

HAVEN SPECTRUM

9494 HAVEN AVENUE,
RANCHO CUCAMONGA, CA 91730



OFFICE SPACE FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ANDREW PEAKE

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PROPERTY FEATURES



Two (2) Story Office Building



±30,704 Square Feet Divisible to
±13,916 or 16,788 Square Feet
Available



Shell Space on Second Floor



Minutes To Ontario Mills With
Numerous Restaurants, Retail
Amenities & Business Services



Prominent Building Signage
Available



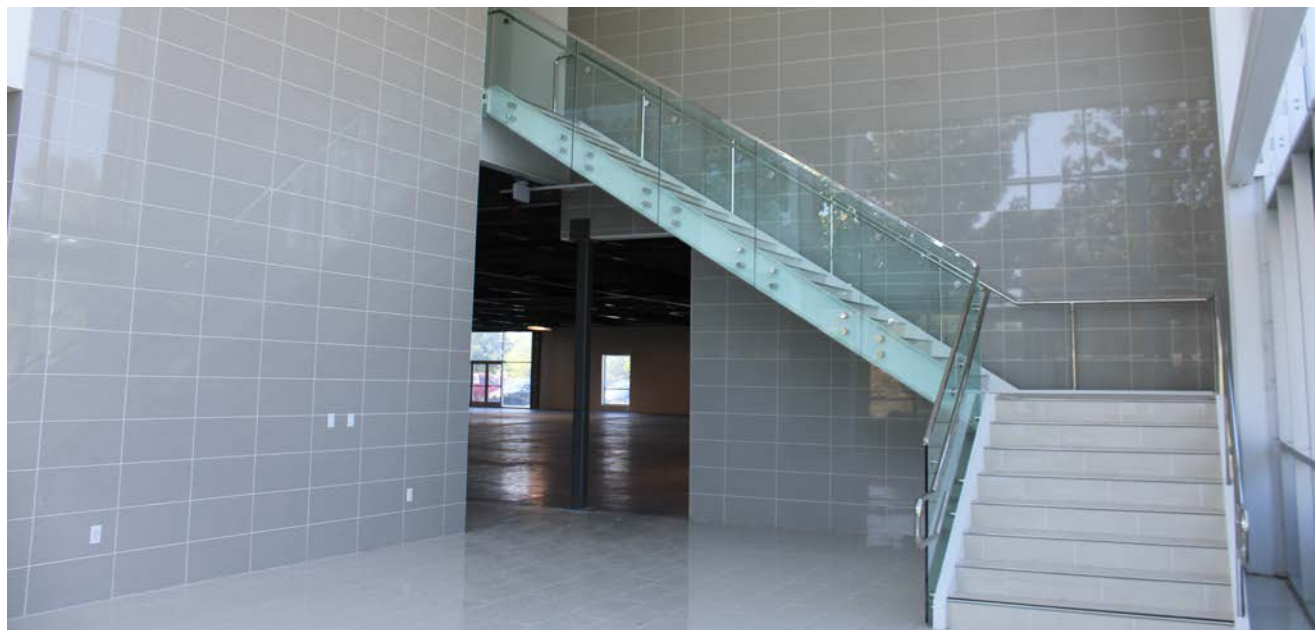
Professional Ownership and
Management



Immediate Freeway Access to
the 10/15



6:1,000 SF Parking Ratio





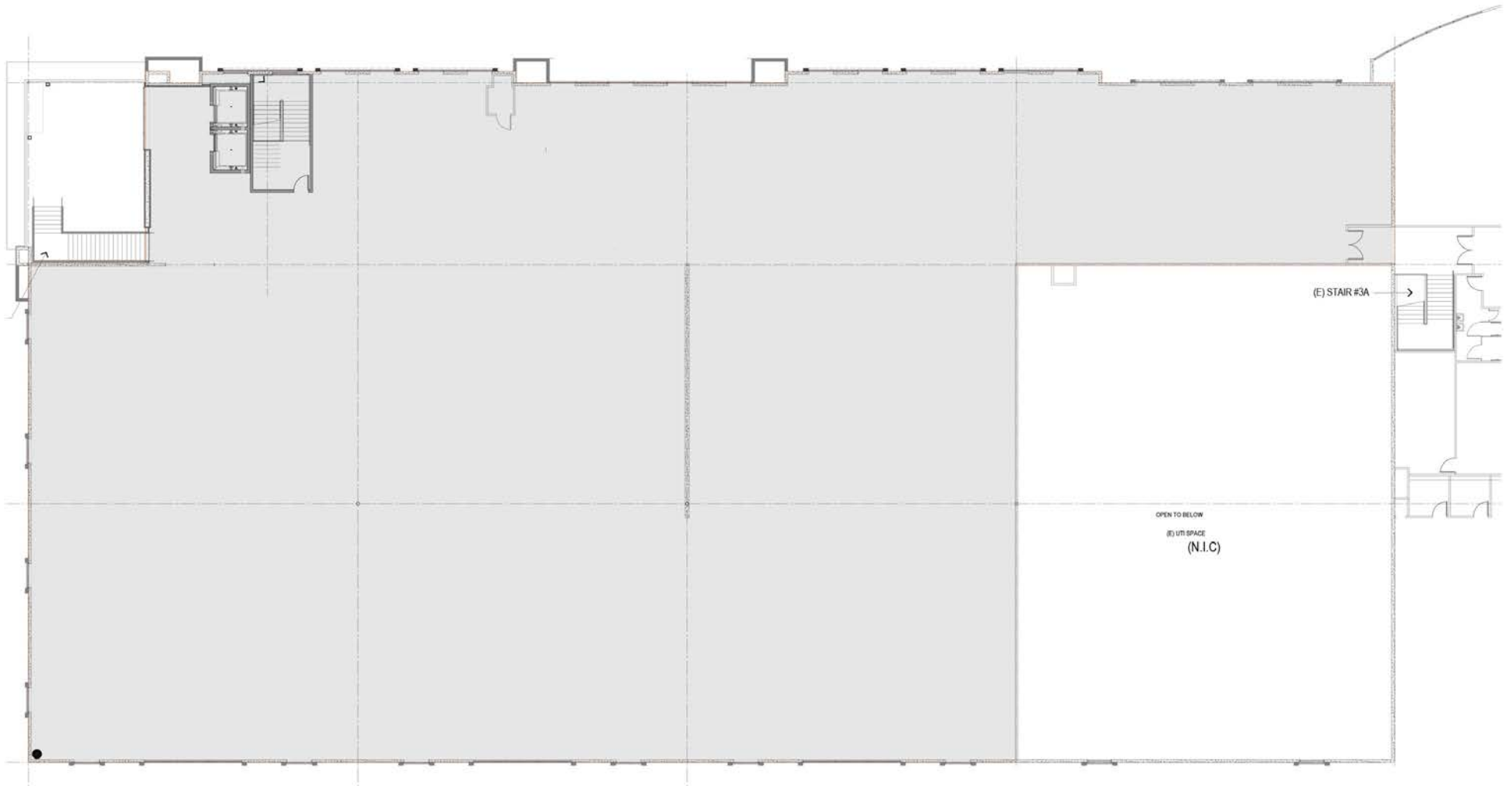
SECOND FLOOR CURRENT CONDITION



SECOND FLOOR FULL FLOOR OPTION



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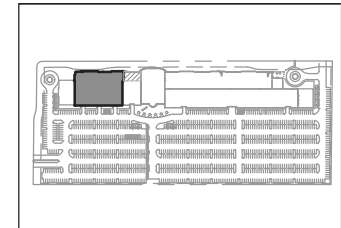
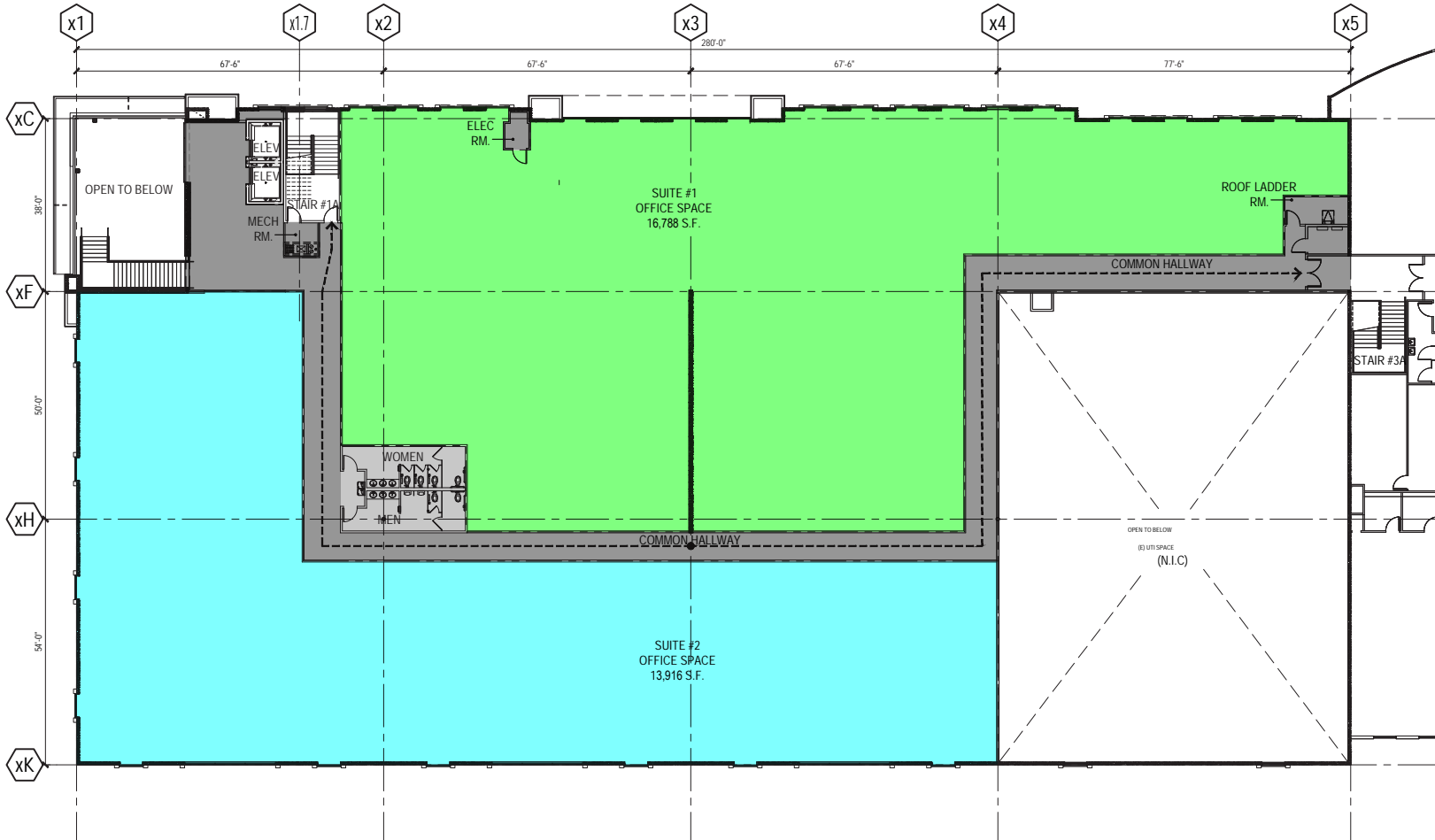
SECOND FLOOR PARTIAL FLOOR OPTION



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LEASE OUTLINE DRAWING

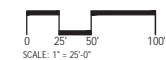
9494 HAVEN AVENUE
SECOND FLOOR



KEY PLAN

NOTE:

IT IS REQUIRED THAT THE TENANT, CONTRACTORS, ARCHITECT OR REPRESENTATIVE MUST VISIT THE SITE AND FAMILIARIZE AND VERIFY ALL DIMENSIONS AND SIZES OF MAJOR ITEMS SUCH AS STRUCTURAL ELEMENTS, ELECTRICAL RUNS, PLUMBING LOCATIONS AND ITEMS NOT COVERED BY THIS DRAWING.



