

# ONE CORPORATE PLAZA

COMMON  
AREA  
REMODEL  
COMPLETE



**FULL FLOOR AVAILABLE**

OFFICE SPACE FOR LEASE


3500 PORSCHE WAY | ONTARIO, CA 91764

# PROPERTY HIGHLIGHTS

- Class "A" Office Environment
- Three-Story Glass Atrium
- Excellent I-10 Freeway Visibility and Access
- Building and Monument Signage Available
- High Quality Finishes and Standards
- 24-Hour Card Key Access
- Abundant Parking with Covered Spaces Available
- Prime I-10 Freeway Frontage
- Close Proximity to the Ontario International Airport, Ontario Mills Mall, Convention Center, and Citizen's Business Bank Arena
- Surroundings include the Ontario Airport Hotel, La Quinta Inn & Suites, El Torito, Benihana, and Other Fine Restaurants and Amenities



## AVAILABLE SUITES

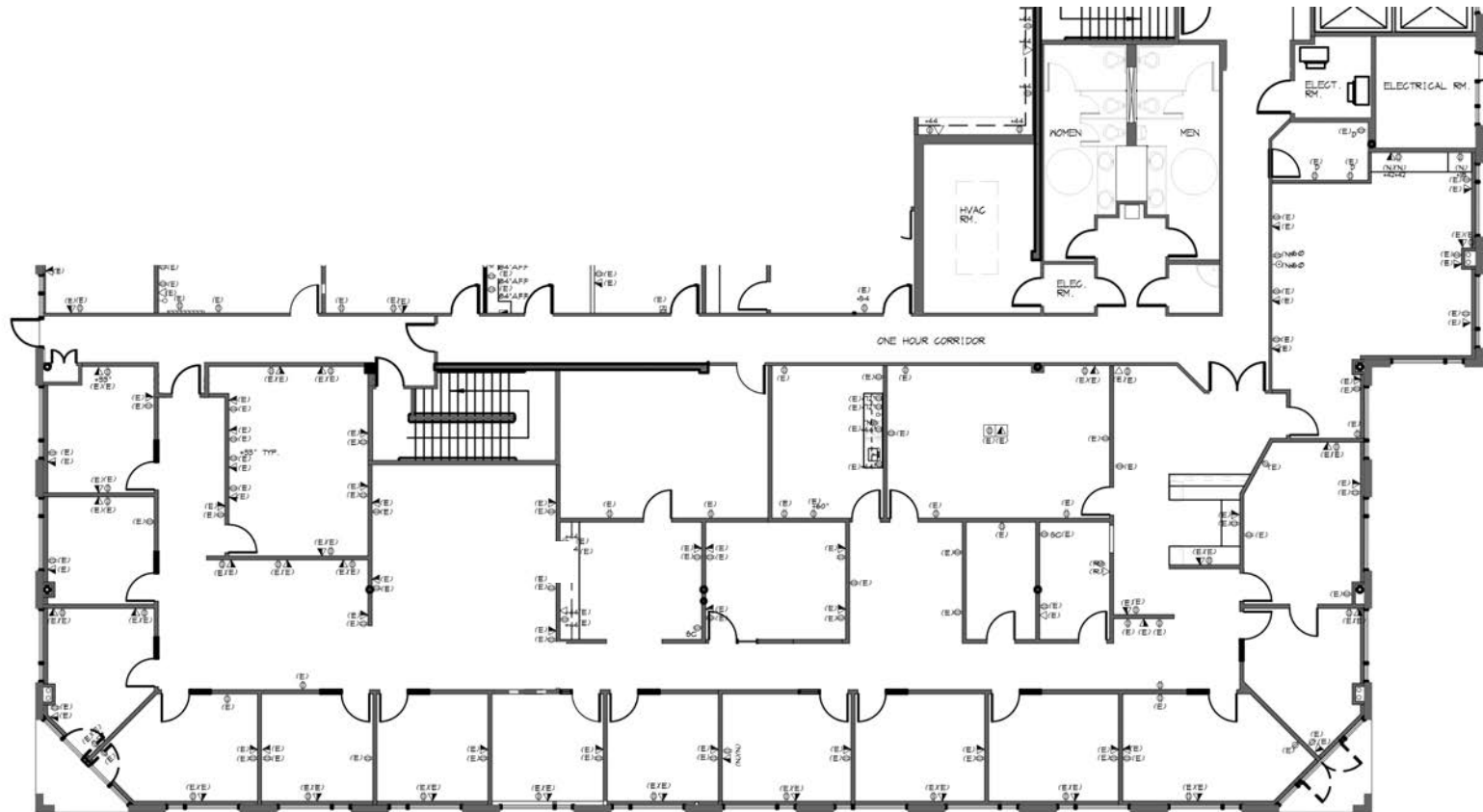
| Suite Number   | Size SF    | Lease Rate | Build-Out   | Video   |
|--|------------|------------|---|---|
| <b>Suite 150</b>                                       | ±7,913 SF  | \$2.30 FSG | Multiple Private Offices, Open Area, Conference Room, Kitchen, Storage Room                     |  |
| <b>Suite 200*</b>                                      | ±15,063 SF | \$2.30 FSG | Multiple Private Offices, Open Area, Conference Room, Available 11/1/2025                       |   |
| <b>Suite 300*</b>                                      | ±10,023 SF | \$2.30 FSG | 15 Private Offices, Open Area, Kitchen, Storage Room  |  |
| <b>Suite 325*</b>                                      | ±5,846 SF  | \$2.30 FSG | Multiple Private Offices, Kitchen, Conference Room, Storage Room, Available with 30 Days Notice |  |
| * Contiguous between 2nd & 3rd Floors up to ±30,932 SF |            |            |   |   |

