

PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

NEW OWNERSHIP / RENOVATIONS UNDERWAY



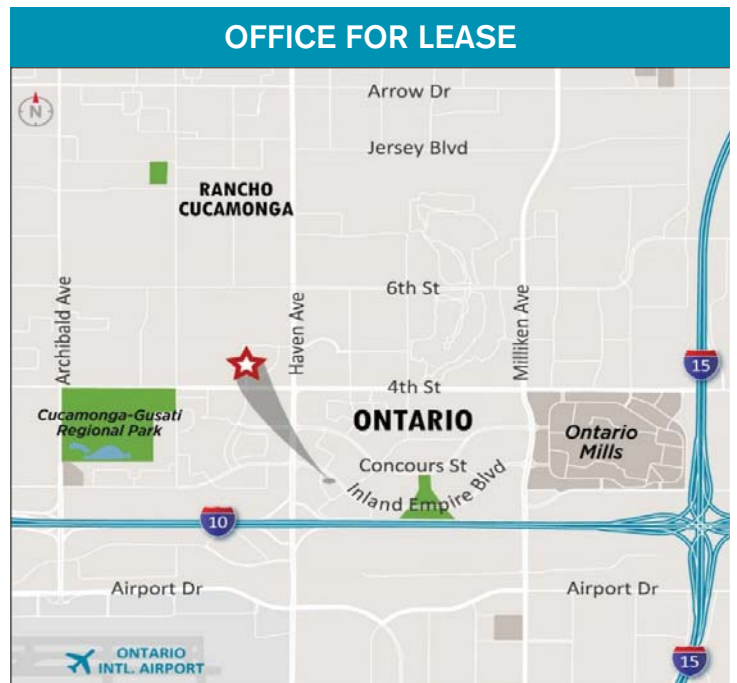
PROPERTY HIGHLIGHTS

- Prominent Visibility Along Inland Empire Blvd.
- Impressive Atrium-Style Water Feature
- 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

\$2.10 per SF Full Service Gross

AVAILABILITY

BUILDING A		BUILDING B		BUILDING C	
Suite 200	2,154 RSF	Suite 100	1,559 RSF	Suite 150	1,696 RSF
				Suite 230	2,005 RSF
				Suite 340	2,053 RSF

RENOVATION TIMELINE

COMMON AREA & INTERIORS	ESTIMATED COMPLETION
Elevator upgrades	March '19
Hallway & lobby painting (Bldg C)	March '19
Main lobby flooring upgrades (Bldg C)	March '19
Hallway flooring (Bldg C)	March '19
Existing window covering upgrades (Bldg A&B)	March '19
Bathroom upgrades	March '19
Lobby art, plants, green walls (Bldg C)	April '19
Hallway art & furniture (Bldg C)	April '19

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

SIGNAGE	ESTIMATED COMPLETION
Tenant directories & signage	April '19
New monument signage	April '19



For leasing information, please contact:

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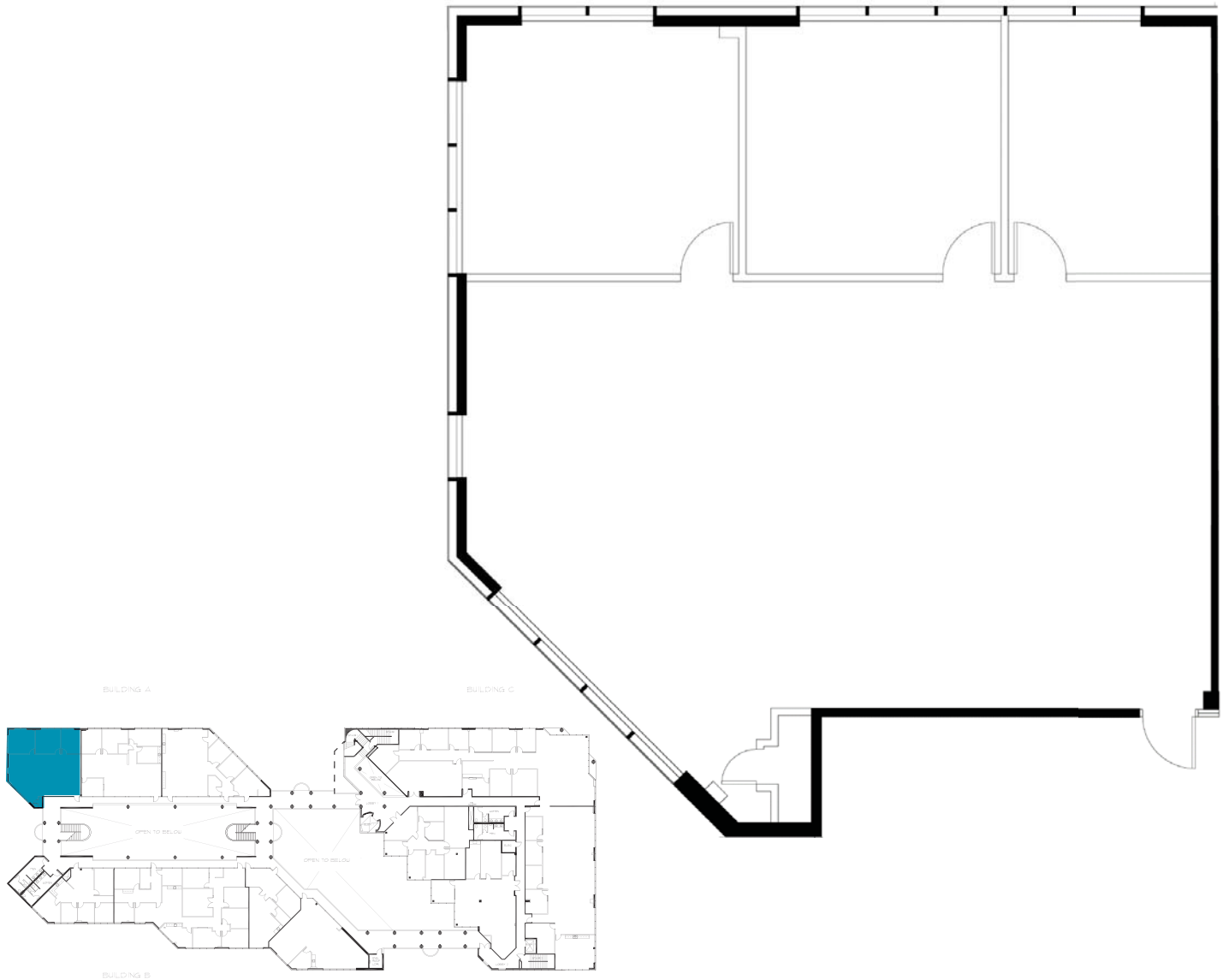


PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

BUILDING A

SUITE 200 | 2,154 RSF



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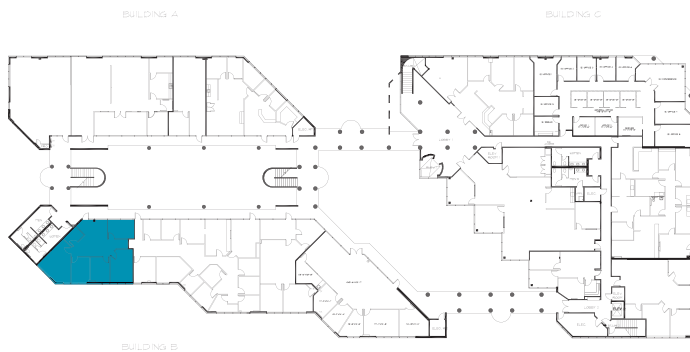
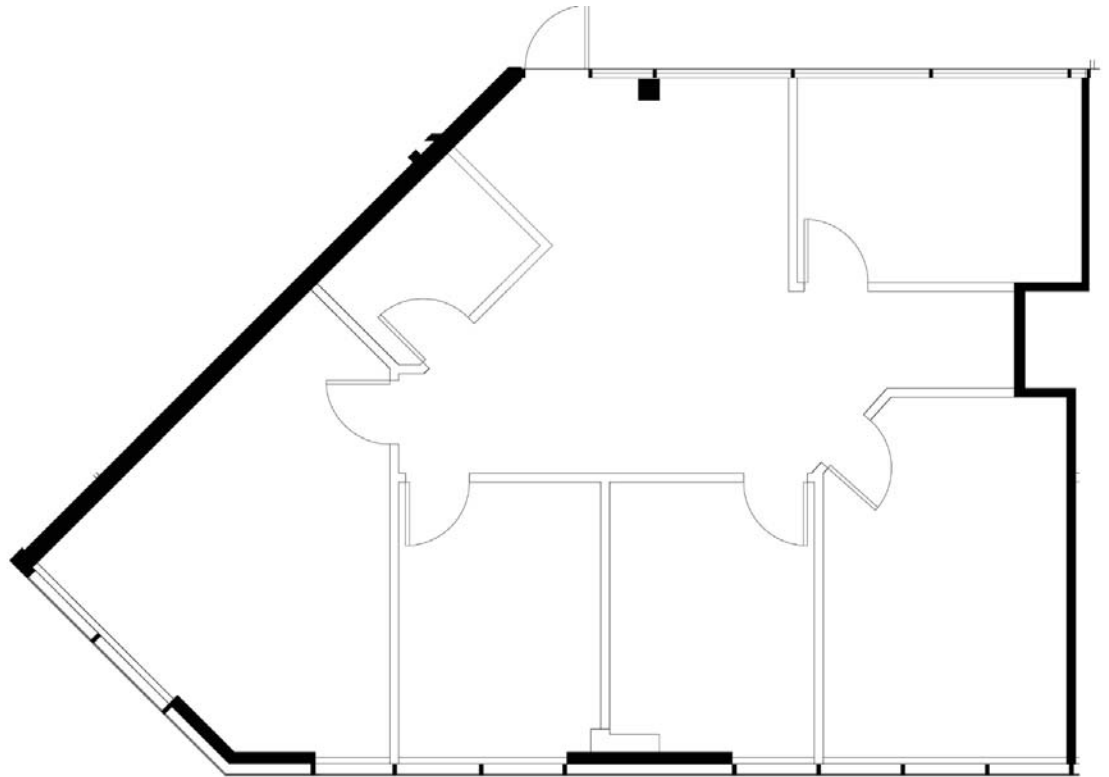


PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

BUILDING B

SUITE 100 | 1,559 RSF



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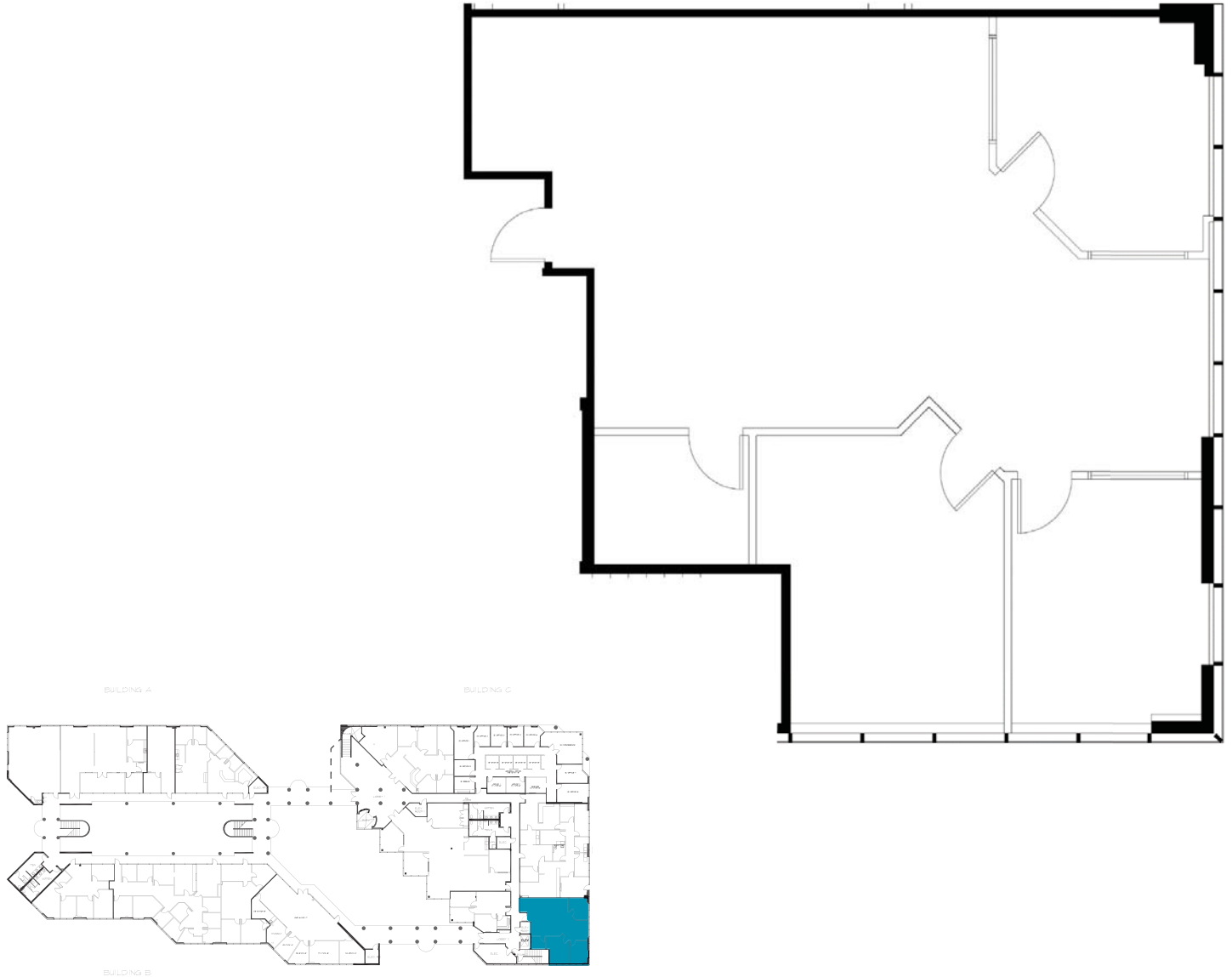


PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

BUILDING C

SUITE 150 | 1,696 RSF



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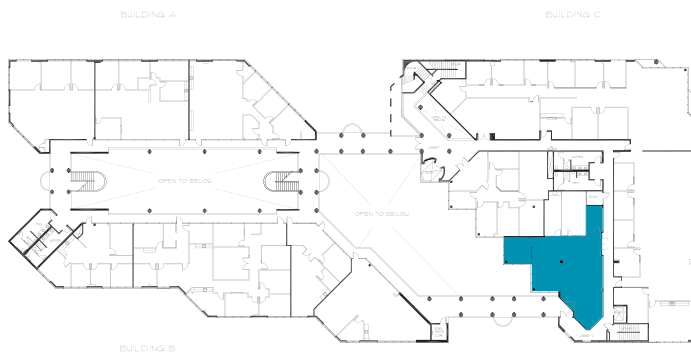
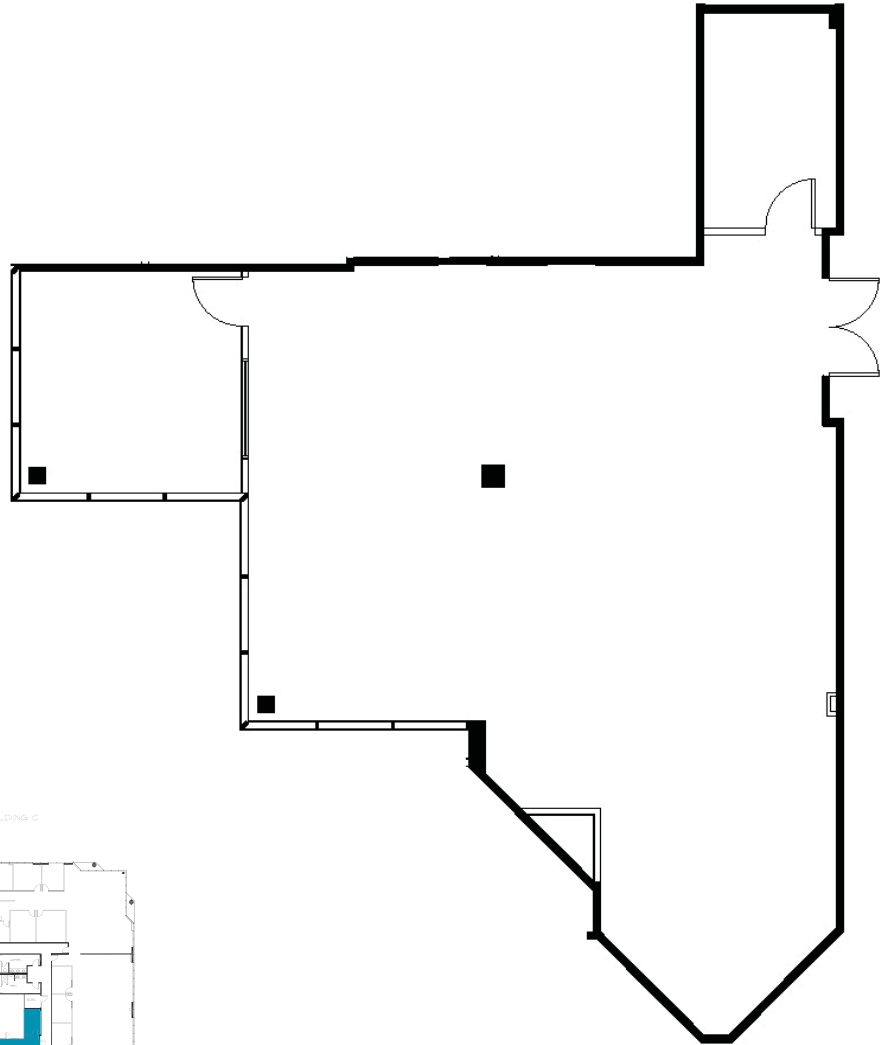


PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

BUILDING C

SUITE 230 | 2,005 RSF



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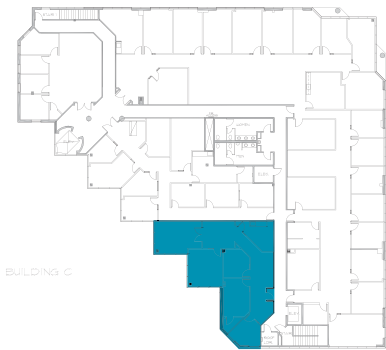
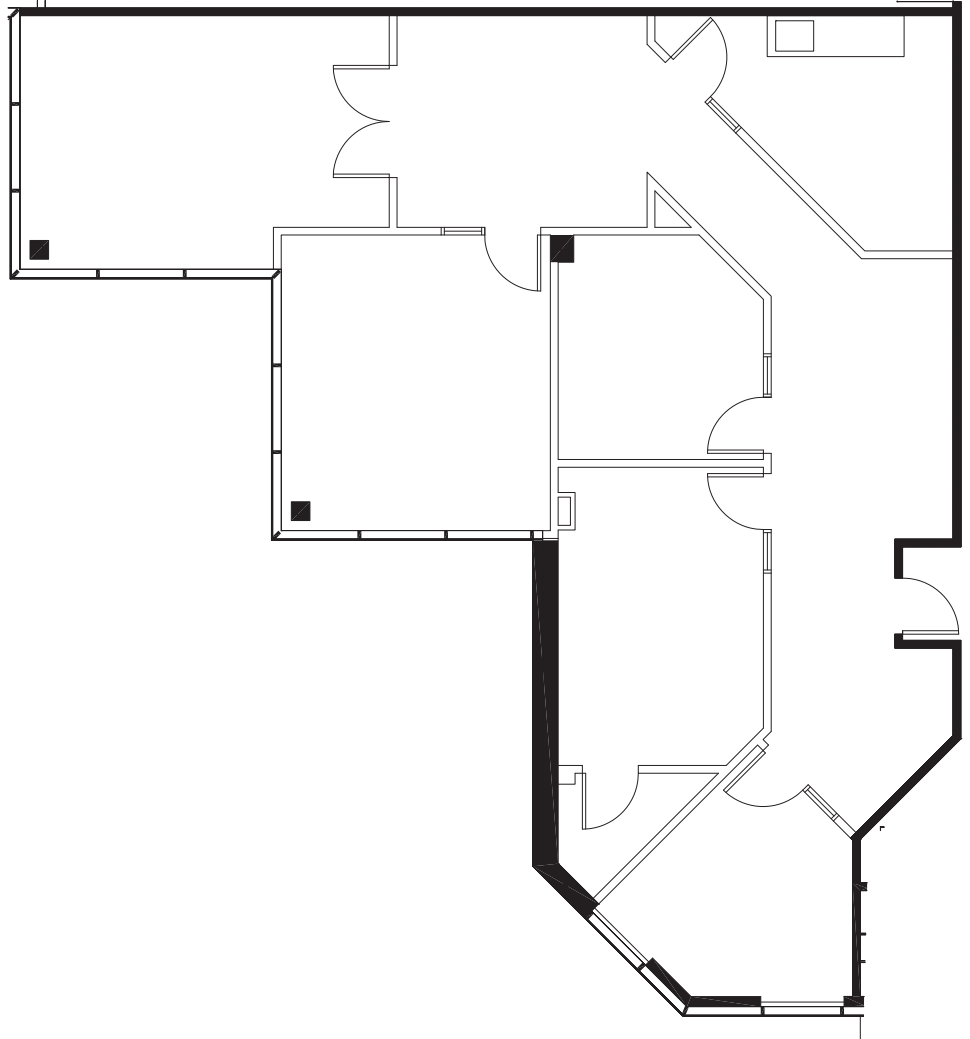


PALM BROOK CORPORATE CENTER

3602 INLAND EMPIRE BOULEVARD, ONTARIO, CALIFORNIA

BUILDING C

SUITE 340 | 2,053 RSF



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