

# PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

## BUILDING RENOVATIONS NEARING COMPLETION



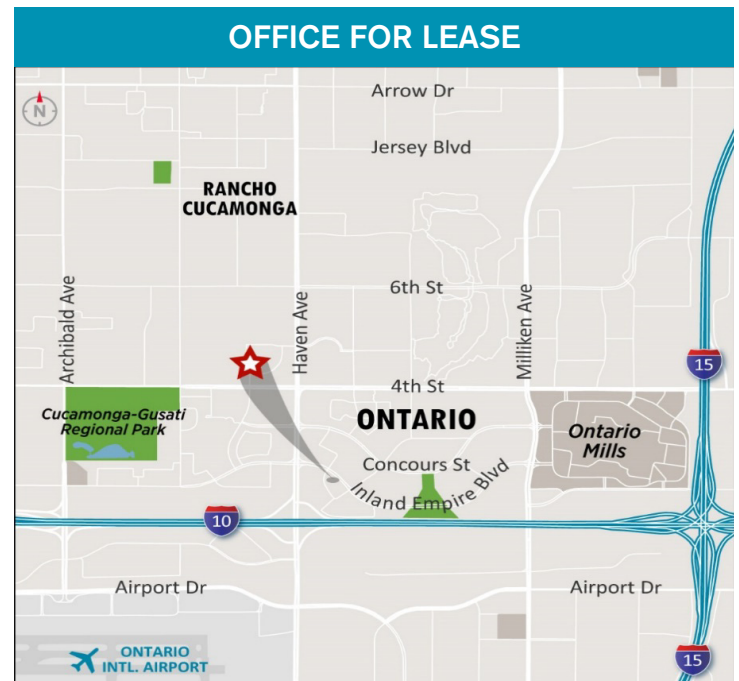
### PROPERTY HIGHLIGHTS

- 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

### OFFICE FOR LEASE



# PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

## LEASE RATE

\$2.20 per SF Full Service Gross

## AVAILABILITY

BUILDING A		BUILDING B		BUILDING C	
Suite 200	2,154 RSF	Suite 100	1,559 RSF	Suite 230	2,005 RSF
Suite 230	2,375 RSF	Suite 120	3,175 RSF		
		Suite 208	4,031 RSF		

\* Suites B100 & B120 Contiguous To 4,734 RSF

## RENOVATION TIMELINE

COMMON AREA & INTERIORS	ESTIMATED COMPLETION
Hallway & lobby painting (Bldg C)	March '19 Complete
Main lobby flooring upgrades (Bldg C)	March '19 Complete
Hallway flooring (Bldg C)	March '19 Complete
Existing window covering upgrades (Bldgs A&B)	March '19 Complete
Restroom upgrades	July '19 Complete
Lobby art and plants (Bldg C)	March '20
Hallway art & furniture (Bldg C)	March '20
Elevator Upgrades	March '20

EXTERIOR	ESTIMATED COMPLETION
Paint exterior buildings & window frames	November '18 Complete
Exterior landscaping upgrades	April '19 Complete
Water feature upgrades	March '19 Complete

SIGNAGE	ESTIMATED COMPLETION
Tenant directories & signage	March '20
New monument signage	March '20



For leasing information, please contact:

