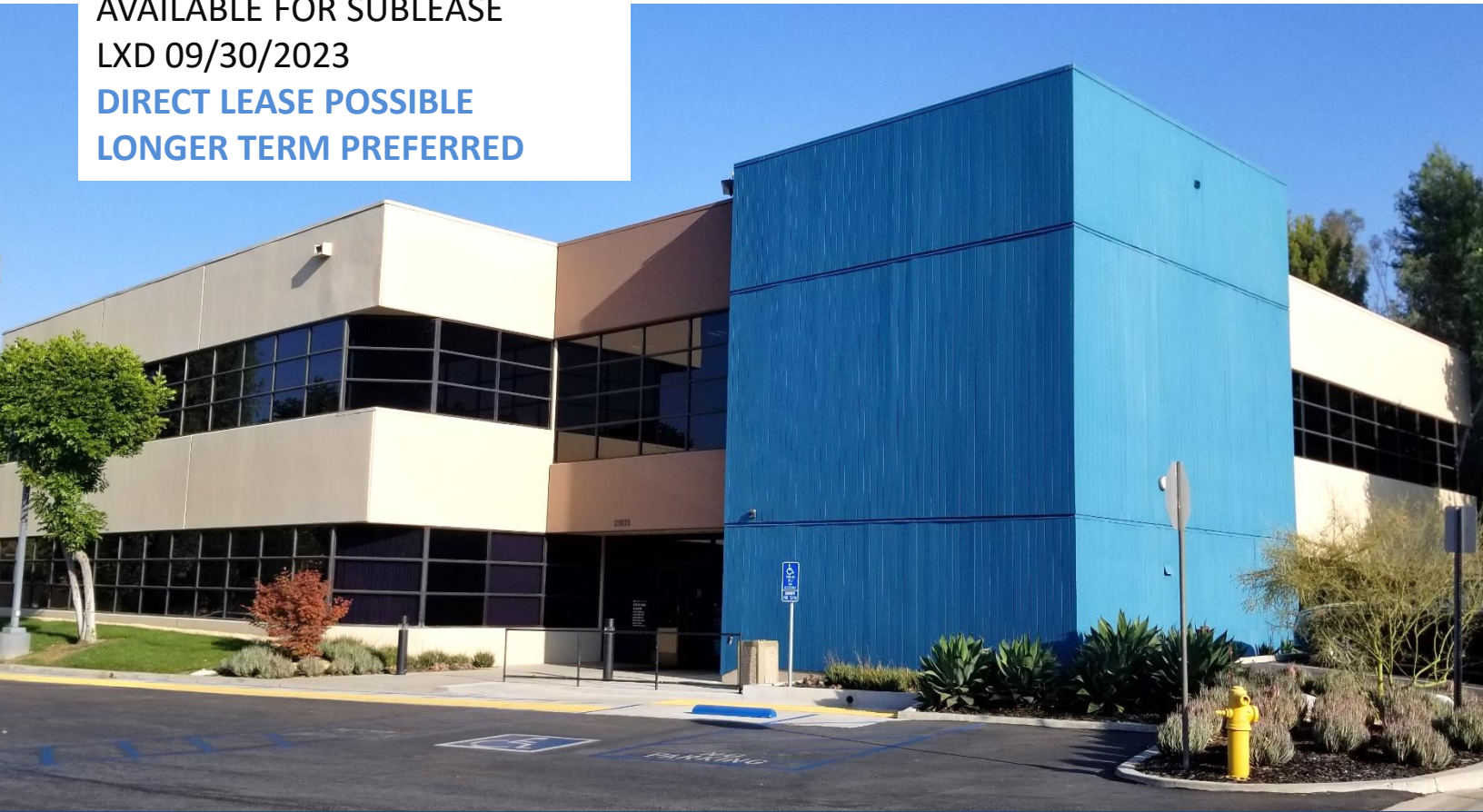


# 21073 Pathfinder Rd, Suites 100 & 175 | Diamond Bar, CA

AVAILABLE FOR SUBLEASE  
LXD 09/30/2023  
DIRECT LEASE POSSIBLE  
LONGER TERM PREFERRED



**AVAILABLE November 1, 2021**

**Up to ± 6,370 RSF**



WWW.THEPHRONESISGROUP.COM

For leasing information,  
please contact:

Jamie H. Kim | Executive Director  
D: 714.329.5650  
[Jamie.Kim@thePhronesisGroup.com](mailto:Jamie.Kim@thePhronesisGroup.com)  
Lic. # 01423006

