



AVAILABLE OFFICE SPACE
±2,363 RSF to ±8,183 RSF

21680 & 21688 GATEWAY CENTER DRIVE
DIAMOND BAR, CA



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PROPERTY HIGHLIGHTS



Two, three-story buildings in a master-planned, 255 acre business park designed for corporate headquarters or regional offices



Building Renovations underway including new tile flooring throughout lobby areas, new wall finishes, updated modern LED Light Fixtures, as well as new common area seating amenities!



Connecting courtyard with lush landscape, scenic valley views



Onsite Deli and catering



After hours security card system



Dramatic corporate presence



Professionally managed



Excess Parking: 5/1,000



Close to Ontario Airport, LAX and John Wayne Airports, hotels, restaurants, business services and retail



PROPERTY DESCRIPTION

Gateway Corporate Center is the most desirable office campus in the Diamond Bar submarket of Los Angeles County, California. Built in 2000, the twin Class-A buildings total 162,339 square feet and offer a 5/1,000 parking ratio. The buildings enjoy scenic views and a strategic location within a 255-acre, master-planned corporate environment at the intersection of two major freeways.

AVAILABILITY

21680 GATEWAY DRIVE

SUITE	RENTABLE SF	STATUS	LEASE RATE
140	4,789	AVAILABLE NOW	TBD
170	8,183	AVAILABLE NOW	TBD
310	2,578	AVAILABLE NOW	TBD
330	1,305	AVAILABLE NOW	TBD