### SEAN KERN

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### RYAN RUSSELL

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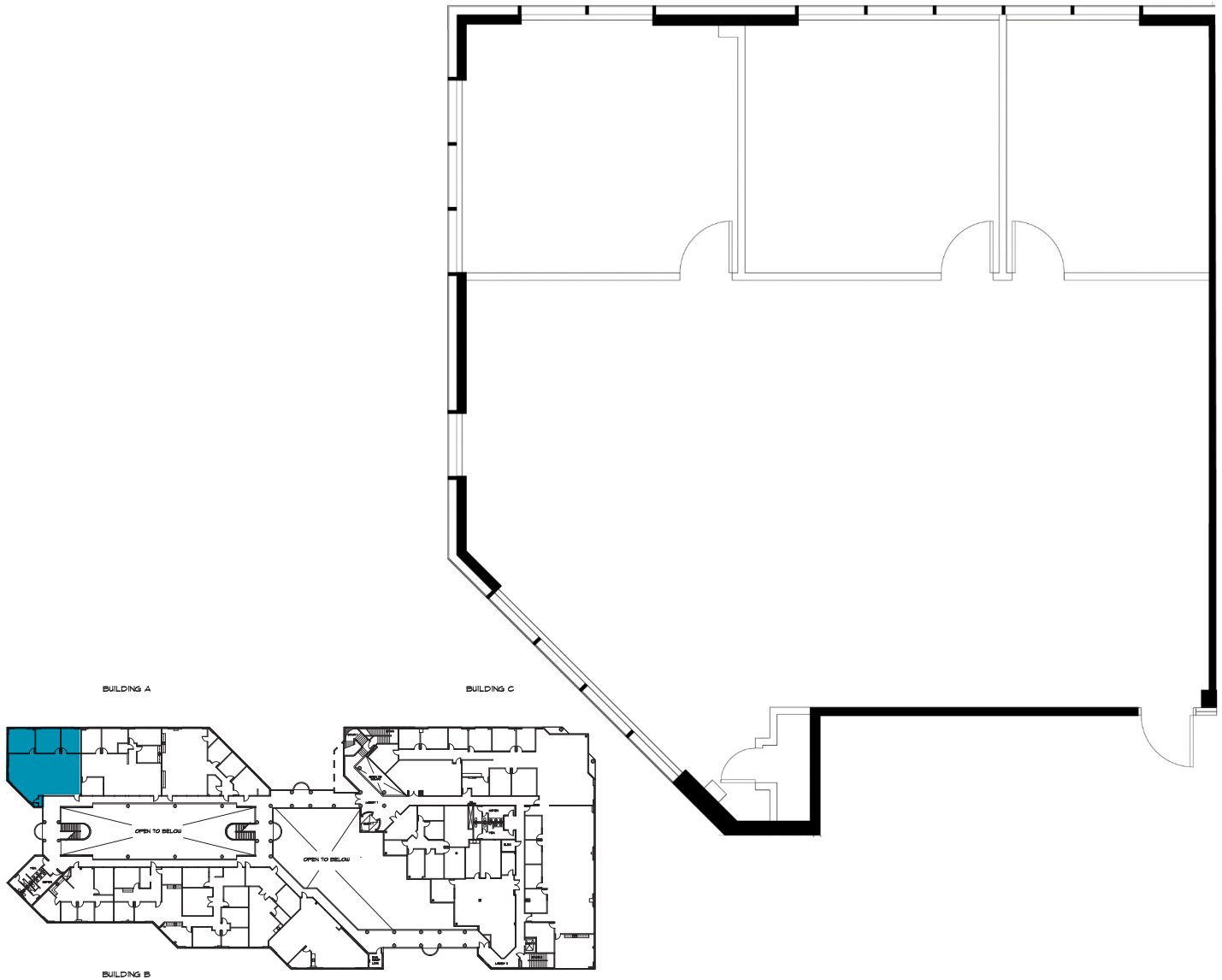


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3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