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# AVAILABILITY

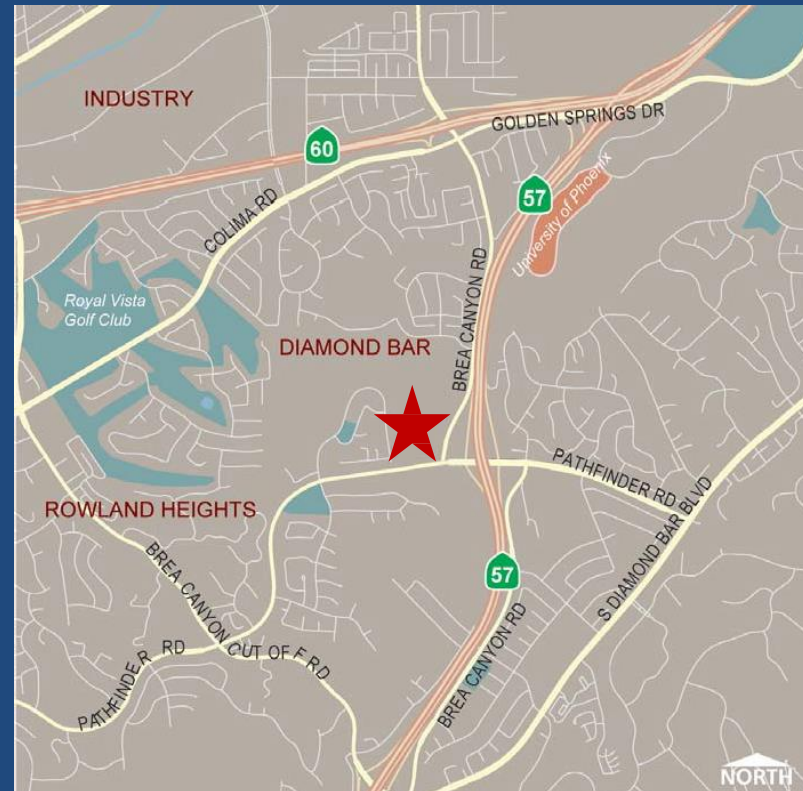
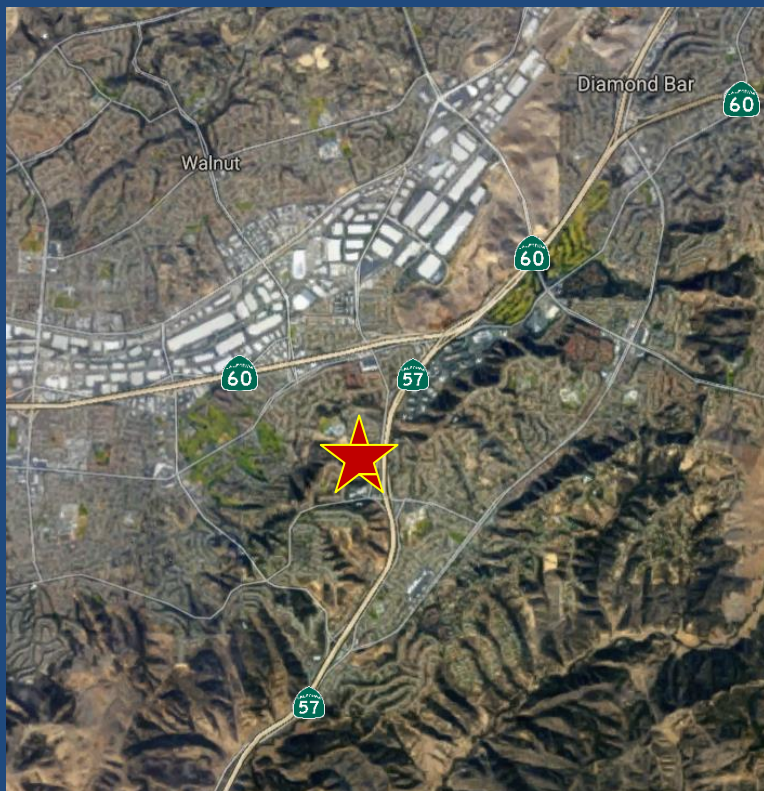
READY FOR OCCUPANCY NOVEMBER 1, 2021