# PROPERTY PHOTOS



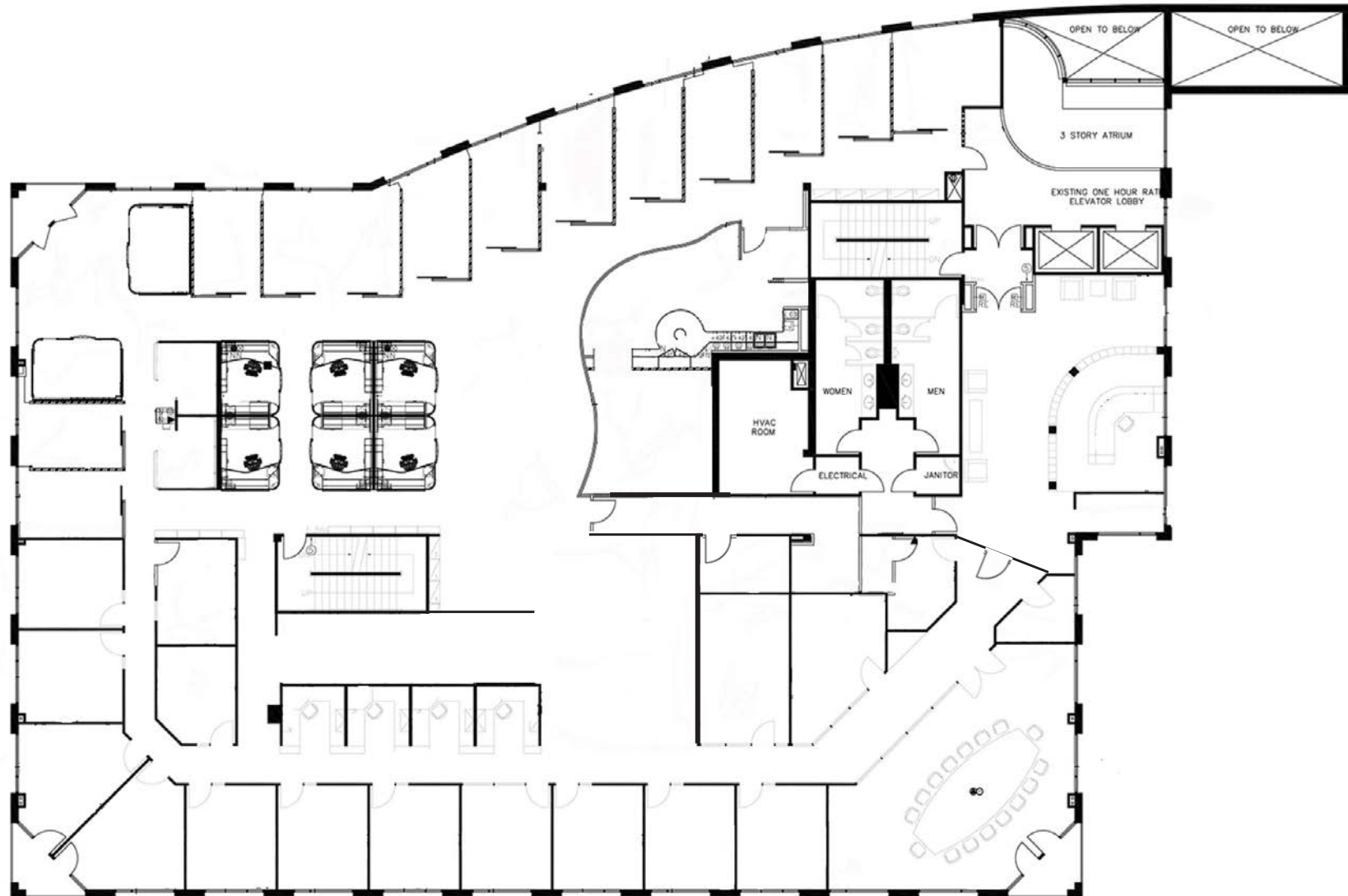
# FLOOR PLAN | SUITE 150

±7,913 SQUARE FEET (DIVISIBLE)