## BUILDING A

SUITE 200 | 2,154 RSF



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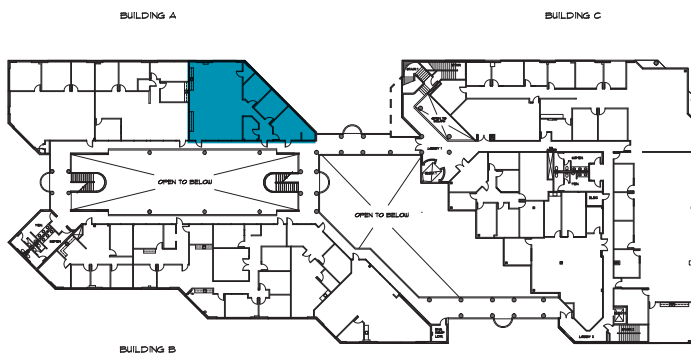
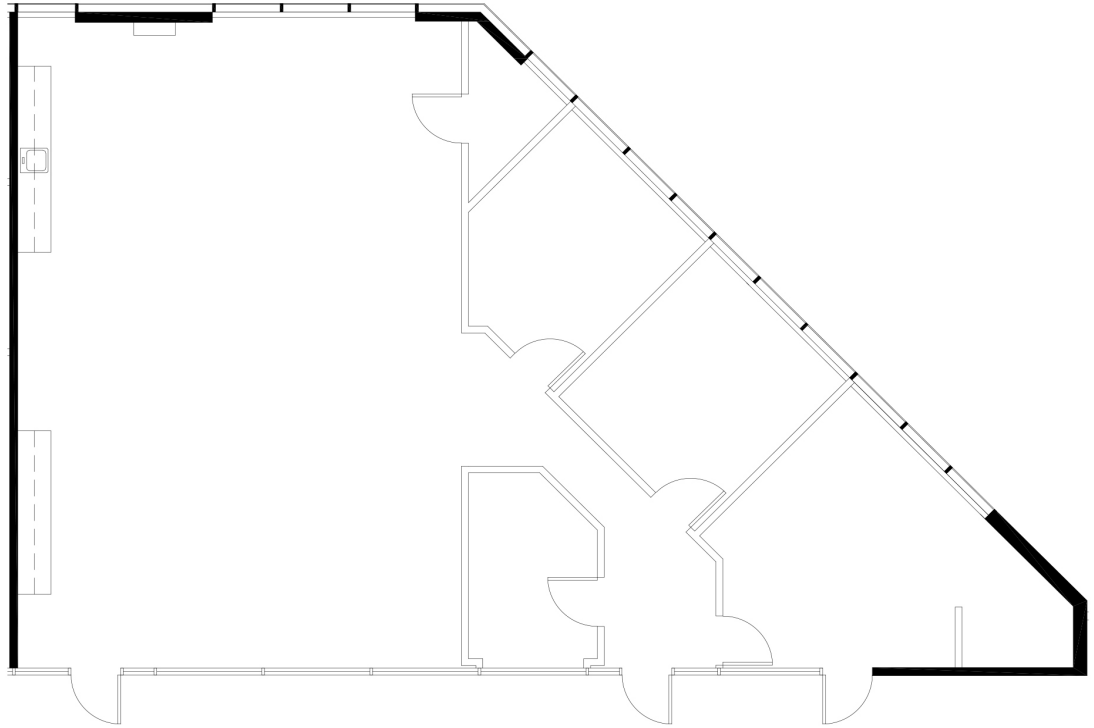


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3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

## BUILDING A

SUITE 230 | 2,375 RSF



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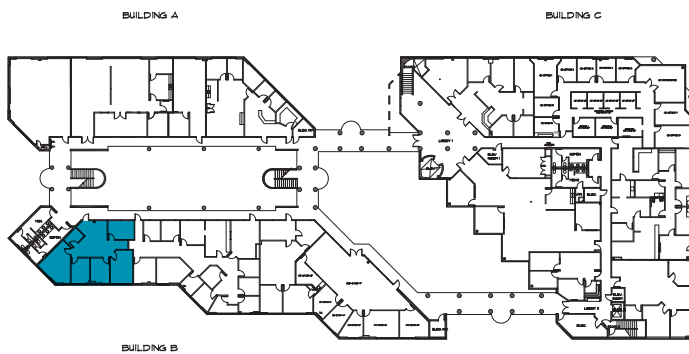
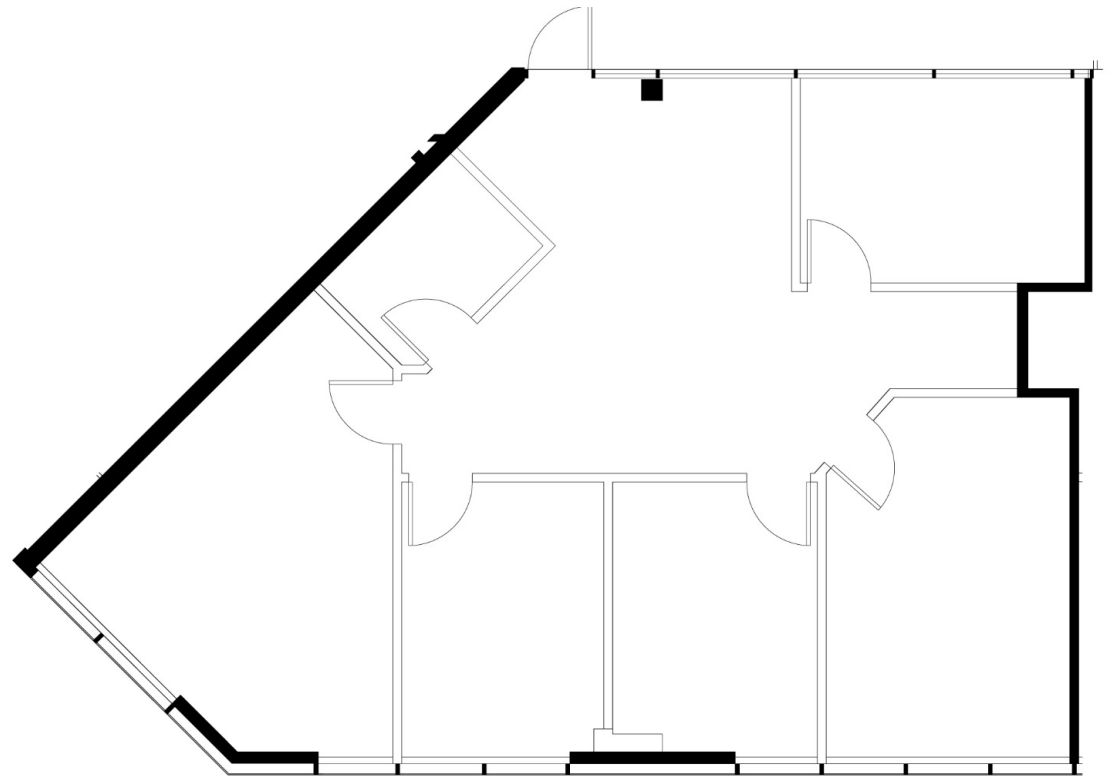


