

AVAILABLE FOR SALE

±1,960 SF TO ±7,476 SF OFFICE CONDOS

**8300 UTICA AVENUE
CONDOS 200, 245 & 250**
RANCHO CUCAMONGA, CALIFORNIA



JEFF BISCHOFBERGER
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO
CORPORATE ID #00976995

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PROPERTY & CONDO FEATURES

- ±35,150 SQUARE FOOT MEDICAL / OFFICE CONDOS
- ±1,960 SQUARE FEET TO ±7,476 SQUARE FEET
- COMMON AREA CONFERENCE ROOM ON FIRST FLOOR
- ELEVATOR SERVED
- ADJACENT TO RANCHO CUCAMONGA CITY HALL
- ADJACENT TO THE SAN BERNARDINO COUNTY COURT HOUSE
- EXCELLENT RANCHO CUCAMONGA CIVIC CENTER LOCATION
- PROFESSIONALLY MANAGED
- WALKING DISTANCE TO THE NEW HAVEN CITY MARKET PLACE
- MINUTES AWAY FROM ROUTE 66 + RESTAURANTS AND RETAIL SHOPS
- EXCELLENT ACCESS TO THE I-10 & CA-210 FREEWAYS VIA HAVEN AVENUE
- ACCESS TO THE I-15 FREEWAY VIA FOOTHILL BOULEVARD
- LOCATED IN THE HEART OF THE INLAND EMPIRE



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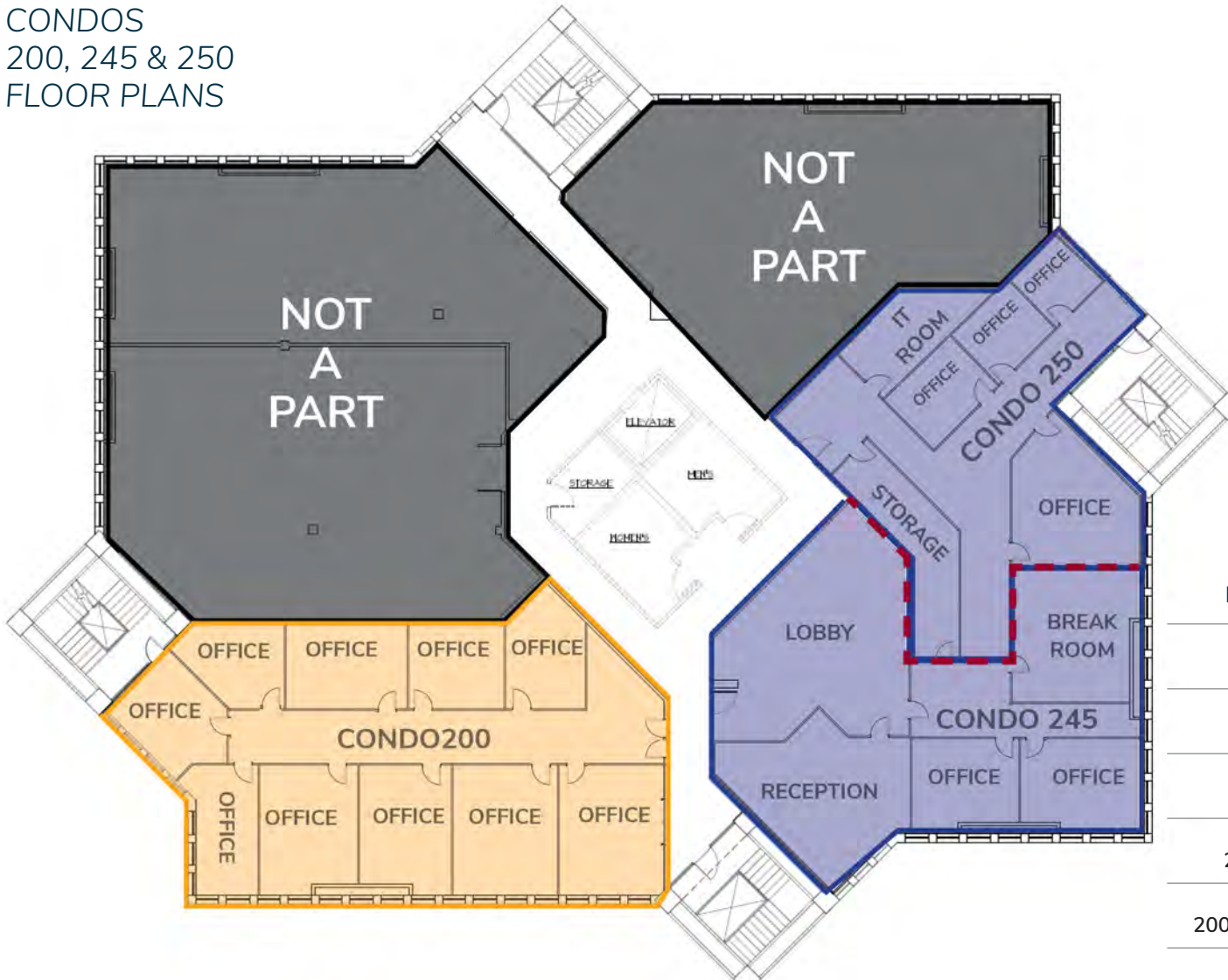
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CONDOS
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FLOOR PLANS