21688 GATEWAY DRIVE

100*	1,192	AVAILABLE NOW	TBD
110*	4,002	AVAILABLE NOW	TBD
130	2,363	AVAILABLE NOW	TBD

*Suite 100 contiguous with Suite 110 up to 5,194 RSF



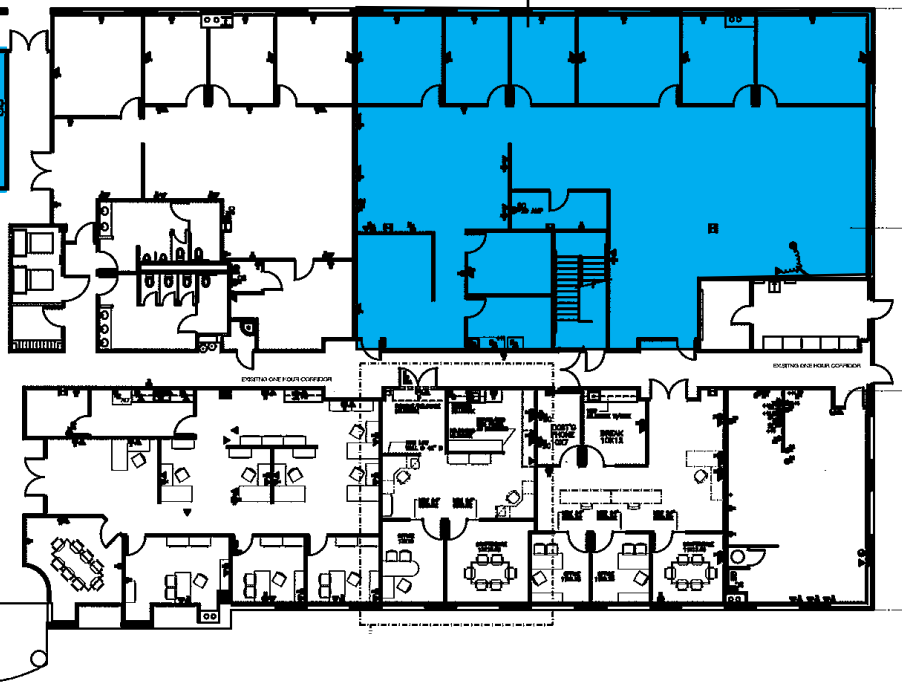