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3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

## **BUILDING B**

SUITE 100 | 1,559 RSF



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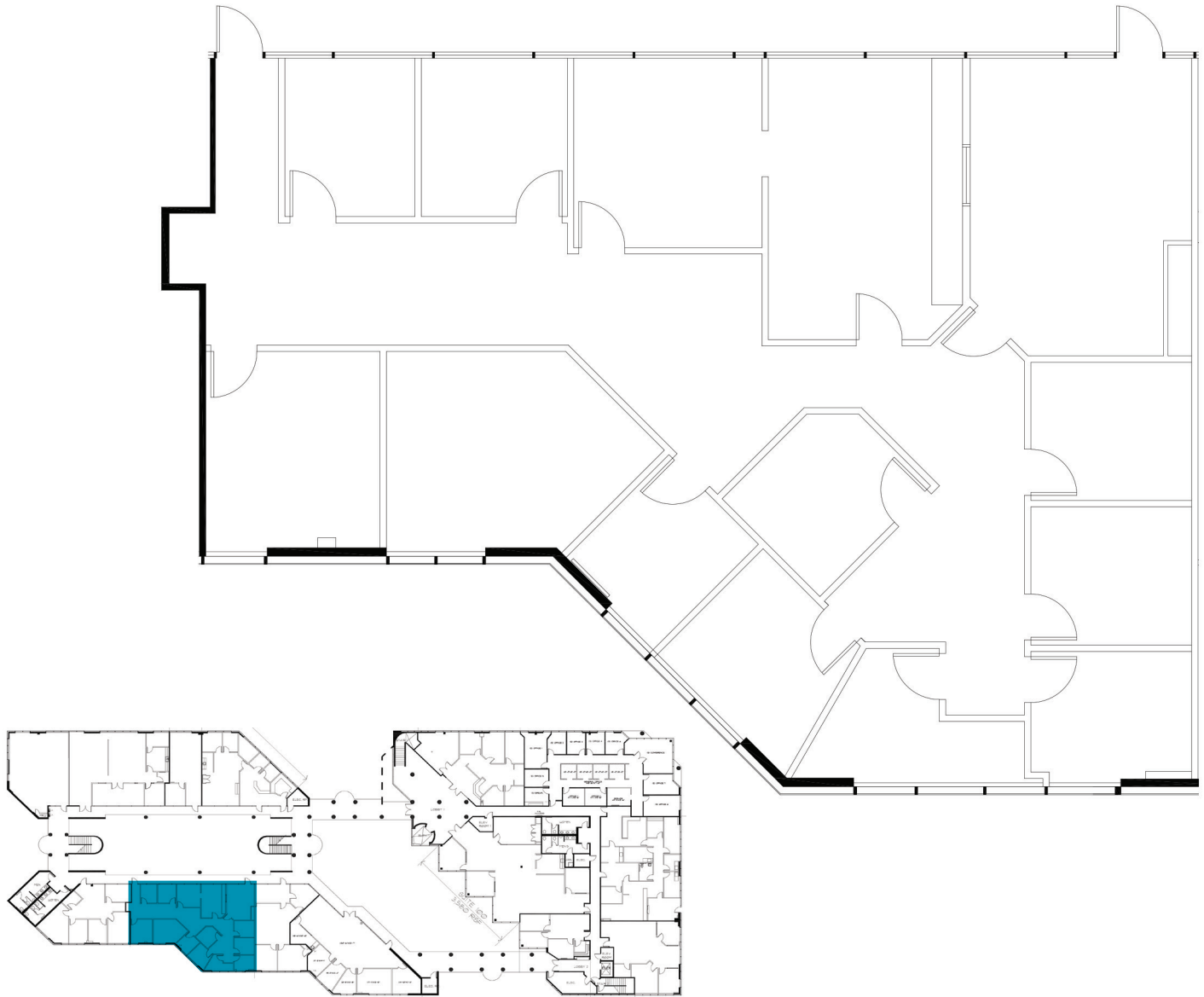


# PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

## **BUILDING B**

SUITE 120 | 3,175 RSF



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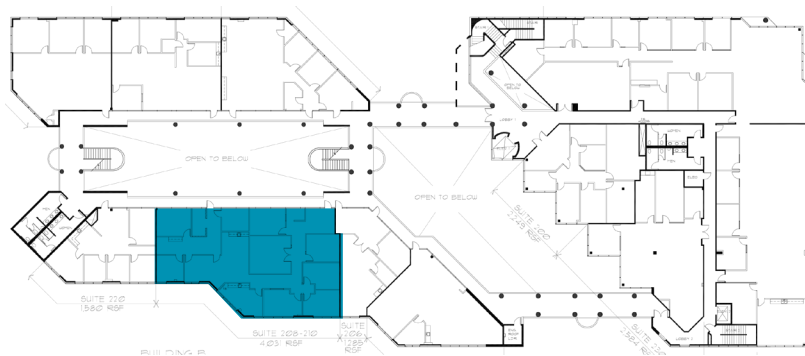
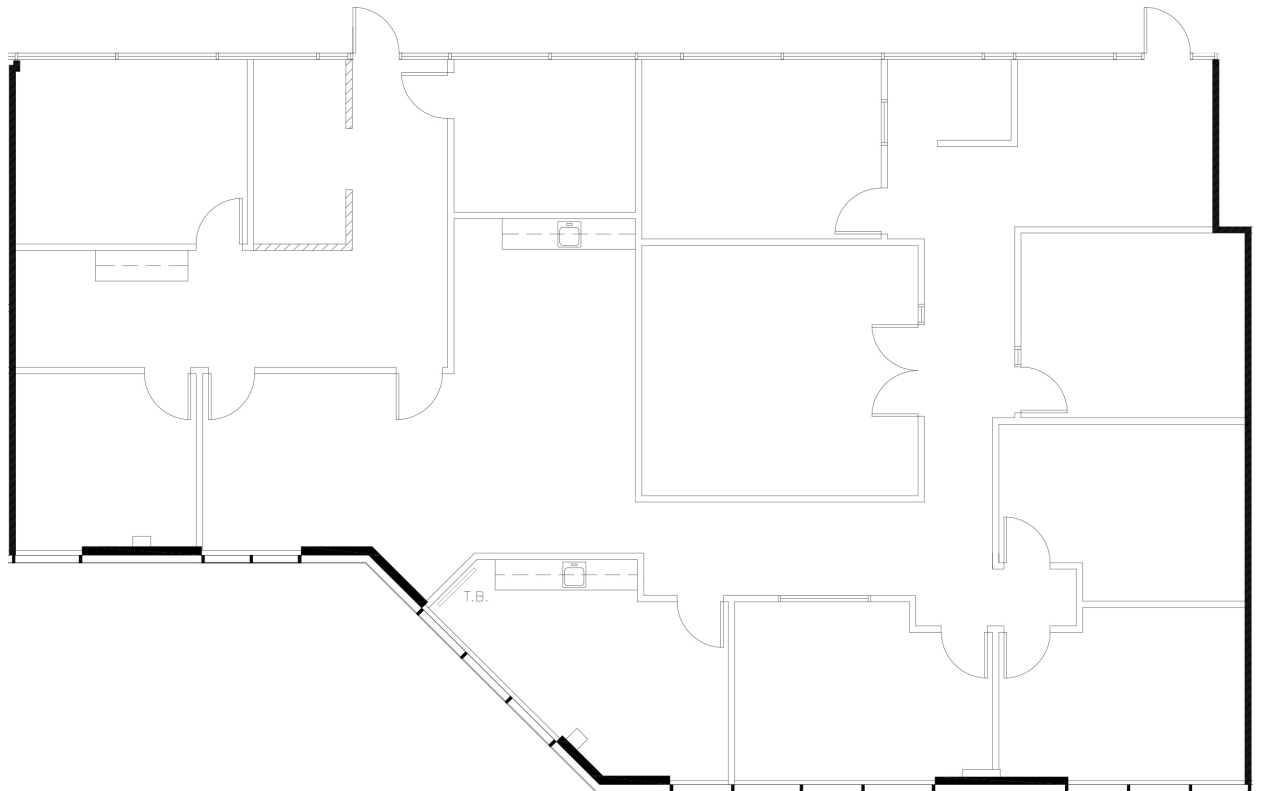


# PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

## **BUILDING B**

SUITE 208 | 4,031 RSF



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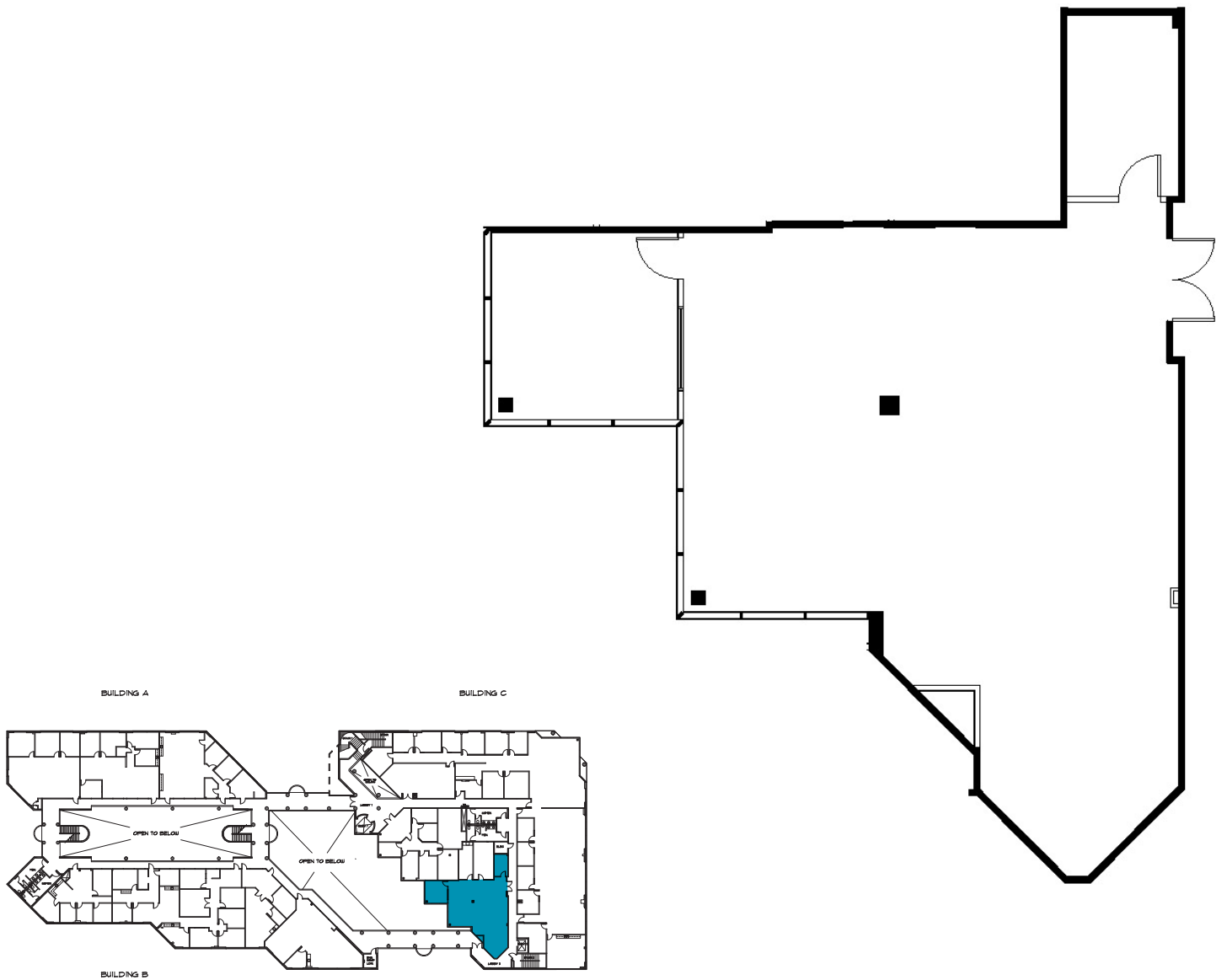


# PALM BROOK CORPORATE CENTER

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## BUILDING C

SUITE 230 | 2,005 RSF



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