

HAVEN PARK

9680 Haven Avenue | Rancho Cucamonga



OFFICE SPACE FOR SUBLEASE

CBRE

FEATURES



Approximately 51,305 rentable square feet, located on the second (2nd) and third (3rd) floors



Sublease expires January 31, 2027



The most unique, creative work space in the Inland Empire



Major building signage available to qualified tenants



Subtenant would consider including all or a portion of furniture, as part of sublease



Close proximity to the Rancho Cucamonga Civic Center / City Hall and San Bernardino Courthouse



Close proximity to restaurants and the premier lifestyle center, Victoria Gardens, Terra Vista Shopping Center and Ontario Mills Regional Mall



Easy access to the 10 / 15 / 60 and 210 Freeways



Project is located three (3) miles from Ontario International Airport, Ontario Convention Center and enjoys close proximity to hotels, retail and restaurants



Two (2) elevators



Large floor plates for efficient design of high density occupancy



Up to 4.5/1,000 parking with adjacent parking structure

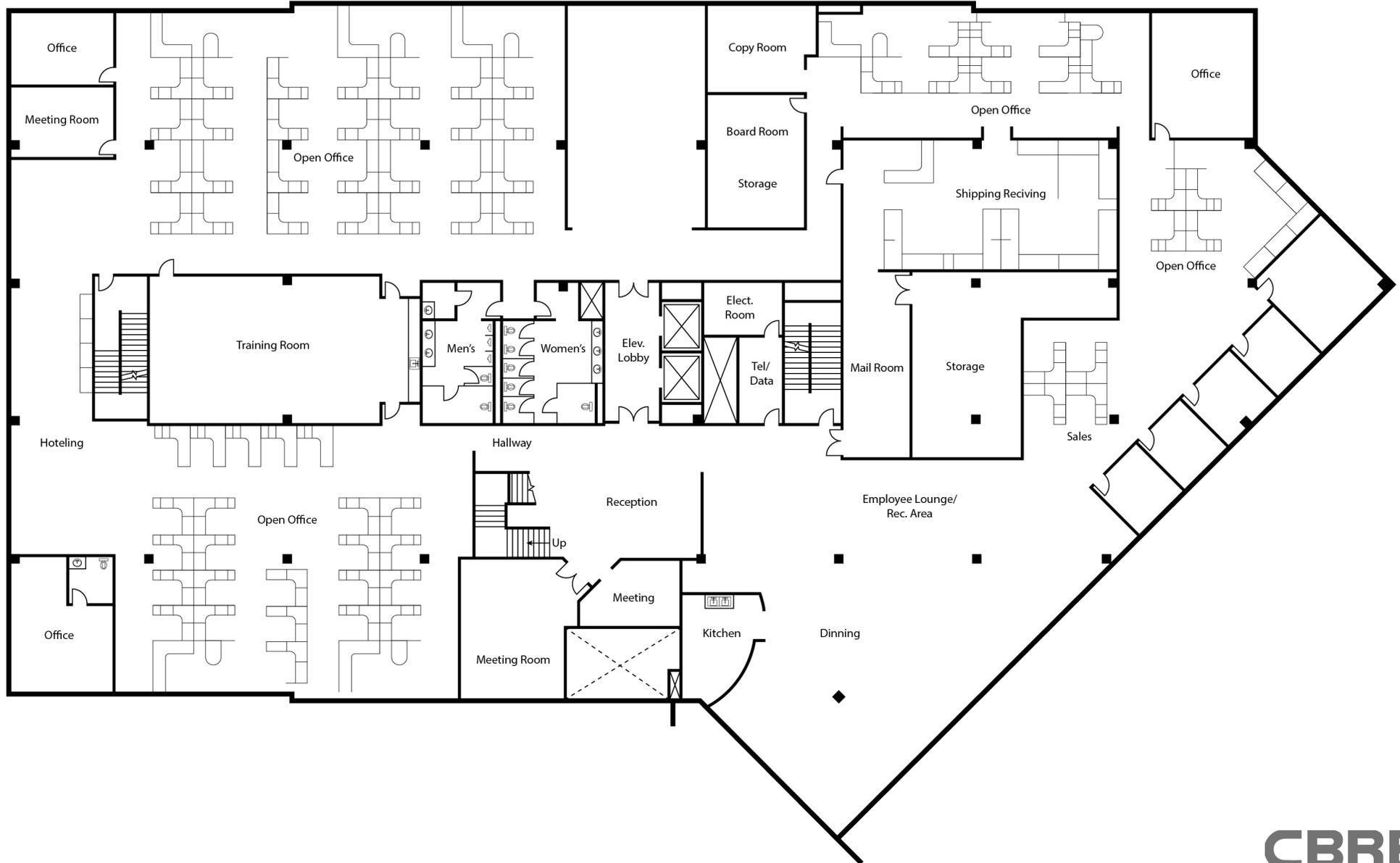


AVAILABILITIES

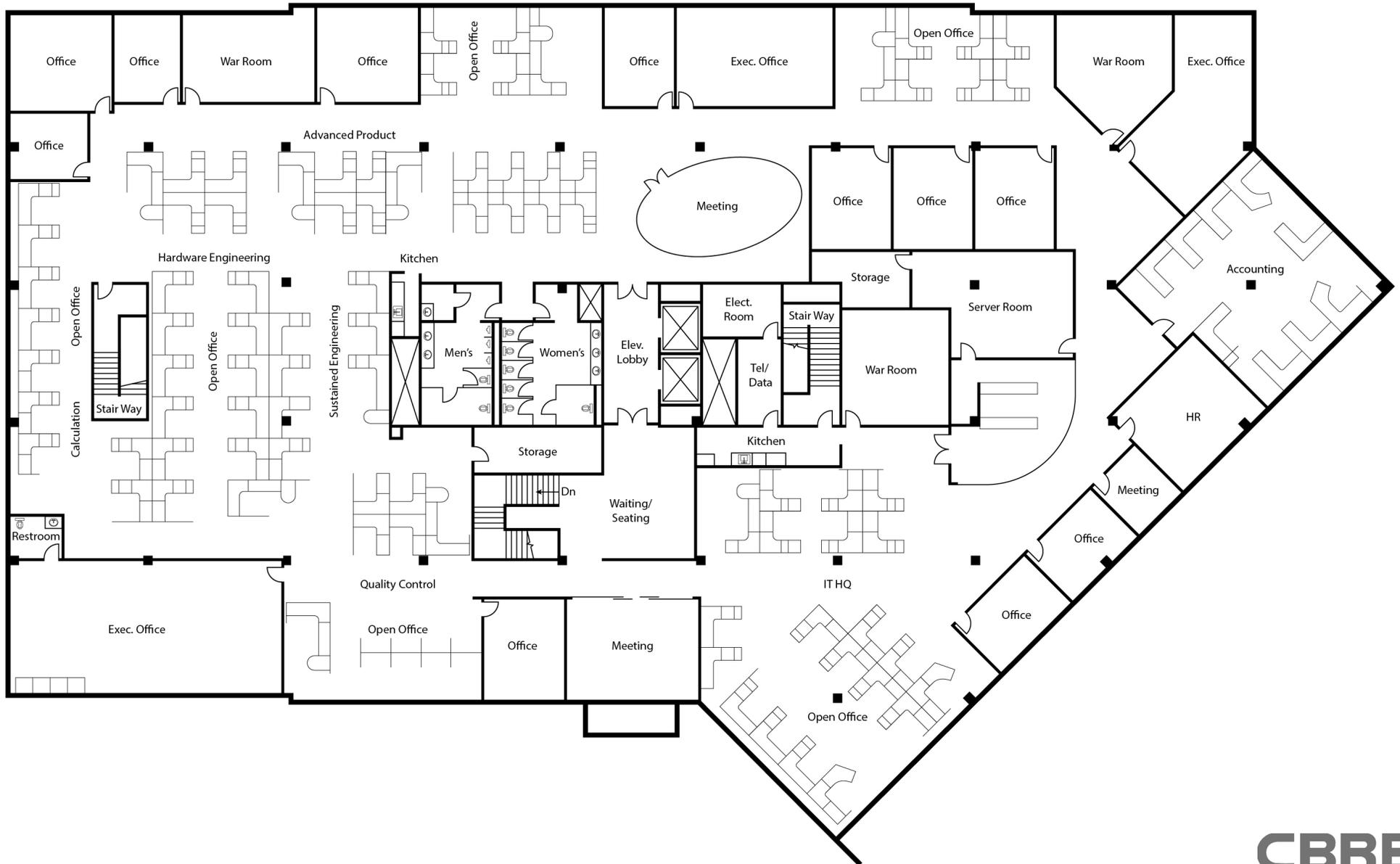
SUITE	SQ. FT.	RENTAL RATE	DESCRIPTION
200	±25,582	Year 1: \$1.95/RSFFSG	Reception lobby, three (3) large and three (3) small bull pen/open office areas, three (3) executive offices, six (6) private offices, board room, training room, one (1) large and one (1) small conference rooms, kitchen/break room, mail room, one (1) large and one (1) small storage rooms, copy room, restrooms
300	±25,723	Year 1: \$1.95/RSFFSG	Reception lobby, two (2) large and two (2) small bull pen/open office areas, four (4) executive offices, twelve (12) private offices, large work room able to accommodate ±12 cubes, four (4) conference rooms, kitchen/break room, IT/server room, two (2) storage rooms, restrooms