# 21073 Pathfinder Road

FEATURES & AMENITIES

## 21073 Pathfinder Road | 1<sup>st</sup> Floor

- Suites 100 & 175
  - Immediate off lobby
  - Double entry doors
  - Up to ± 6,370 RSF
  - Asking \$2.30 FSG
  - Multiple conference rooms
  - Up to 12 private offices
  - Separate kitchen / break area
  - Two open bull pen areas
  - Hard Signalized Corner Location
  - **Building Signage Possible**
- Above standard 5:1,000 parking
  - Onsite, subterranean parking structure
  - Immediate access to the 57 Freeway
  - Located minutes from the 57, 10, 71 and 60 Freeways
  - Centrally located – Gateway to 4 counties
  - Close to Ontario International Airport, hotels, restaurants, business services and general retail
  - Professional Campus Environment
  - Across the street from several eateries at the Brea Canyon Retail Center



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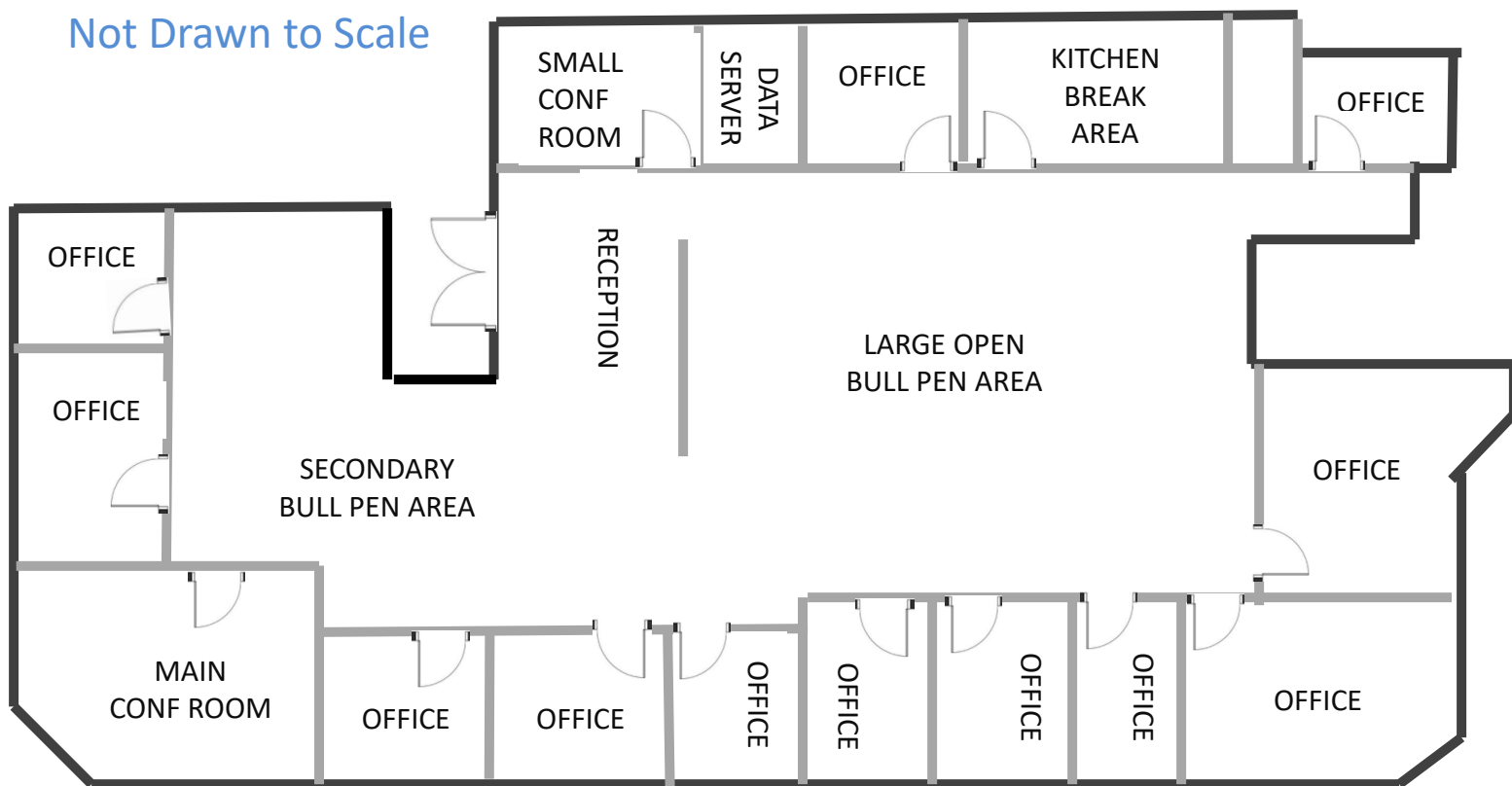
Lic. # 01423006