FLOOR PLANS

BUILDING 21680 1ST FLOOR

SUITE 170
8,183 RSF



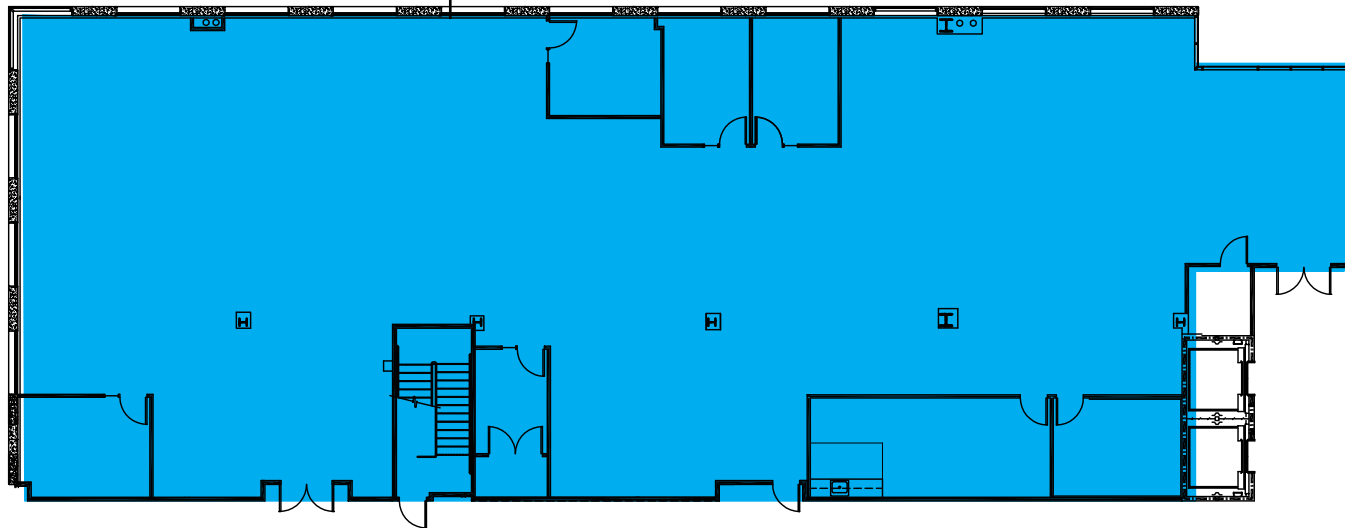
SUITE 140
4,789 RSF



FLOOR PLANS

BUILDING 21680 SUITE 170

SUITE 170
8,183 RSF

