



# OFFICE SPACE FOR RENT

8880 BENSON AVENUE #124  
MONTCLAIR, CA, 91763



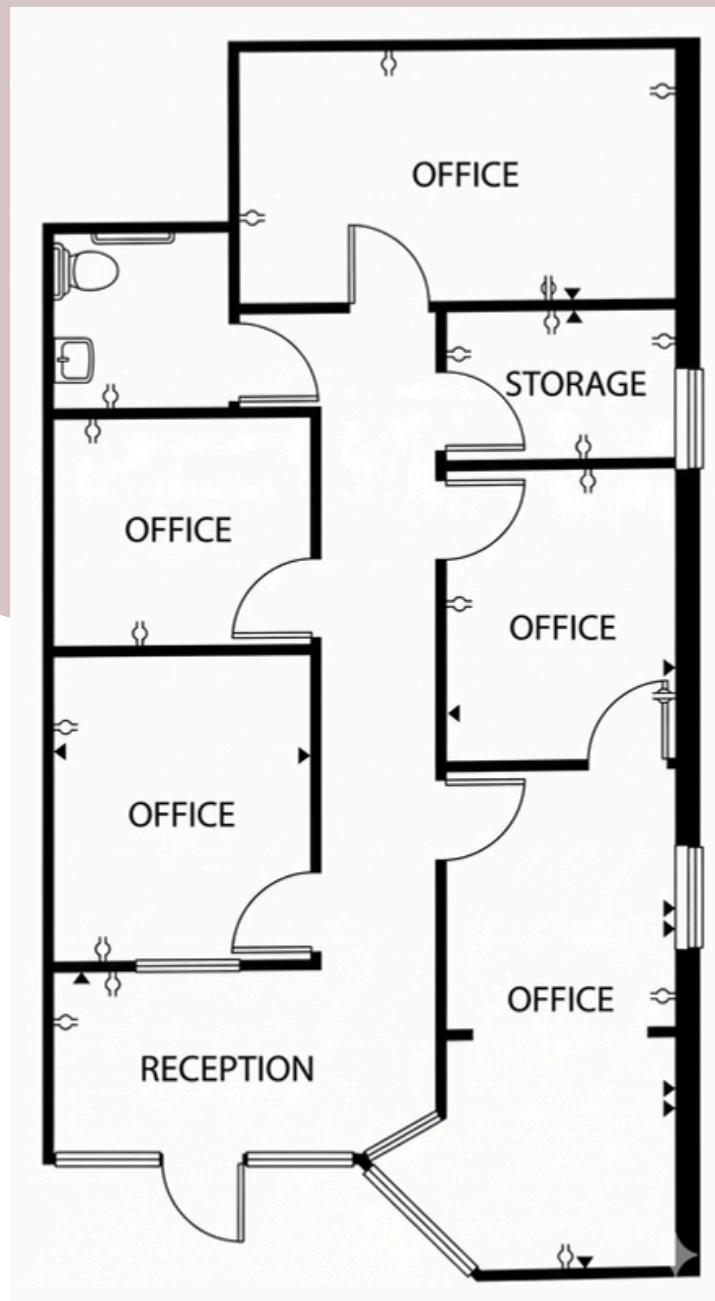
 909-482-1060

 492 West Foothill Boulevard, Claremont, CA 91711

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# Space Features

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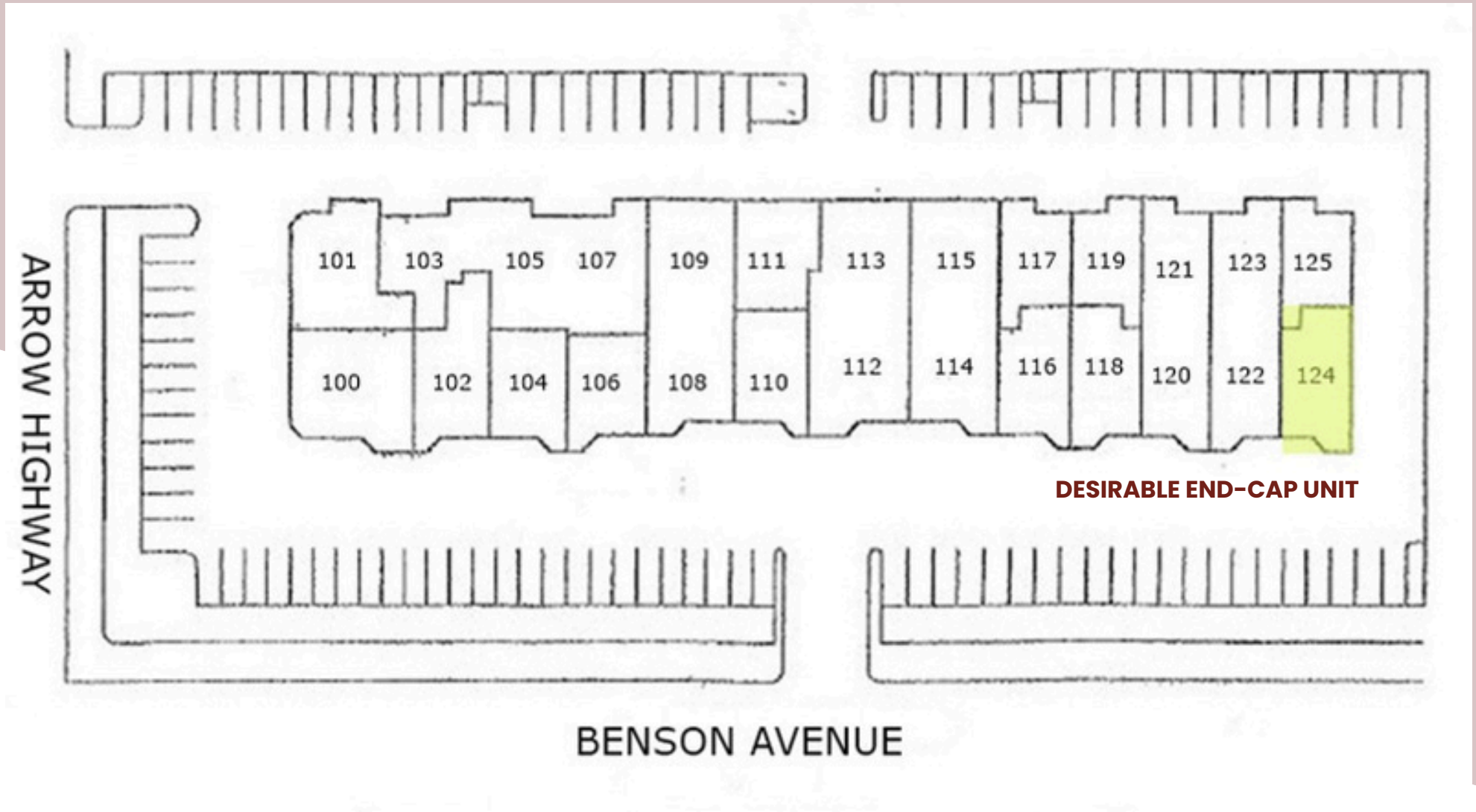
Available: Unit 124 - 1,080 RSF  
Rate: \$1.30 PSF + \$0.15 CAM  
Lease Type: Industrial Gross  
Term: 1-5 Years  
Possession: Available Now

- ✓ Five Private Offices: Includes a spacious corner executive office with abundant natural light
- ✓ Dedicated Reception: welcoming entry area perfect for client intake or waiting area
- ✓ Ideal end-cap unit with ample parking for employees and guests
- ✓ Prime Montclair Location: Situated on the corner of Benson and Arrow Highway Avenue with high visibility