## 21073 Pathfinder Rd., Suites 100 & 175

Up to ± 6,370 RSF  
ASKING \$2.30 FSG

READY FOR OCCUPANCY – NOVEMBER 1, 2021

FLOOR PLAN  
Not Drawn to Scale



AVAILABLE FOR SUBLEASE  
LXD 09/30/2023

**DIRECT LEASE POSSIBLE**  
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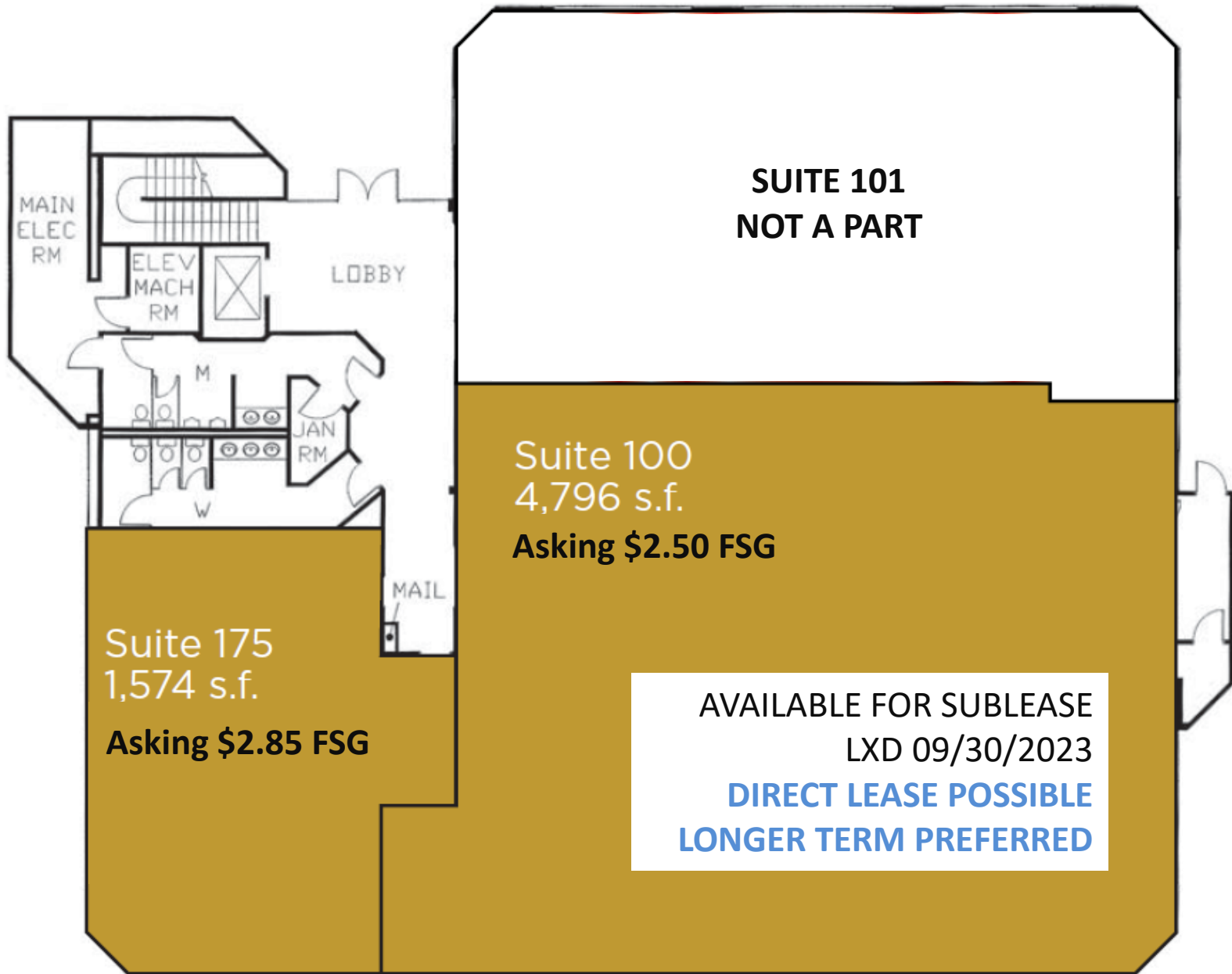
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**21073 Pathfinder Rd., Suites 100 & 175**

