

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

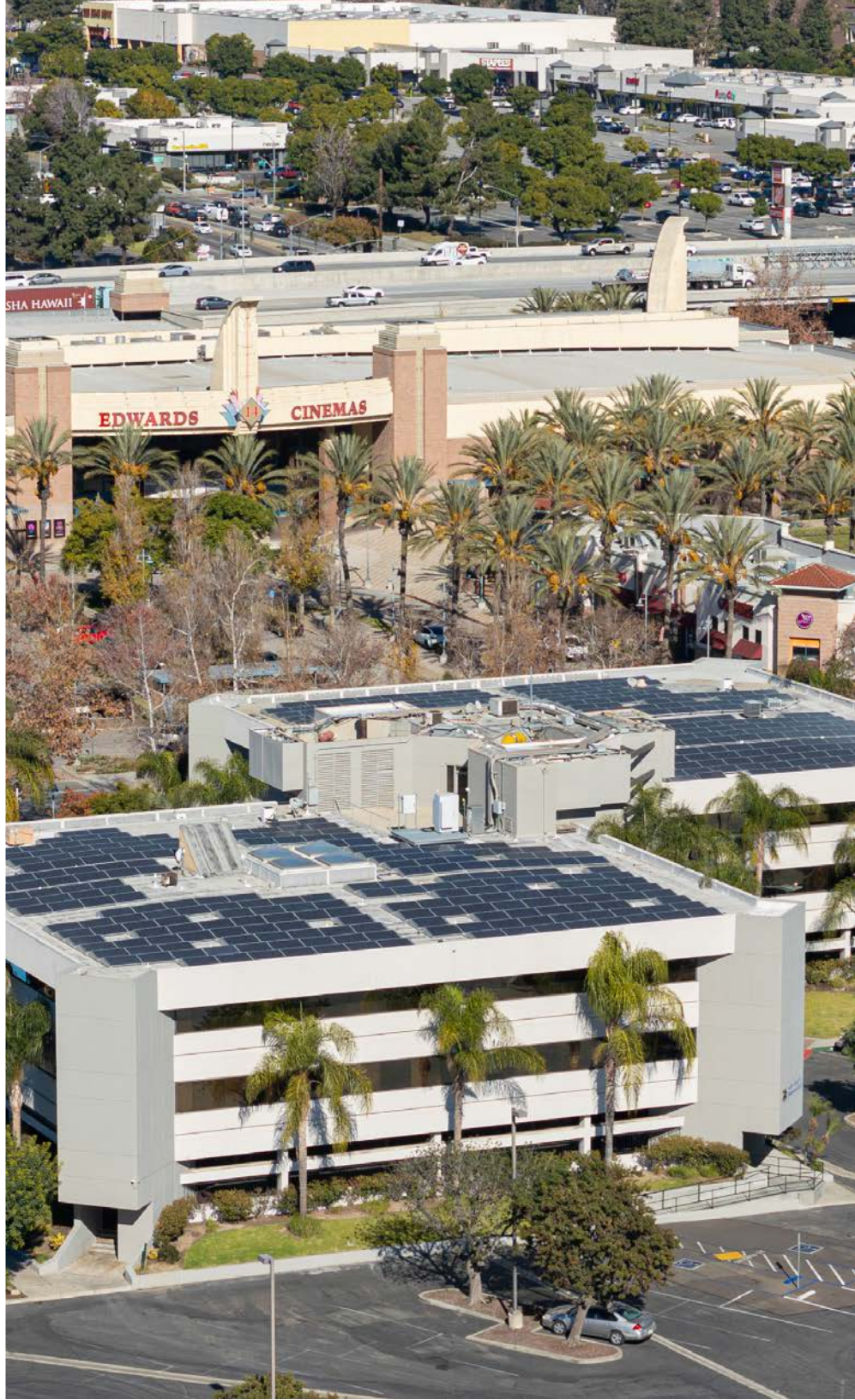
AVAILABILITIES

SIXTH STREET CENTER AVAILABLE SUITES

TOTAL SQUARE FEET | ±62,797 RENTABLE SQUARE FEET

Suite	Sq. Ft.	Lease Rate	Description	Video	Floor Plan
105	1,231 SF	\$2.00 PSF	Reception, 4 Private Offices, Storage, Open Area		
110	4,056 SF	\$2.00 PSF	Reception, 7 Private Offices, Open Office, Kitchen		
228	1,538 SF	\$1.90 PSF	3 Private Offices, Open Office		
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		
305	7,878 SF	\$1.90 PSF	Reception, 8 Private Offices, Conference Room, Kitchen, 2 Restrooms, Bullpen, Available with 30 Days Notice		
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