RENT ADJUSTMENT	Negotiable
OPERATING EXPENSES	Base Year
ELEVATORS	Two (2)
BUILDING HOURS	8:00 a.m. to 6:00 p.m. Monday to Friday 9:00 a.m. to 1:00 p.m. Saturday

2ND FLOOR PLAN



3RD FLOOR PLAN





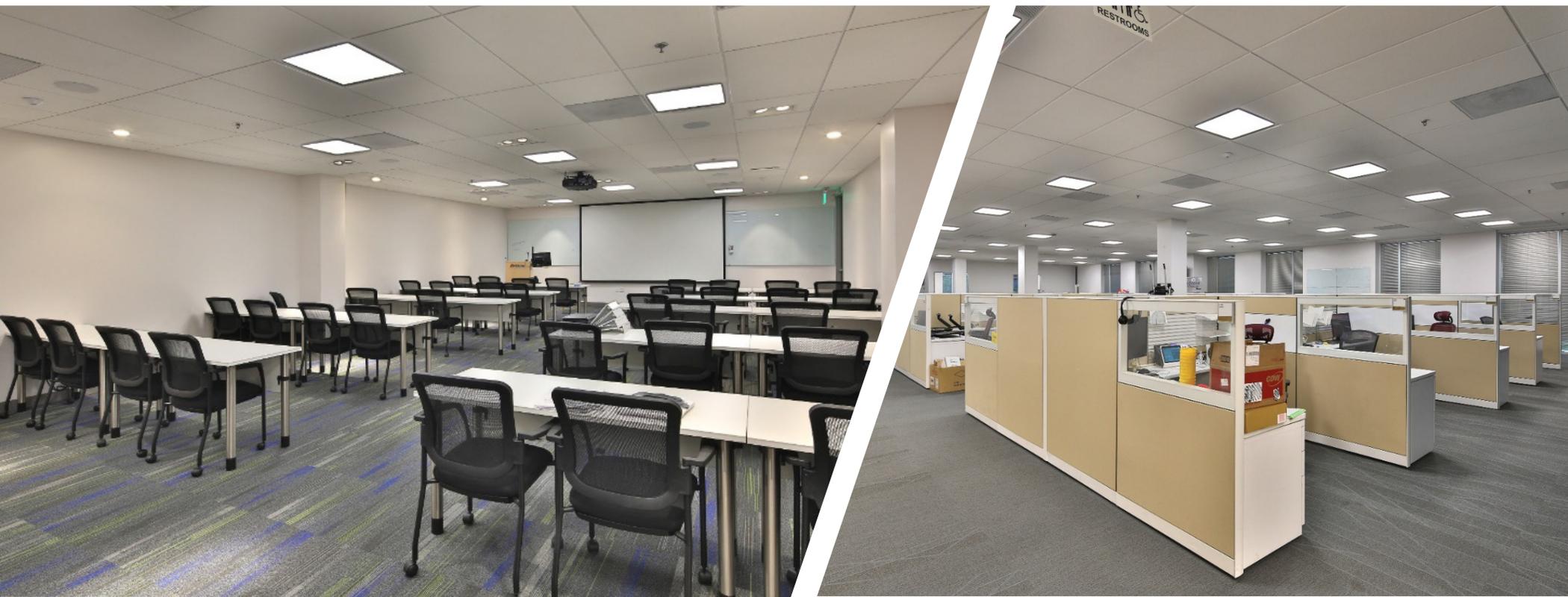
CONCOURS DRIVE

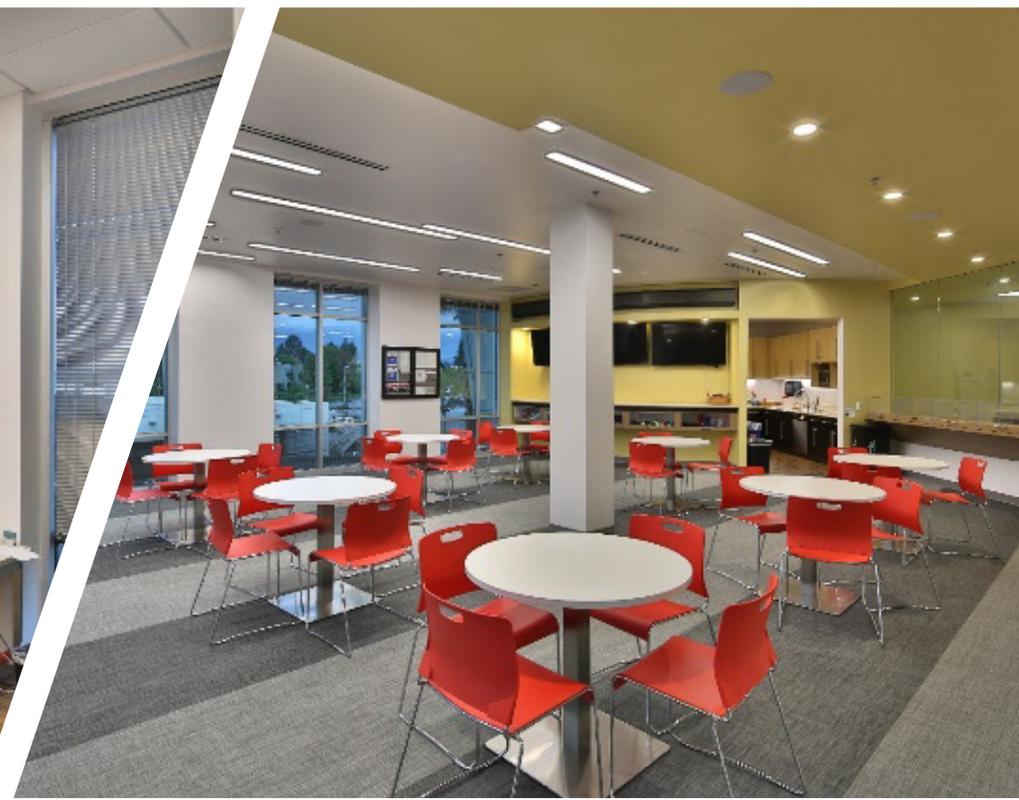
4TH STREET

9680 Haven Avenue

HAVEN AVENUE









AMENITIES MAP



Marketplace At Ontario Center

Holiday Cafe, SUBWAY, sam's club, Staples, Bassett, FLAME BROILER, verizon, BAJA FRESH

MATHISBROTHERS FURNITURE, LA QUINTA, Ontario Airport Hotel, STAY AMERICA, EMBASSY SUITES, d'Lins, Fairfield Inn & Suites, Marriott

CHOICE HOTEL, Haven Park

ONTARIO INTERNATIONAL AIRPORT

TOYOTA ARENA, Camden Landmark Apts, Eloft HOTELS, El Encanero, Haven Park, POKE CO., LEGENDS BURGERS, DICKY'S, Waba, JJ

Ontario Mills

Costco, Marshalls, Burlington, FOREVER 21, COACH, OLD NAVY, RHGAP, ULTA, REBELS, UNIQLO, Market Broiler Restaurants, Nike, amc, rack, DAVE'S BEST

Piemonte At Ontario Center

KOHL'S, Pollo Loco, PETSMART, Applebees, DSW, BIAS

Empire Corporate Plaza, Premier Business Centers, Residence Inn Marriott

El Encanero, SUBWAY

ROGER DUNN G-LEASH PS, WABI SABI, Creamistry, 24 FITNESS, Jack in the box, Popeyes, Denny's, LM