**Up to ± 6,370 RSF**

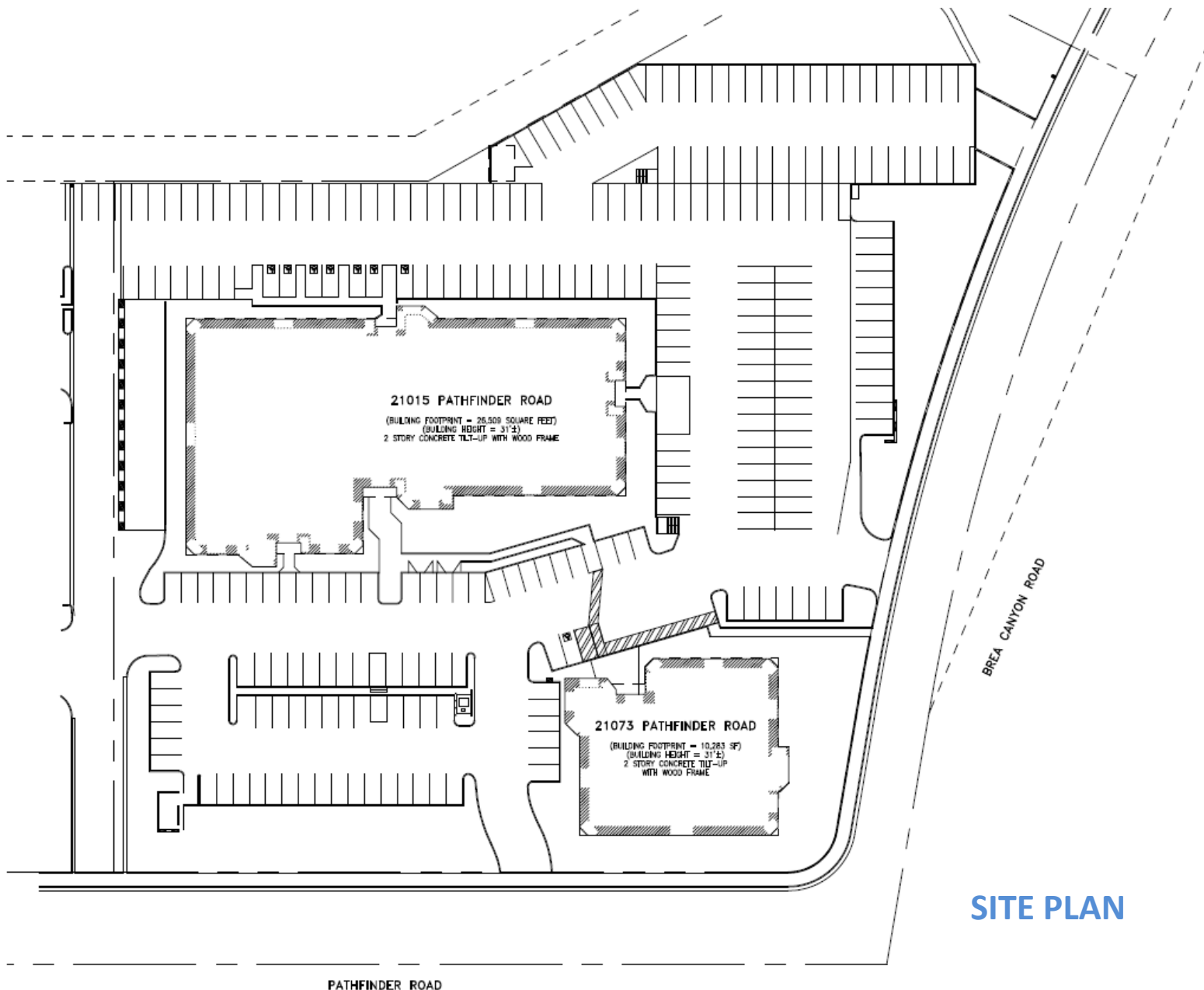
**ASKING \$2.30 FSG**

**READY FOR OCCUPANCY – NOVEMBER 1, 2021**



Up to  $\pm 6,370$  RSF  
ASKING \$2.30 FSG

READY FOR OCCUPANCY – NOVEMBER 1, 2021



**SITE PLAN**



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