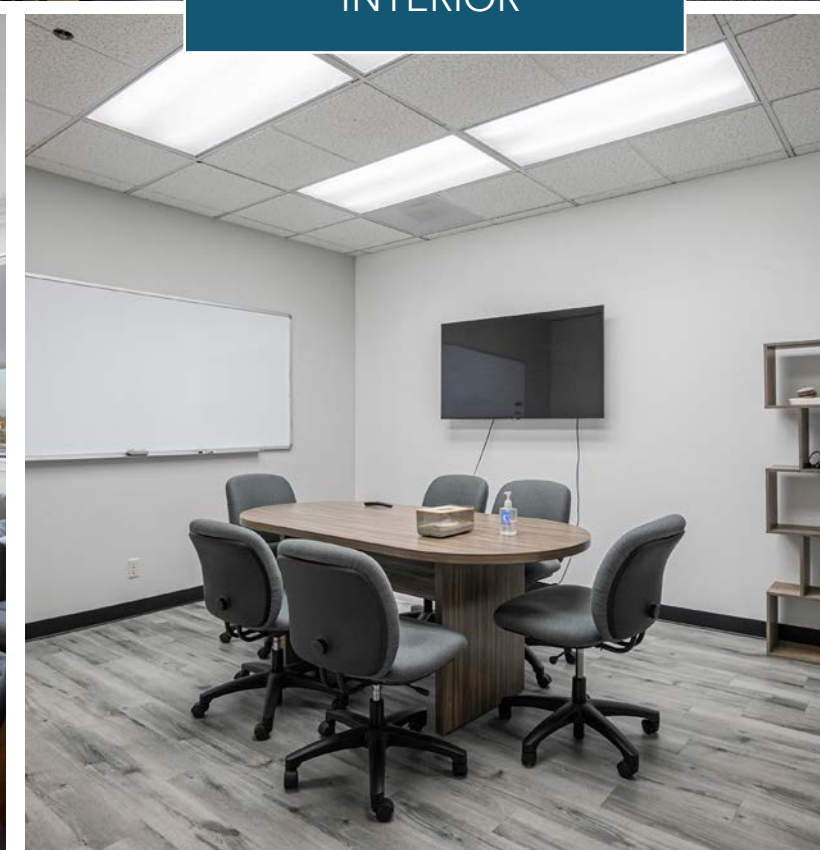


PROPERTY HIGHLIGHTS

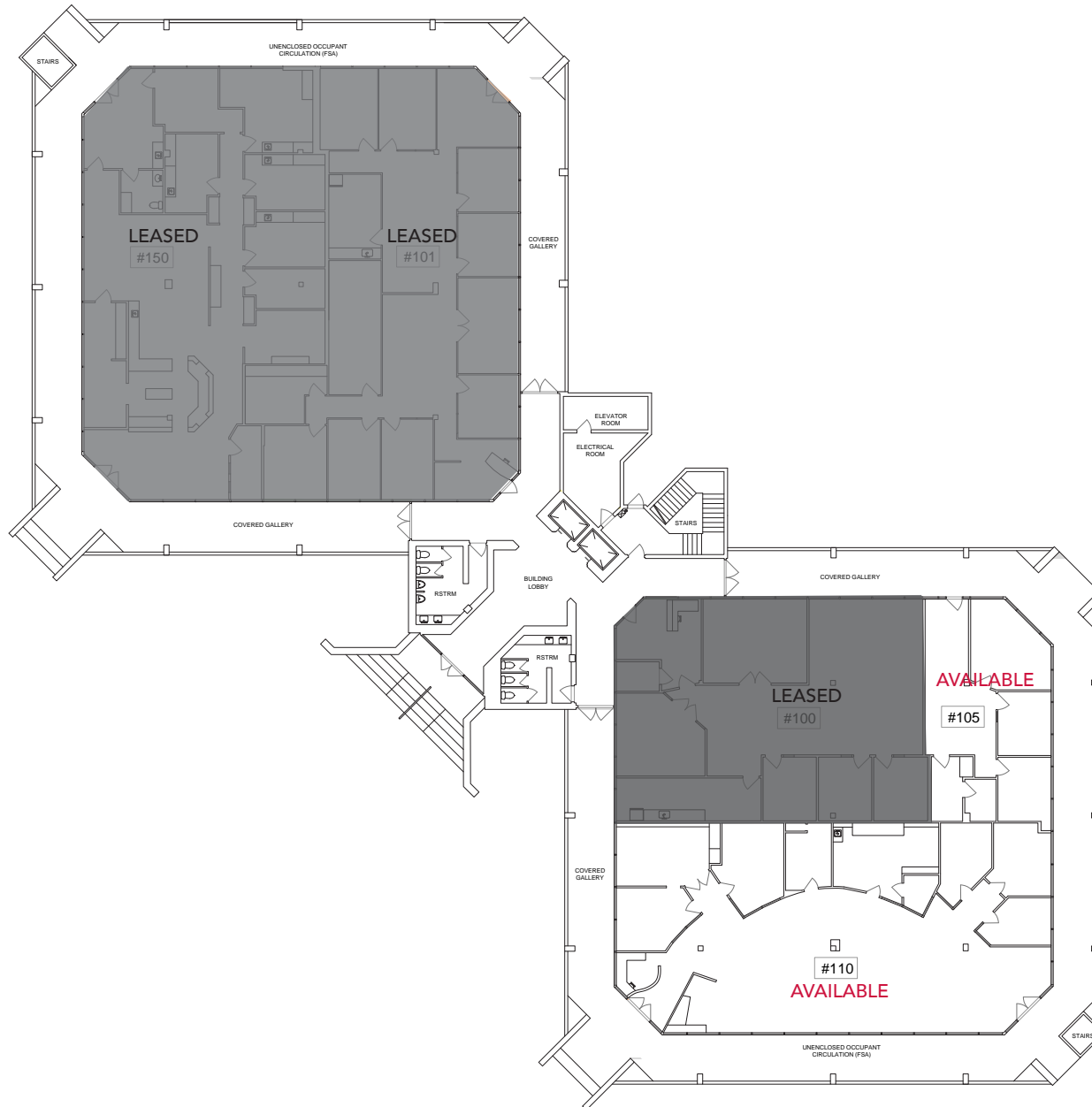
- » Sixth Street Center is the only three-story office building over $\pm 62,797$ square feet in this area with a unique 4th floor penthouse and rooftop terrace
- » Renovated, premier 3-story professional office building
- » Ideal for office and medical office use
- » High ceilings, excellent window 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"

Andrew Peake, Senior Vice President, 951.276.3644, apeake@lee-associates.com, DRE 01398894

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Mason Wilson, Associate, 951.276.3603, mwilson@lee-associates.com, DRE 02163918

