

SIXTH STREET CENTER

1131 W. 6TH STREET | ONTARIO, CA 91762



MEDICAL/OFFICE SPACE FOR LEASE



ANDREW PEAKE

Senior Vice President

951.276.3644

apeake@lee-associates.com

DRE #01398894

JOSEPH PIERIK

Vice President

951.276.3685

jpierik@lee-associates.com

DRE #02144961

MASON WILSON

Associate

951.276.3603

mwilson@lee-associates.com

DRE #02163918



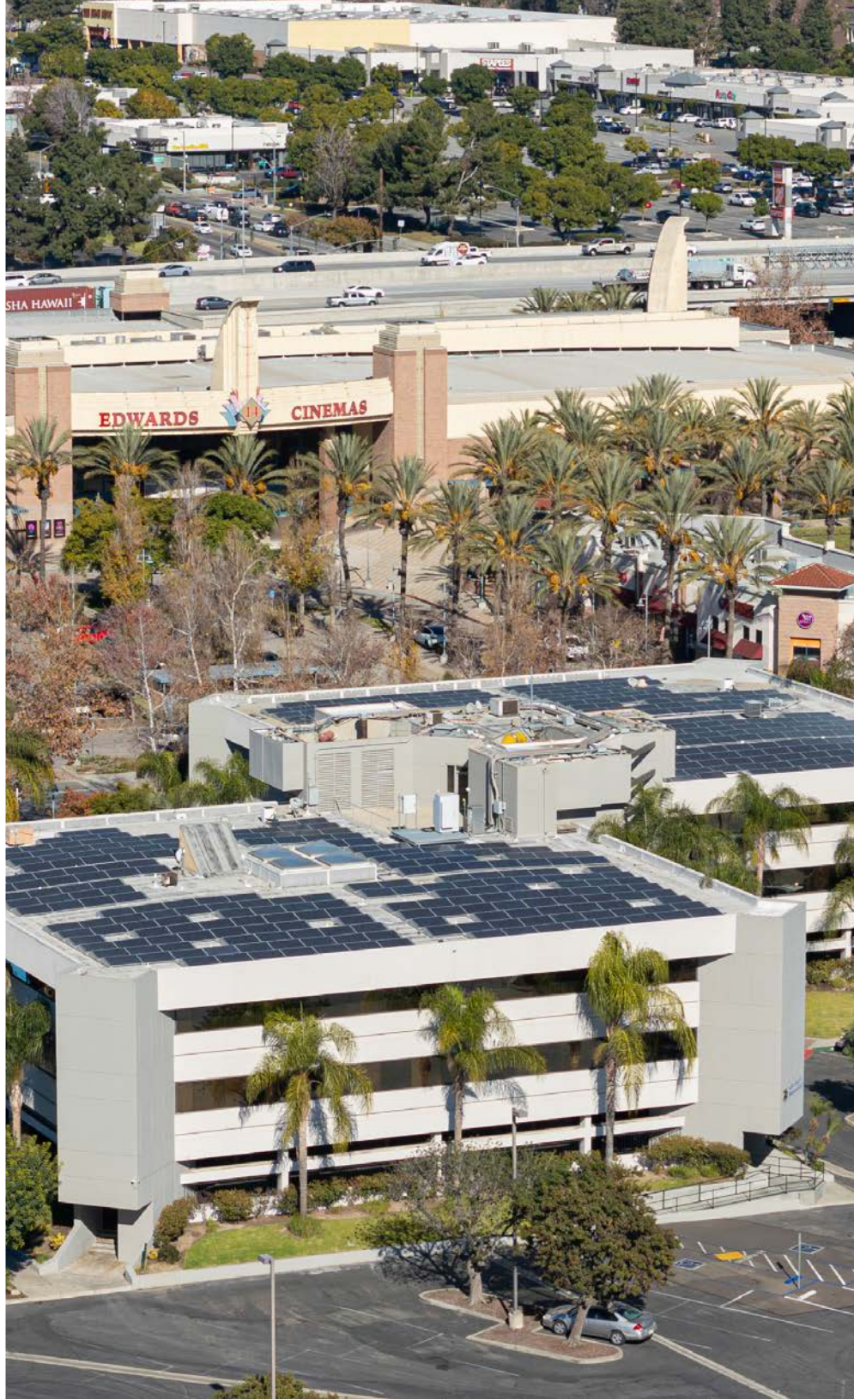
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 4193 Flat Rock Drive, Suite 100 - Riverside, CA 92505
Corporate ID# 01048055

