

JURUPA BUSINESS CENTER
Multi-Tenant Office/Flex Park

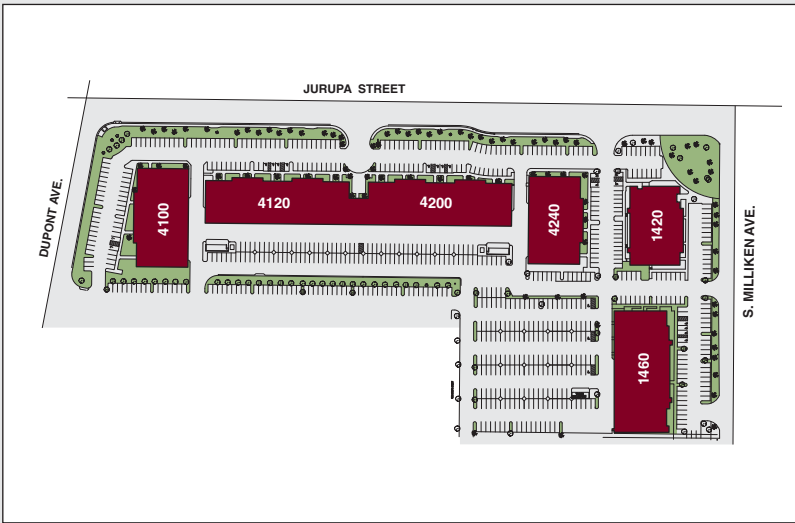
**\$2.00 PSF
BROKER BONUS**

*MINIMUM 5 YEAR TERM
**VALID THROUGH
JUNE 30, 2017



4100-4240 Jurupa Street &
1420 & 1460 S. Milliken Avenue
ONTARIO, CALIFORNIA





The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

LBA REALTY - LIC. # 01121622

BUILDING FACTS

4100 Jurupa	19,493 sf
4120 Jurupa	23,203 sf
4200 Jurupa	25,091 sf
4240 Jurupa	17,316 sf
1420 Milliken	16,010 sf
1460 Milliken	25,368 sf
Total	126,481 sf

Site 6.52 acres
 Parking ratio 4 per 1,000 sf

PROPERTY HIGHLIGHTS

- Distinctive office and flex space within the California Commerce Center
- Highly visible location at the intersection of Milliken Avenue and Jurupa Street
- Convenient access to the 10, 15 and 60 freeways
- Conveniently located near Ontario International Airport and Ontario Mills mall
- Owned and managed by a partnership of LBA Realty - www.LBArealty.com

FOR MORE INFORMATION CONTACT

Tom Pierik / Lic.# 00982027
 951.276.3610
tpierik@lee-associates.com



3240 Mission Inn Avenue
 Riverside, CA 92507

LIC. # 01048055



**4100 - 4240 Jurupa Street &
 1420 & 1460 S. Milliken Avenue**
ONTARIO, CALIFORNIA

Jurupa Business Center

4100 - 4240 Jurupa Street & 1420 & 1460 S. Milliken Avenue
Ontario, CA 91761

PROJECT SIZE: +/- 126,481 square feet

Building	Suite	Size
4120 Jurupa Street	202	11,650
	220	4,195
4200 Jurupa Street	312	2,964
	318	9,375
	322	1,894
1420 S. Milliken Ave	502	3,096*
	504	5,897*

Note – Up to 21,064 Contiguous SF Available
* Contiguous for 8,993 SF

LEASE RATE: \$1.55 to \$1.70 MGR

BUILDING TYPE: Six office, R&D and flex buildings

TI ALLOWANCE: Negotiable

PARKING: 4.15:1,000 square feet (Additional Parking Available)
Surface

For further information, please contact:

Thomas P. Pierik, SIOR
BRE License #00982027
951-276-3610 | tpierik@lee-associates.com