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2ND FLOOR PLAN



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

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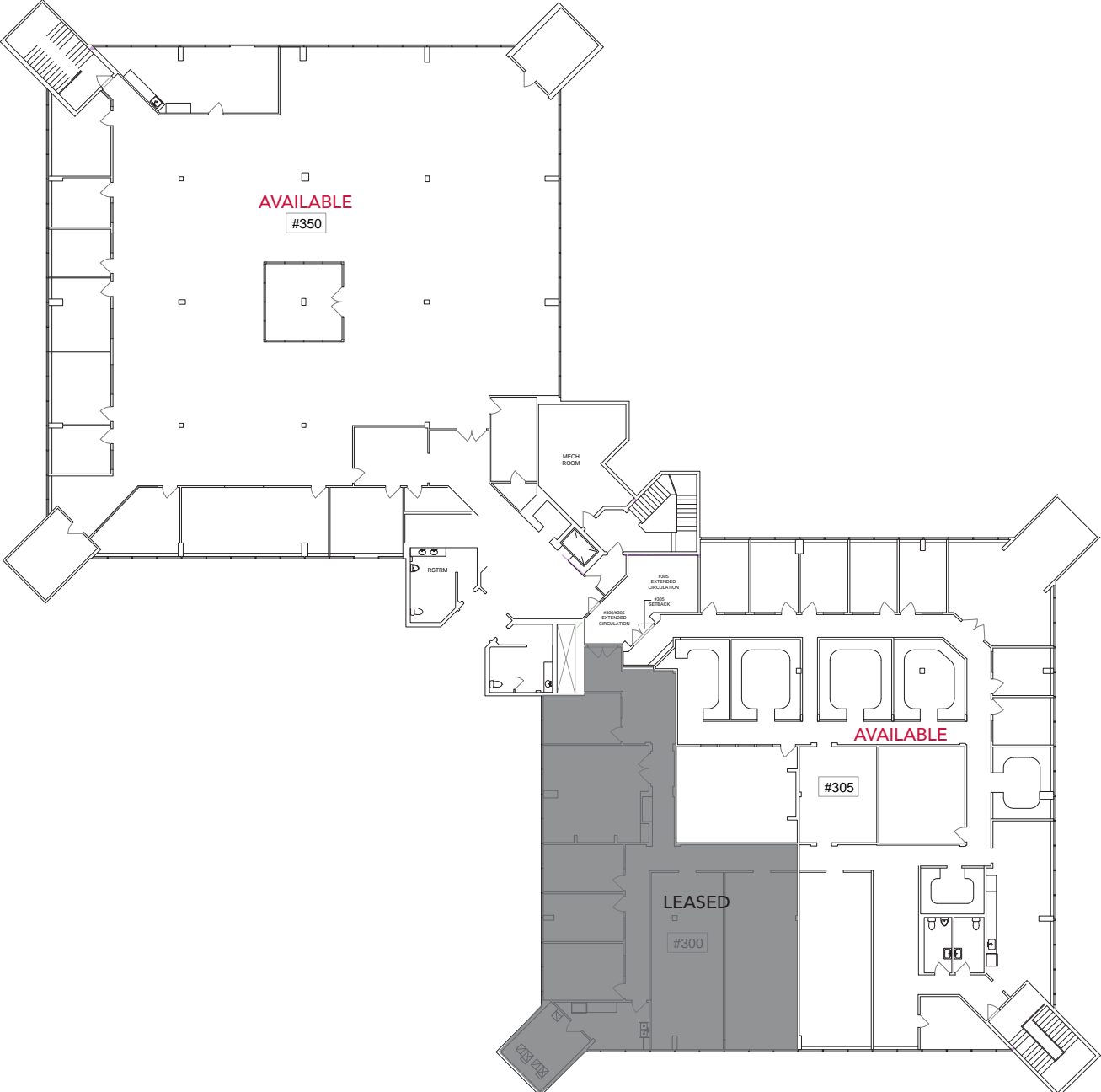