AVAILABILITIES

SIXTH STREET CENTER AVAILABLE SUITES					
TOTAL SQUARE FEET ±62,797 RENTABLE SQUARE FEET					
Suite	Sq. Ft.	Lease Rate	Description	Video	Floor Plan
110	4,056 SF	\$2.00 PSF	Reception, 7 Private Offices, Open Office, Kitchen		
227	1,525 SF	\$1.90 PSF	Open Area, 4 Private Offices		
228	1,538 SF	\$1.90 PSF	3 Private Offices, Open Office		
232	568 SF	\$1.90 PSF	Reception, 2 Private Offices, Available 10/1/2026		
250	1,291 SF	\$1.90 PSF	Open Area, 2 Private Offices		
260-A	1,600 SF	\$1.90 PSF	Open Area, 1 Private Office		
350	11,525 SF	\$1.90 PSF	Reception, 8 Private Offices, Open Office, Kitchen, 3 Storage Rooms, Conference Room, Exclusive Atrium		

LEASE TYPE	Full Service Gross (Not Including Janitorial)
RENT ADJUSTMENTS	Three Percent (3%) Per Year
LEASE TERM	One (1) to Five (5) Years

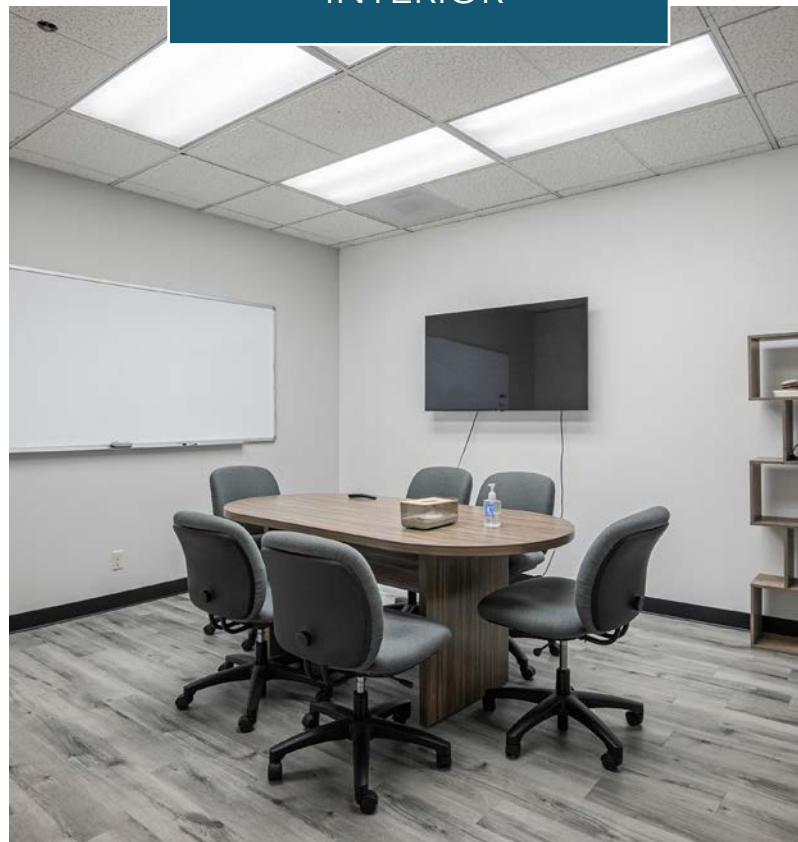


PROPERTY HIGHLIGHTS

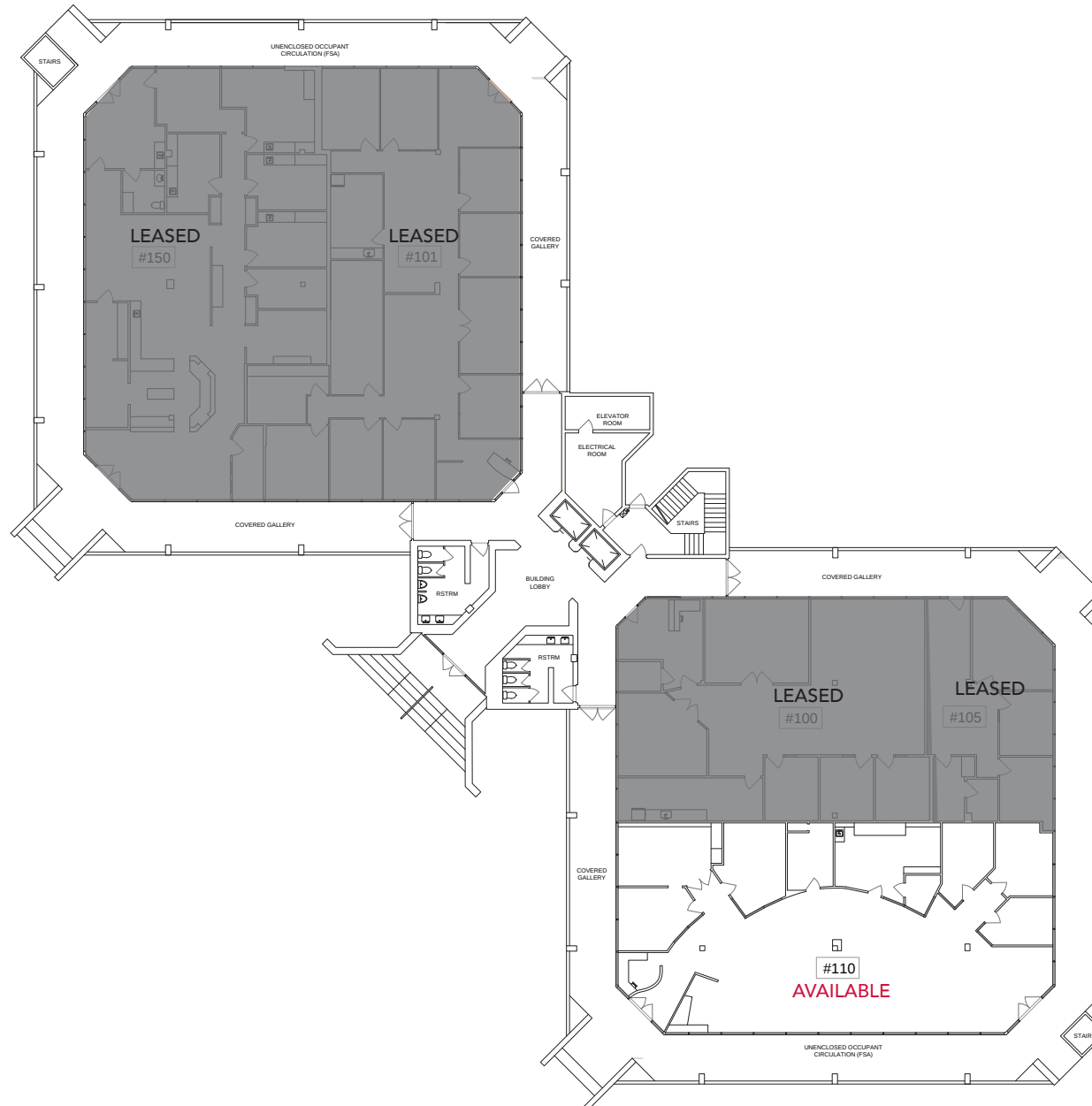
- » Sixth Street Center is the only three-story office building over $\pm 62,797$ square feet in this area with a unique 4th floor penthouse and rooftop terrace
- » Renovated, premier 3-story professional office building
- » Ideal for office and medical office use
- » High ceilings, excellent window line, dual elevators & ample parking
- » Desirable Commercial Corridor in Ontario, CA
- » Centrally located near retail and restaurant amenities
- » Immediately south of I-10 Freeway at Mountain Avenue
- » Easy connection to the 15, 57, 60 and 210 Freeways
- » Near Ontario Mills Mall & Montclair Plaza
- » Central location between four counties: Los Angeles, Orange, Riverside and San Bernardino Counties