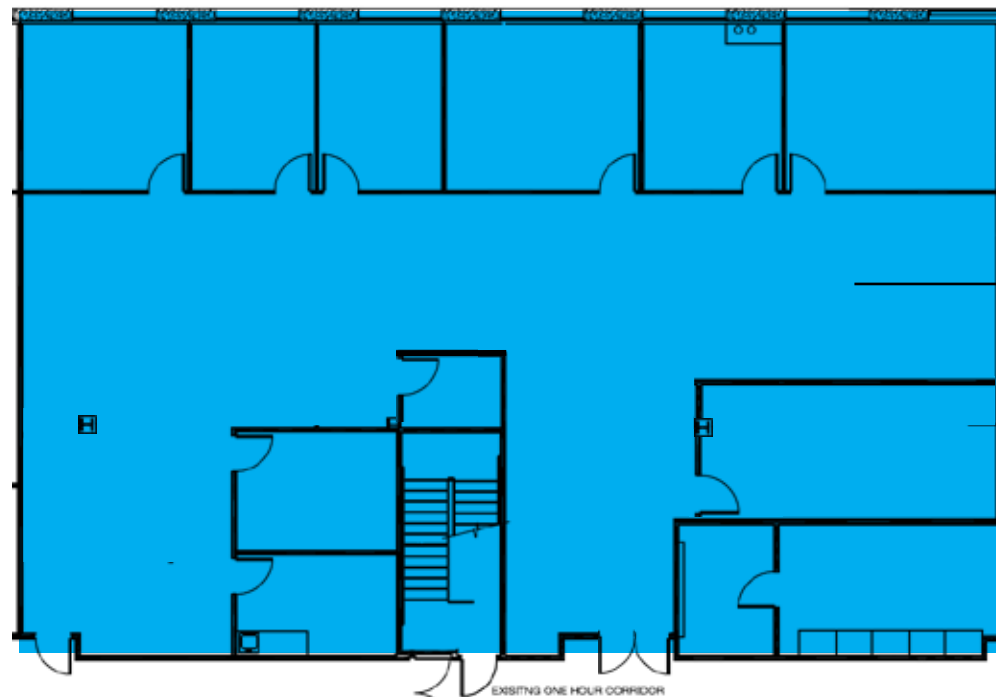


FLOOR PLANS

BUILDING 21680 1ST FLOOR

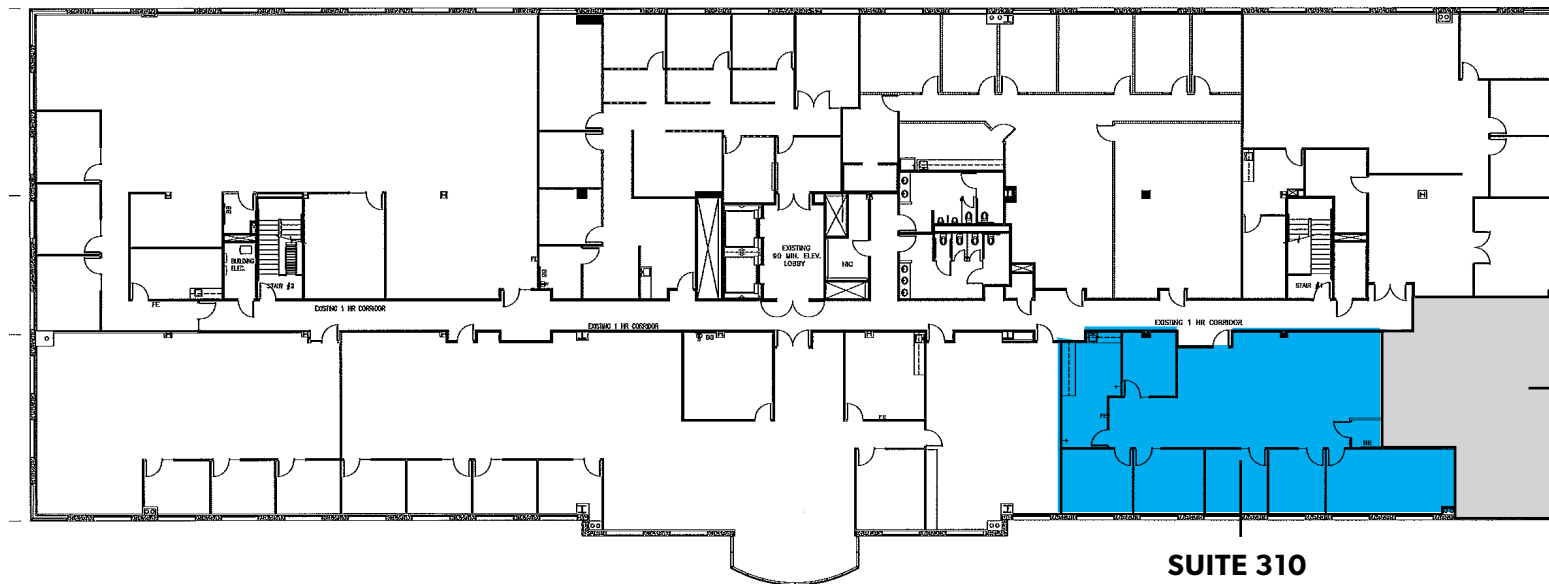
SUITE 140

4,789 RSF | AVAILABLE NOW



FLOOR PLANS

BUILDING 21680 3RD FLOOR



SUITE 310