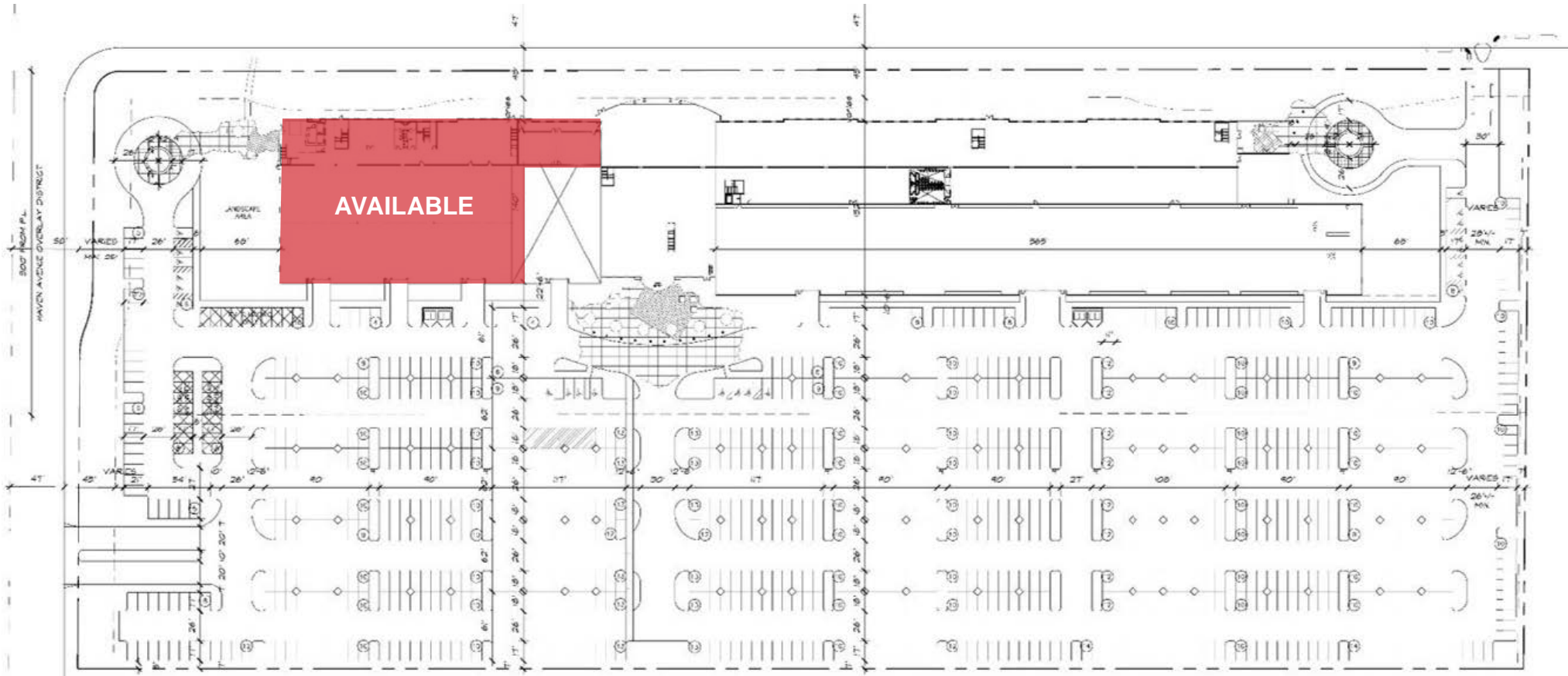
SCALE: 1" = 25'-0"
DATE: 12/19/2025



SITE PLAN



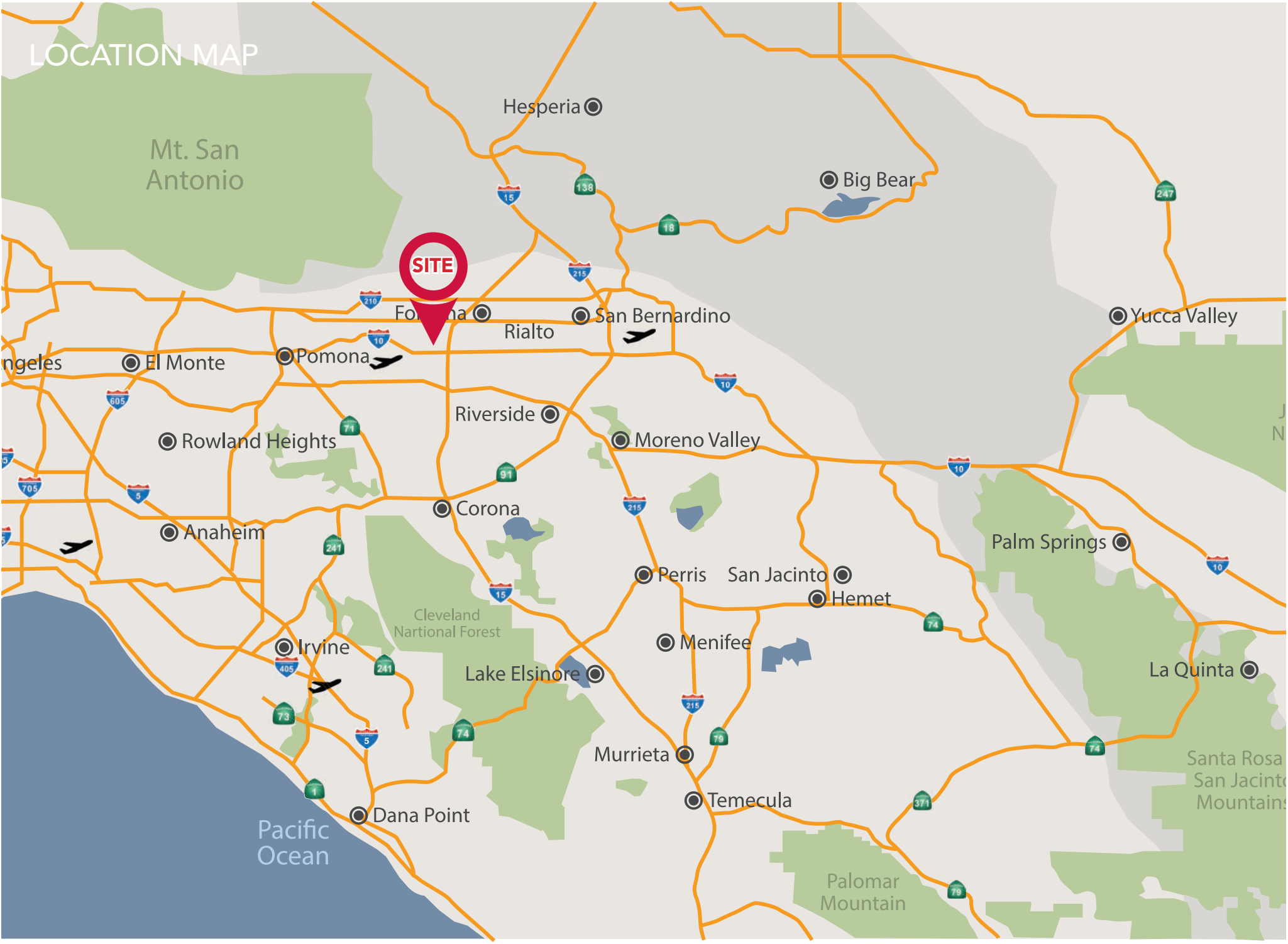
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AERIAL VIEW



LOCATION MAP



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