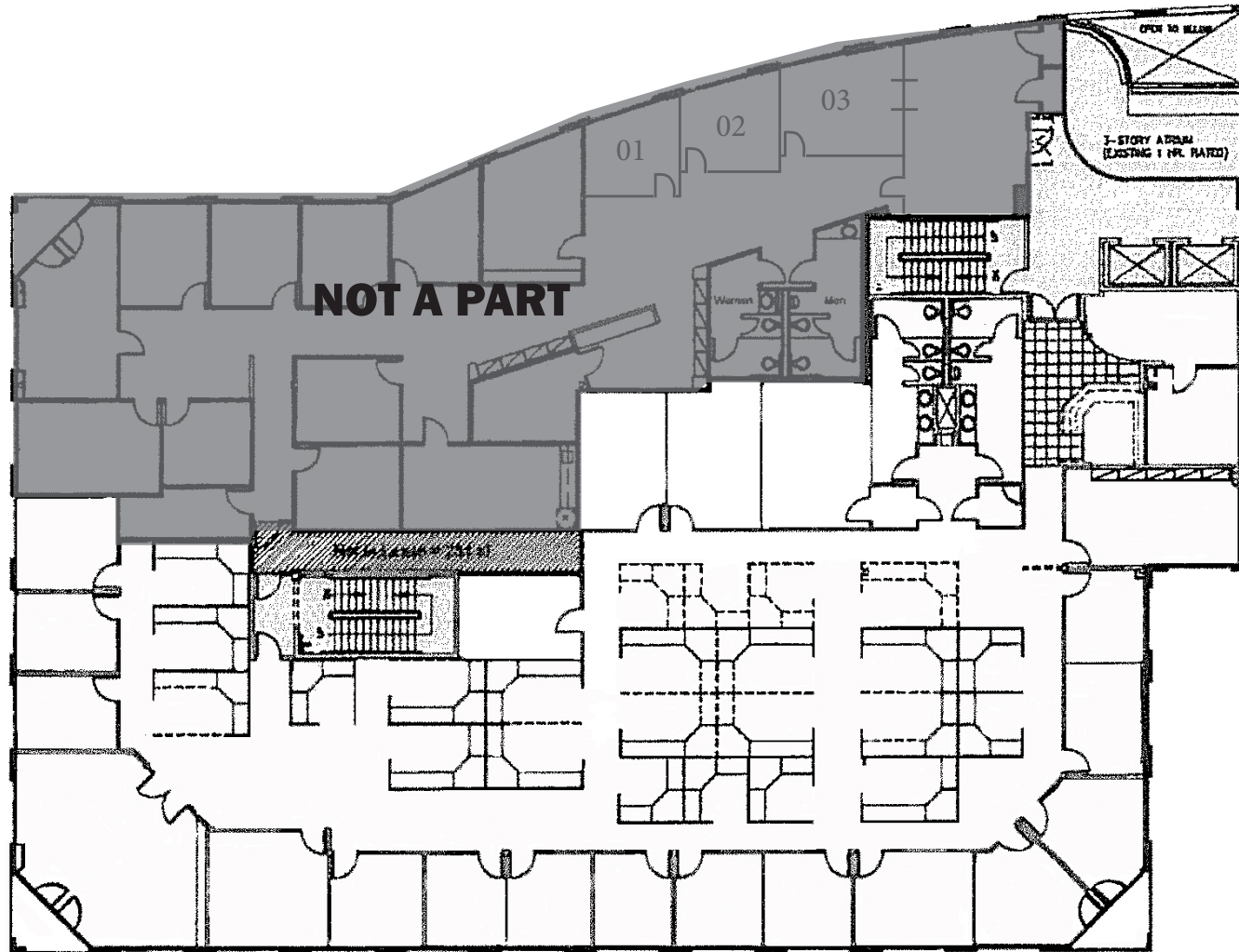
# FLOOR PLAN | SUITE 200

±15,063 SQUARE FEET



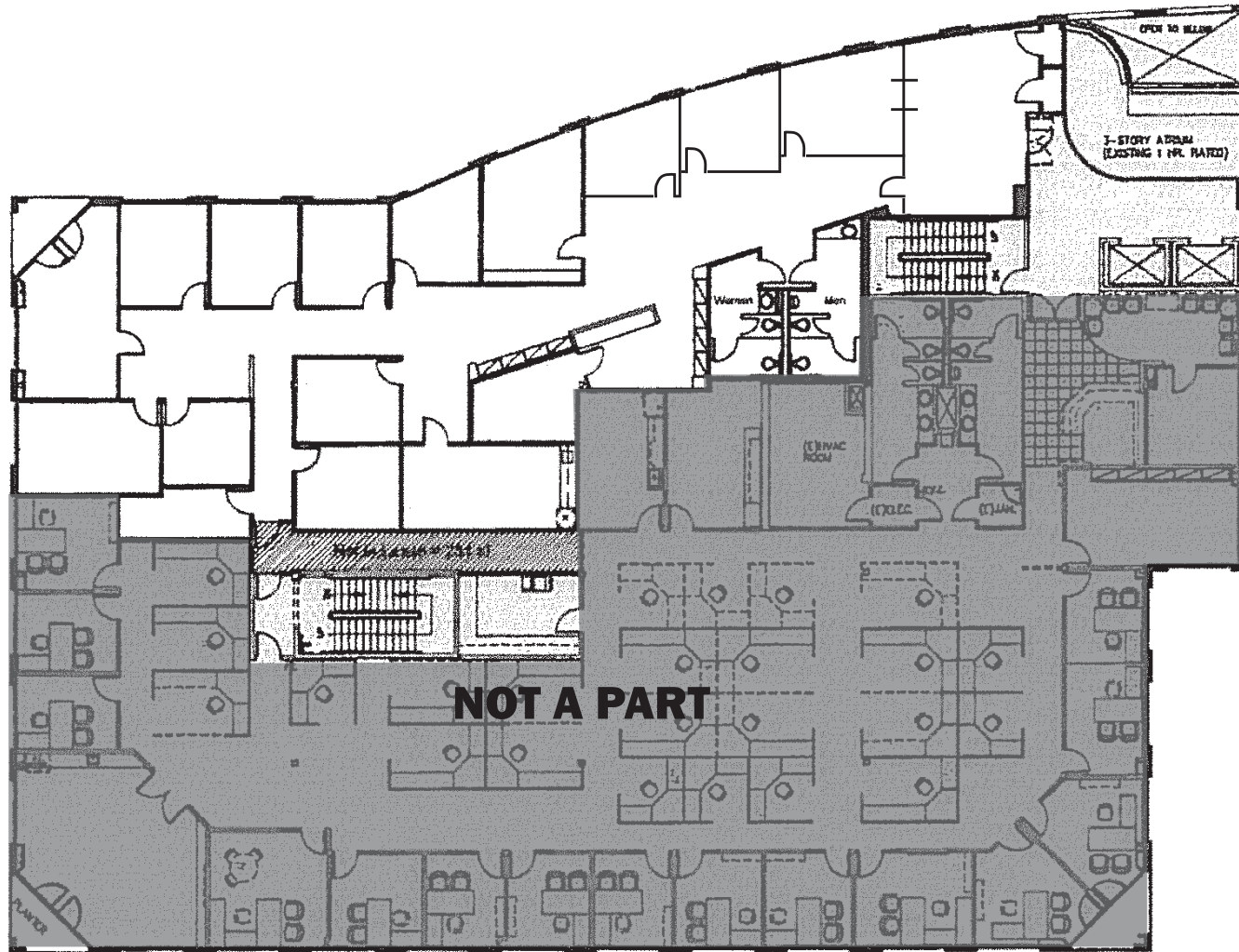
# FLOOR PLAN | SUITE 300

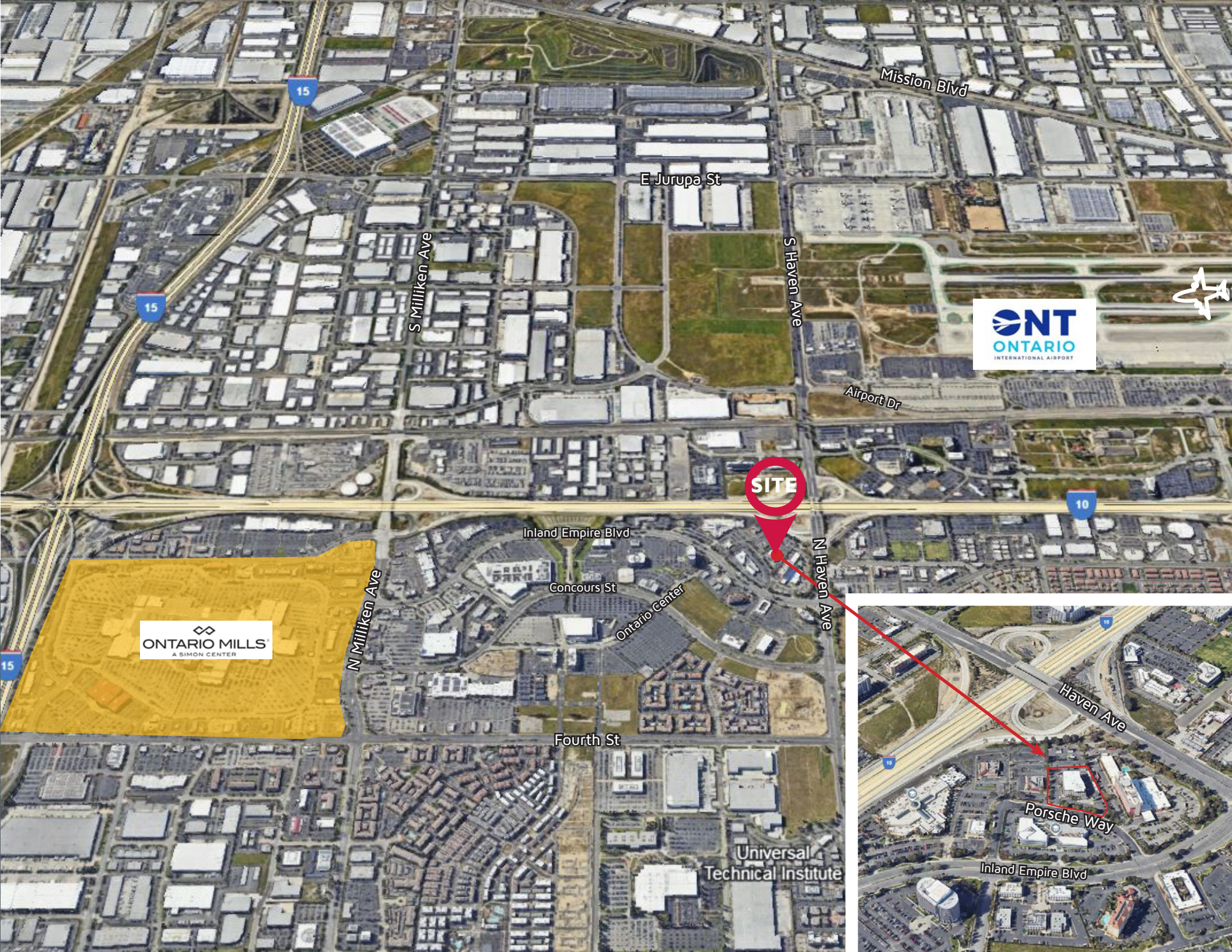
±10,023 SQUARE FEET (EXPANDABLE TO ±15,869 SF)



# FLOOR PLAN | SUITE 325

±5,846 SQUARE FEET (EXPANDABLE TO ±15,869 SF)





**SITE**

Mission Blvd

E Jurupa St

S Milliken Ave

S Haven Ave

Airport Dr

Inland Empire Blvd

Concoors St

Ontario Center

N Haven Ave

Fourth St

Universal Technical Institute

Haven Ave

Porsche Way

Inland Empire Blvd

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