2,578 RSF

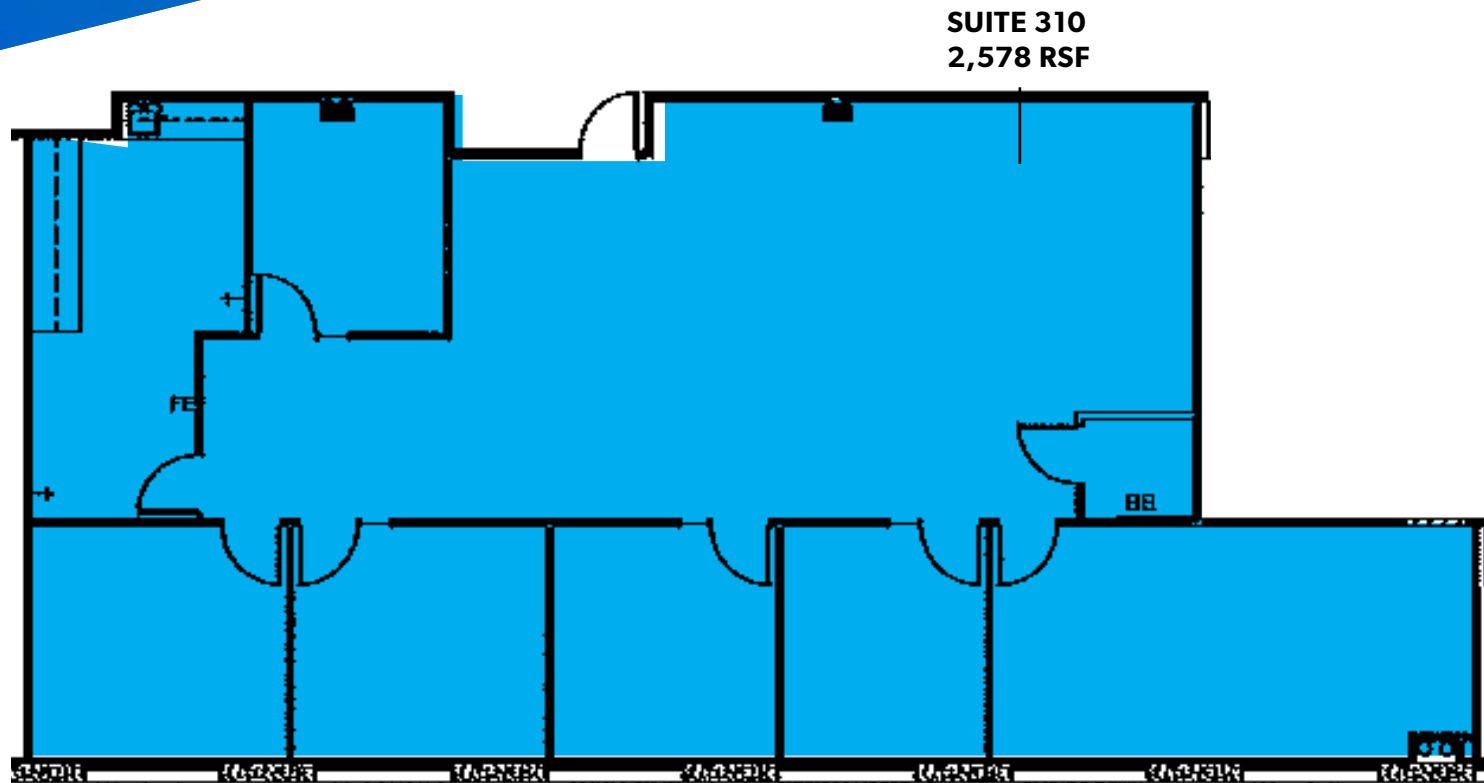
SUITE 330
1,305 RSF

FLOOR PLANS

BUILDING 21680 3RD FLOOR

SUITE 310

2,578 RSF | AVAILABLE NOW

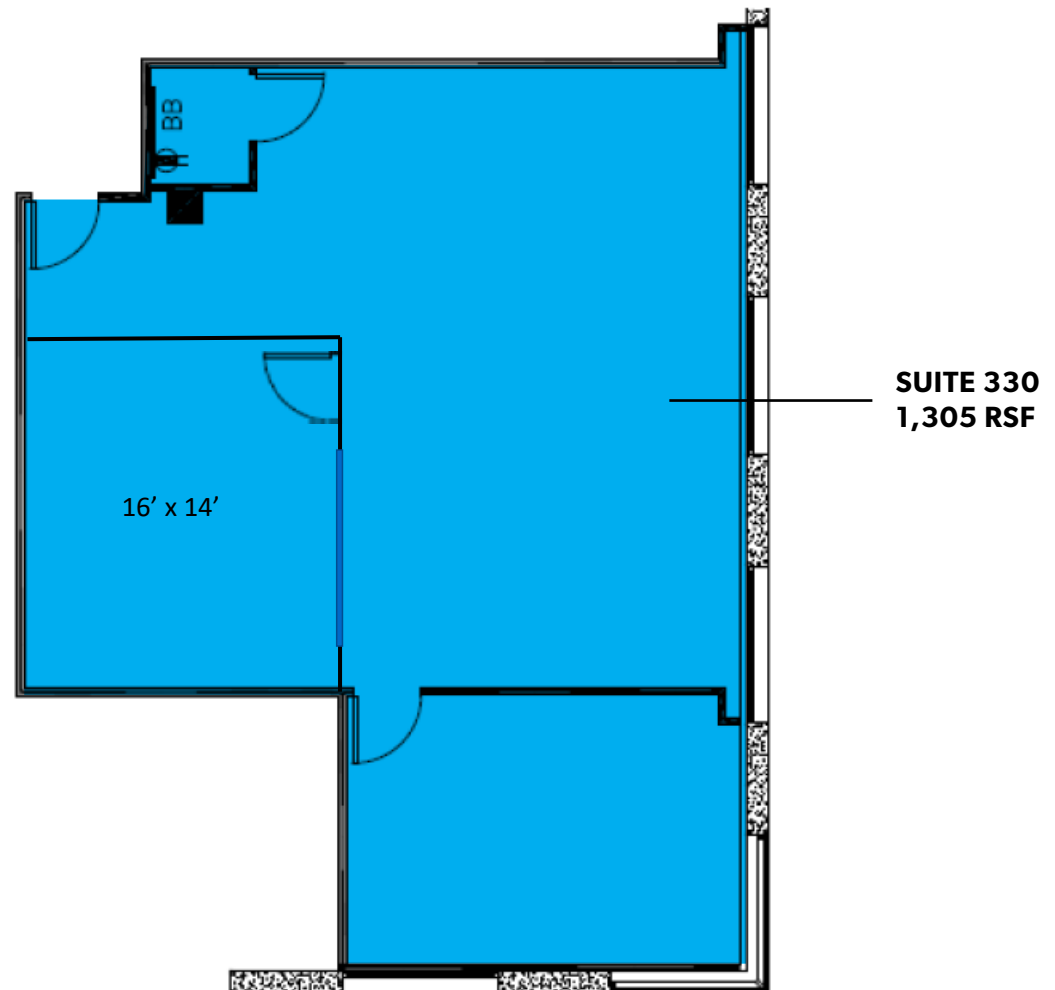


FLOOR PLANS