# Location Advantage

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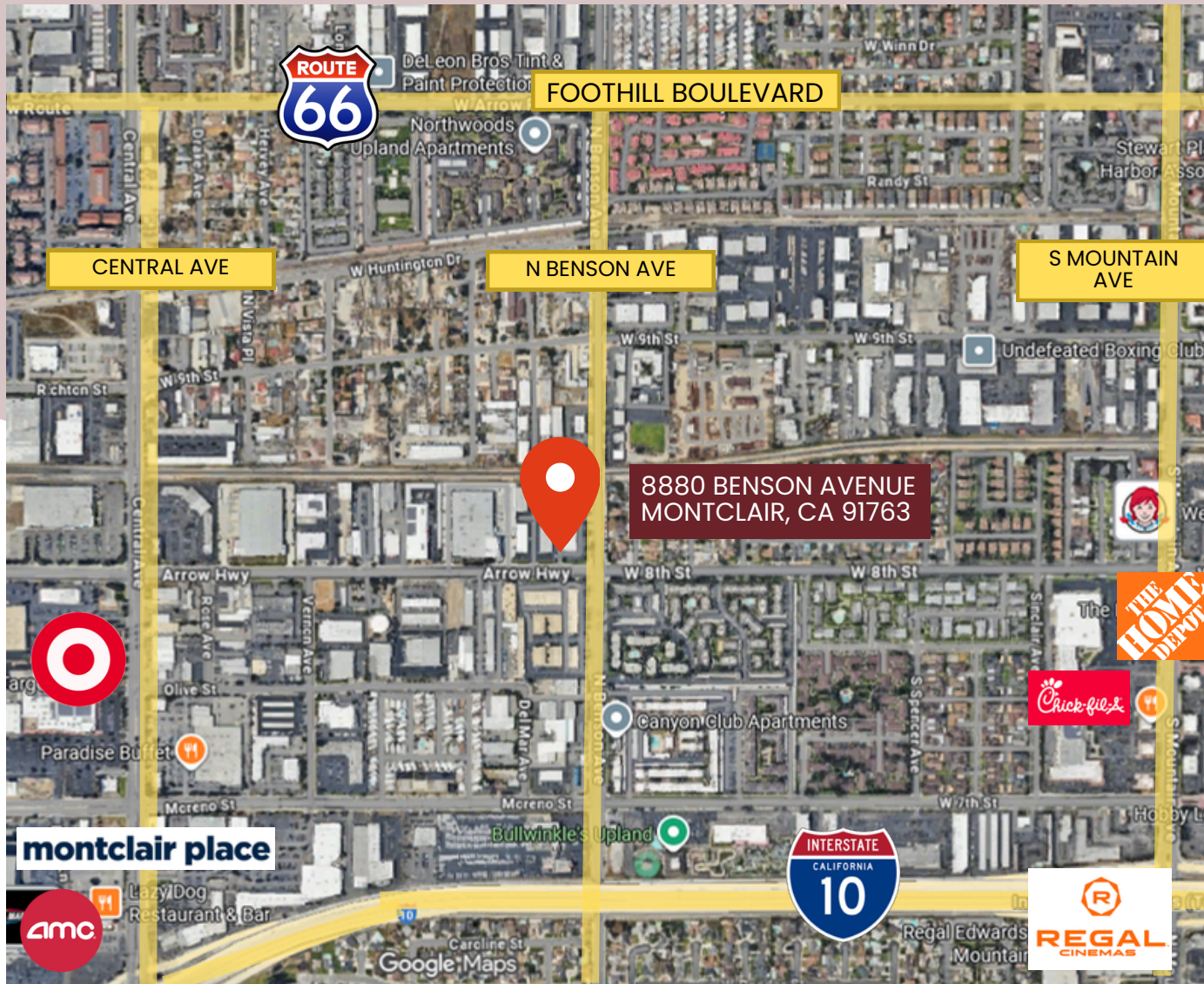
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# Montclair CA

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✓ Immediate access to the I-10 Freeway via Central Ave or Mountain Ave

✓ Minutes away from Montclair Place, Target, Costco, and numerous dining options for client lunches

✓ Strategically located on the border of Los Angeles and San Bernardino counties, serving a wide client base



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