ARROW ROUTE, Nordstrom, rack, DAVE'S BEST

Rancho Cucamonga Metro Link Station, HAVEN CITY MARKET

Spruce Plaza

Habit, Starbucks, Blaze PIZZA, Luna Grill, Cafe Rio

Avana Rancho Cucamonga Apartments, OMOKASE

Town Square

THE COFFEE BEAN & TEA LEAF, K-TOWNE, ROBEKS, active, SALON MADRID

Villa Del Norte Apartments, Monterey Village, Cucamonga Elementary, Rancho Cucamonga DMV

Foothill Village Shopping Center

CHUCKE, CHEESE'S, PHO HA, BOBA PLANET & SANDWICHES, Q KOREAN BBQ EXPRESS

Farmer Boys, Lowe's, Waka's

Best Western PLUS

Kindred Hospital Rancho, Rancho Cucamonga Superior Court

Terra Vista Town Center

Bath & Body Works, Office DEPOT, HOBBY LOBBY, Pier 1, ROSS, Michaels, OLD NAVY, BARNES & NOBLE, HomeGoods, GNC, Tuesday Morning, Party City, PETSMART, LA FITNESS, Stein Mart, ALDI, Panera, WELLS FARGO, AAA, SPICE CITY, Stone Fire Grill, BIG 5, Yogurtland, nékter, rubio's, TRISTONE

Virginia Dare Winery Business Centre

7 ELEVEN, DEL TACO, Pharmacy, GOOD FELLA'S

Retail (Blue), Restaurants (Purple), Hotel (Green)

HAVENPARK

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CONTACTS

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