INTERIOR



1ST FLOOR PLAN



FIRST FLOOR BOMA PLAN
SCALE: 3/32"=1'-0"

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2ND FLOOR PLAN



SECOND FLOOR BOMA PLAN
SCALE: 3/32"=1'-0"

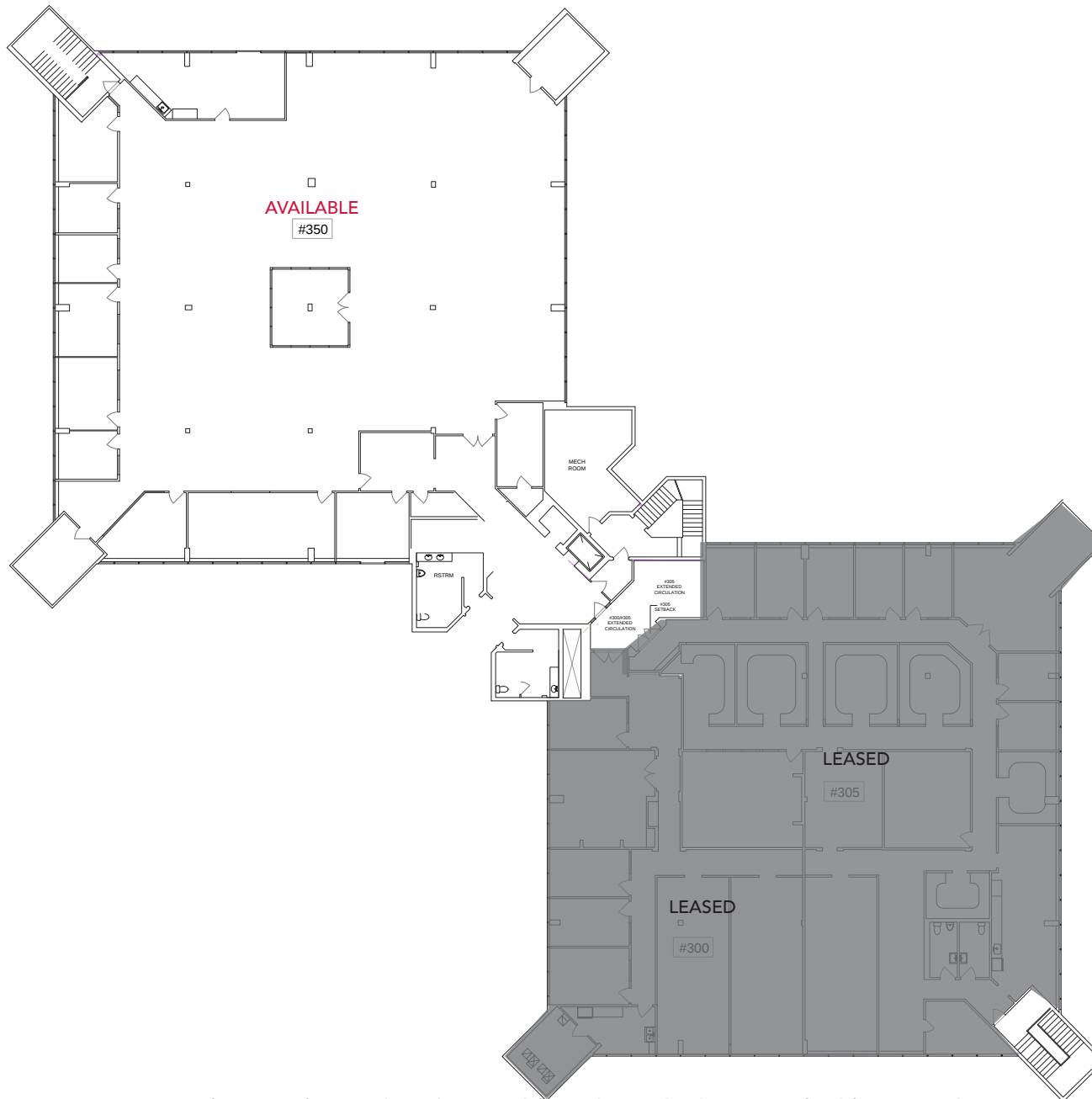
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3RD FLOOR PLAN