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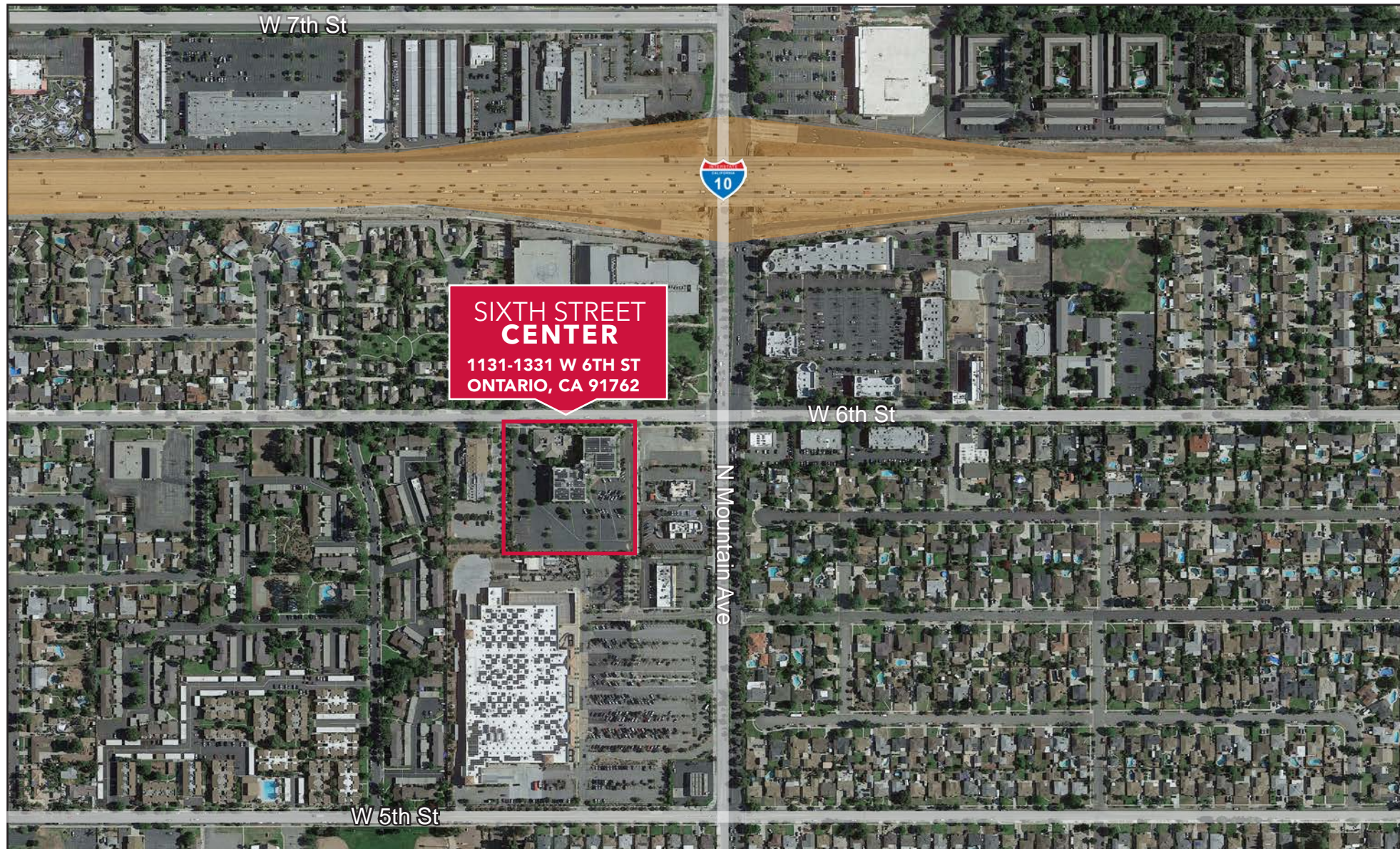
3RD FLOOR PLAN



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

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