BUILDING 21680 3RD FLOOR

SUITE 330

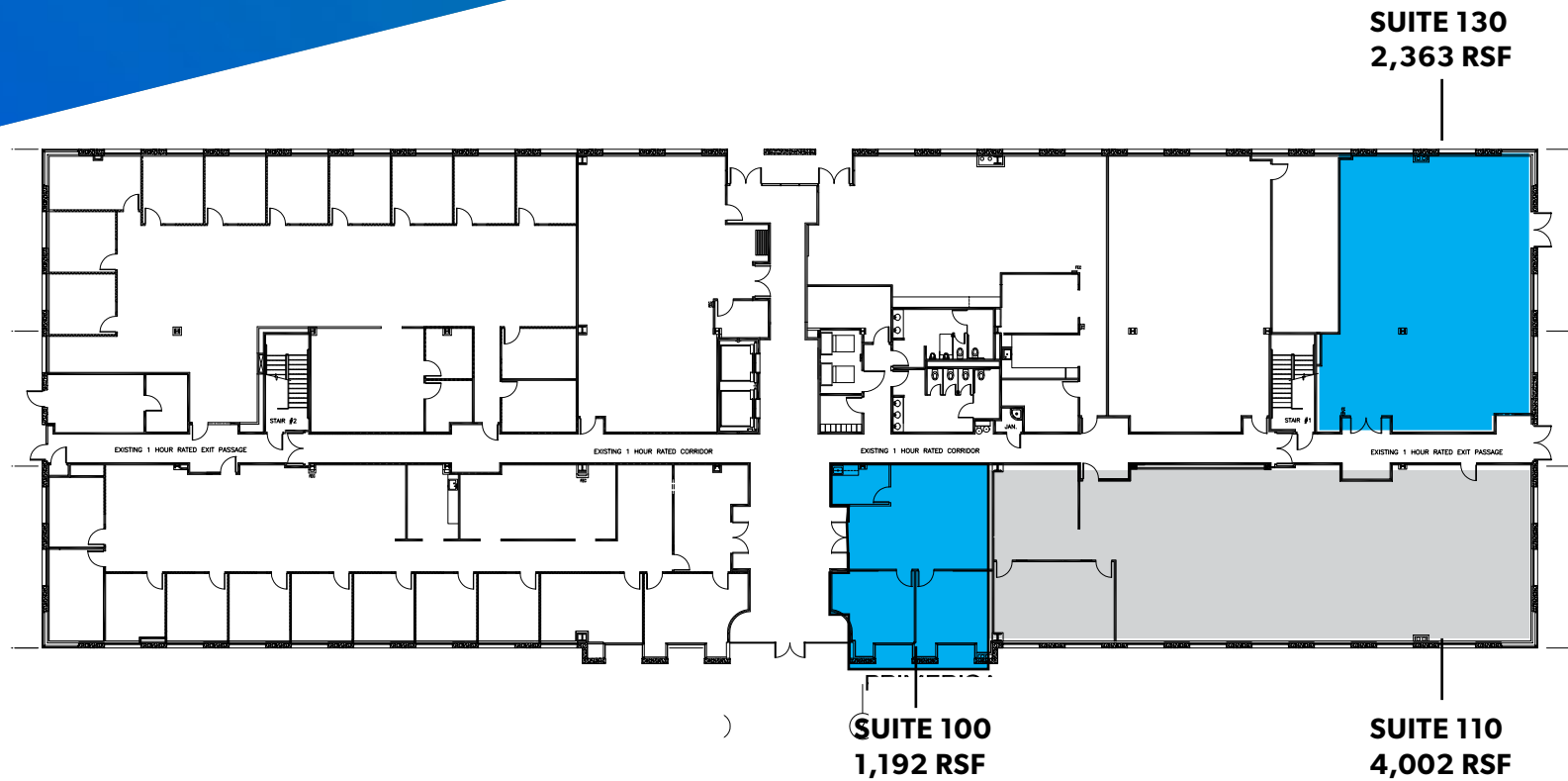
1,305 RSF | AVAILABLE NOW



FLOOR PLANS

BUILDING 21688 1ST FLOOR

*Suite 100 Contiguous with Suite 110 up to 5,194 SF.