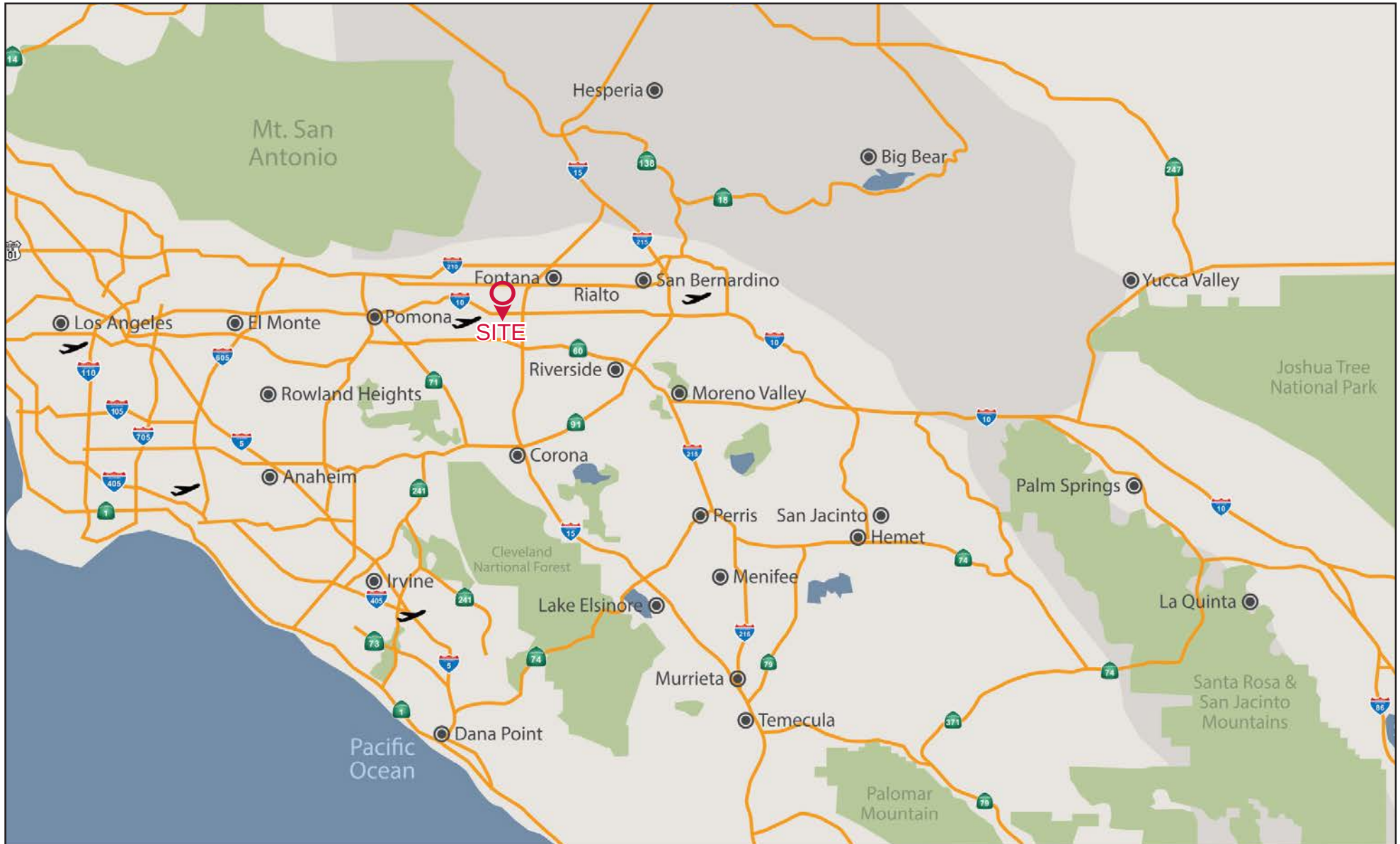
THIRD FLOOR BOMA PLAN
SCALE: 3/32"=1'-0"