SUITE NUMBER	SQUARE FOOTAGE	PRICE PER SF	SALE PRICE
200	±3,067 RSF	\$435.00	\$1,334,145.00
245	±2,453 SF	\$440.00	\$1,079,320.00
250	±1,960 SF	\$450.00	\$882,000.00
245 + 250	±4,409 SF	\$430.00	\$1,895,870.00
200 + 245 + 250	±7,476 SF	\$415.00	\$3,102,540.00

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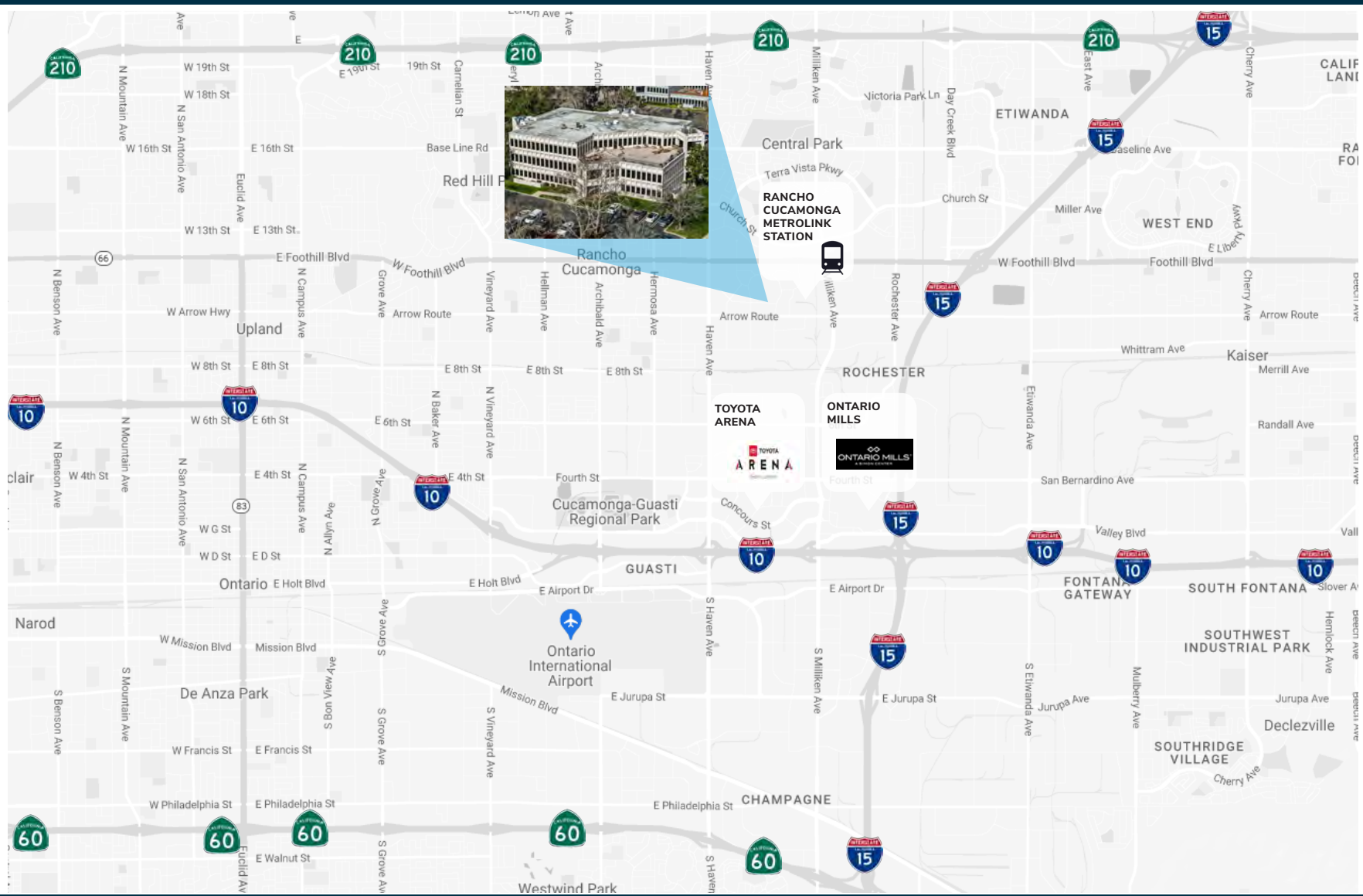
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**LOCATION
MAP**



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FOR MORE INFORMATION, PLEASE CONTACT:

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