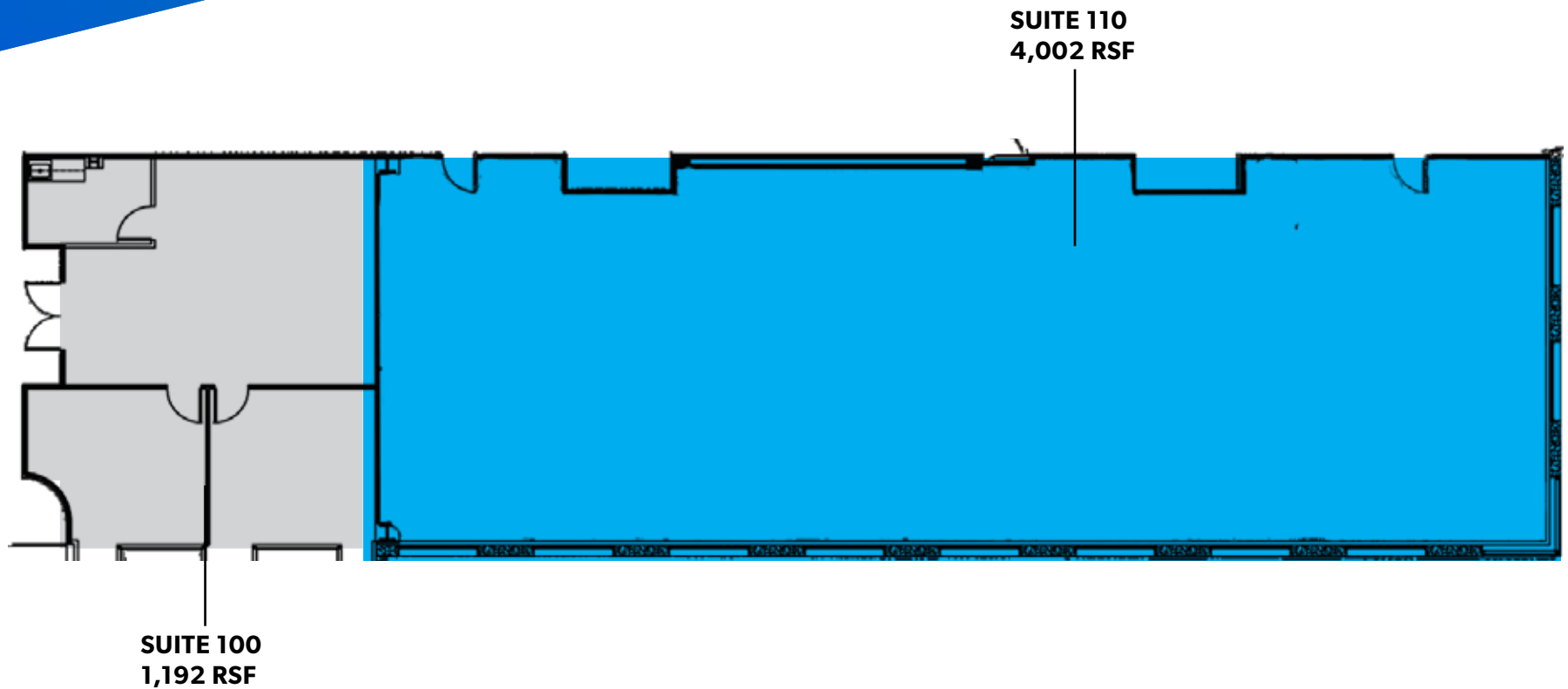


FLOOR PLANS

BUILDING 21688 1ST FLOOR

SUITE 110

4,002 RSF | AVAILABLE NOW

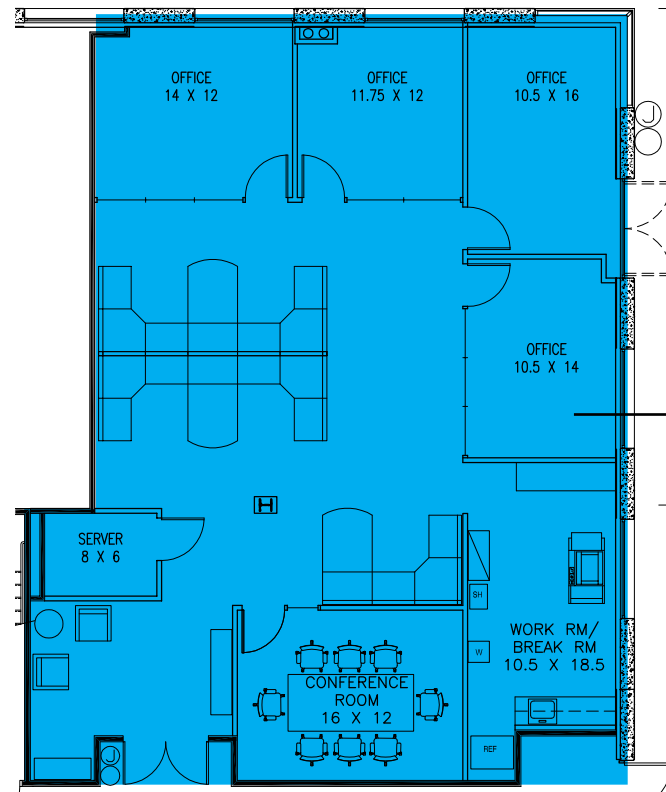


FLOOR PLANS

BUILDING 21688 1ST FLOOR

SUITE 130

2,882 RSF | AVAILABLE NOW



SUITE 130
2,882 RSF





Gateway Corporate Center

FOR MORE DETAILS

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