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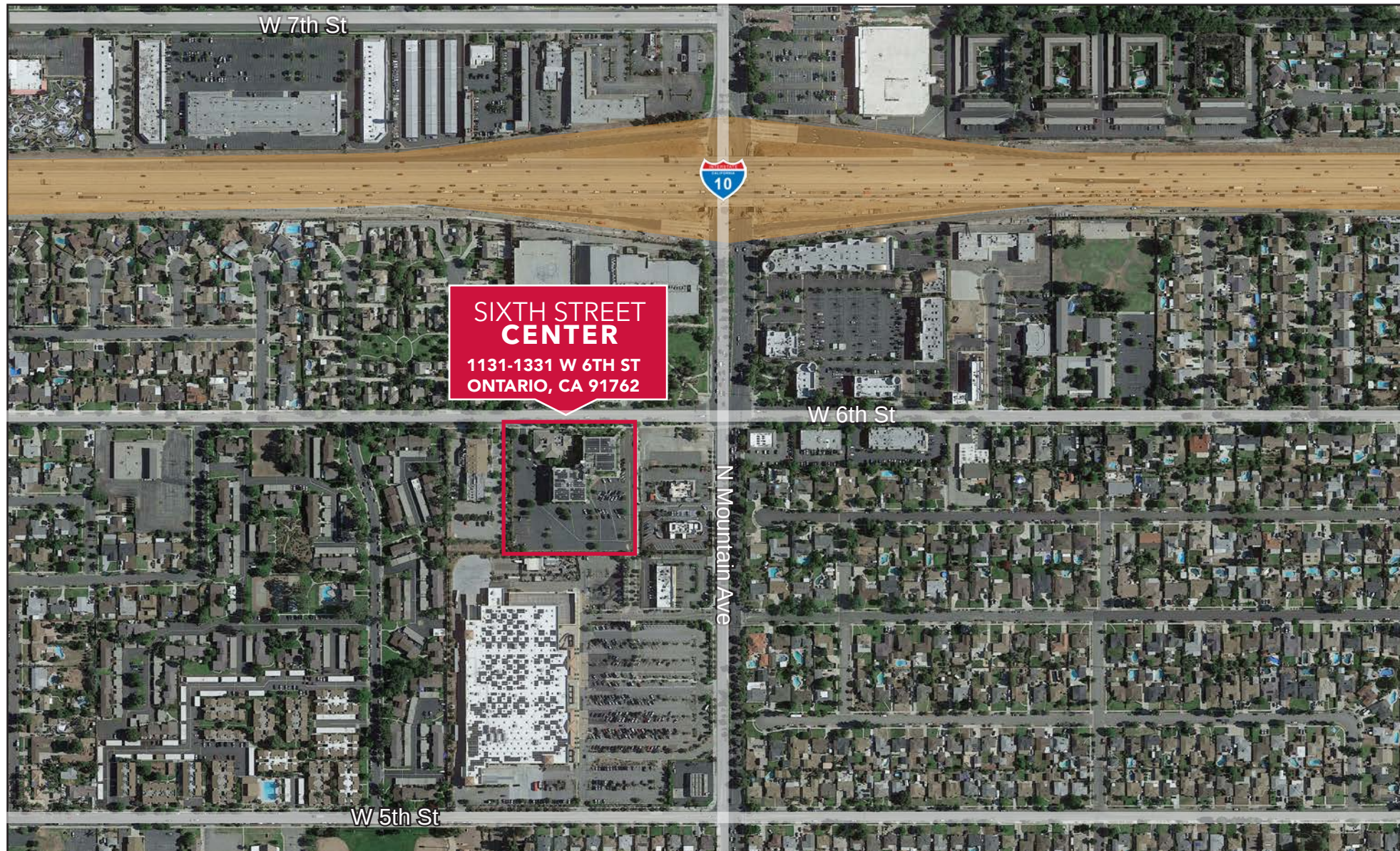
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