



FOR SALE OR LEASE



CORPORATE BUSINESS PARK // N.W.C. VALLEY BLVD. & TEMPLE AVE. // POMONA, CA

OFFICE + RESEARCH & DEVELOPMENT
ENTITLED LAND AVAILABLE FOR 450,000 SF BUILD TO SUIT

TrammellCrowCompany

CBRE

PROPERTY OVERVIEW

Corporate office and R&D facilities immediately available for build to suit

Land entitled up to 450,000 SF for office and R&D product types

Adjacent to the 10, 57, 60, 71 and 210 freeways

Near two Metrolink commuter stations

Unique opportunity for corporations to benefit from the amenities, student talent and natural flow of new development and innovation that comes from locating on a university campus in the dynamic Southern California Market.

InnovationVillage

CAL POLY POMONA

ON-SITE AMENITIES



Child care center



24 - 7 Campus Security



Access to athletic programs and facilities



27 Dining and Catering Venues



Kellogg House (special events venue)



Kellogg West Conference Center and Hotel



Campus fitness center



Cal Poly Federal Credit Union

InnovationVillage

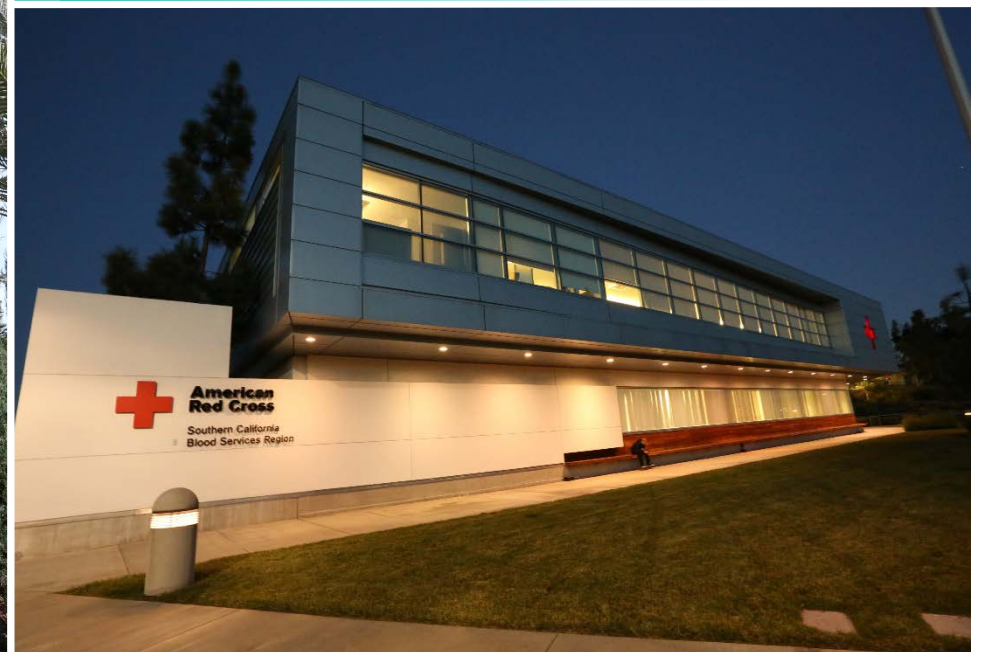
RESEARCH PARK
AT CAL POLY POMONA





Excellent partnership potential – Cal Poly has been and continues to be committed to expanding and improving the synergies between our two organizations.

– **Jeff Meyer Vice President,**
American Red Cross Real Estate Services



SITE PLAN

AVAILABLE



COLLEGIATE LIFESTYLE

innovationvillage.org

Employees of organizations occupying space within the project, as well as employees of future projects developed in the Innovation Village Research Park, have access to many of the same benefits and privileges afforded to faculty and staff. These privileges, some of which require user fees, are outlined below:

CAMPUS RESTAURANTS + CATERING

27 Food service venues on the campus welcome University Affiliate members to visit them for their dining needs.

THE CHILDREN'S CENTER

The Children's Center services are available to all University Affiliates on a space available fee basis for children of affiliates ages 2 to 5. Fees apply.

ACCESS TO ATHLETIC FACILITIES

All University Affiliates are entitled to use the Bronco Recreation and Intramural Complex (BRIC) which includes use of a locker and towel. Facilities include: The Fitness Center, Tennis Courts, Running Track, Athletic Fields and Swimming Pool.

BRONCO EXPRESS SHUTTLE

Take the shuttle to the campus for lunch! Getting there is easy with three convenient shuttle stops within Innovation Village.

HOUSING ASSISTANCE

Cal Poly Pomona Foundation is proud to offer affordable housing at Fair Oaks Walk within the award-winning Claremont School District. These homes, which were built in 2008, are beautifully appointed and available to affiliates based on a priority list.

BRONCO RECREATION & INTRAMURAL COMPLEX "BRIC" MEMBERSHIP

The 165,000 square foot fitness center is the first of its kind on the Cal Poly Pomona campus. The facility includes a leisure and lap pool with 10 lap lanes, 53 foot tall climbing wall with a 13 foot bouldering wall, 5 multipurpose studios, 3-court gymnasium and a multi-activity court, 2 racquetball courts, indoor jogging track, free weights and cardio fitness areas, and a full service Jamba Juice bar.





LIBRARY PRIVILEGES



KW HOTEL



KW HOTEL

COLLEGE OF THE EXTENDED UNIVERSITY

The CEU offers University Affiliates access to convenient enrollment in courses and continuing education classes on a space available fee basis.

UNIVERSITY BOOKSTORE PRIVILEGES

University Affiliates have access to the Bronco Bookstore with benefits similar to faculty and staff.

INTRAMURAL SPORTS PROGRAM

University Affiliates are able to participate in the Cal Poly Pomona Bronco Intramural Sports Program in the same capacity as campus faculty/staff.

UNIVERSITY CONCERTS, PLAYS, ART GALLERY

University Affiliates are invited to purchase tickets to performing arts events at Cal Poly Pomona presented through the Music Department or the Theatre Department.

LIBRARY PRIVILEGES

Some library privileges are already available to the general public. An annual visitor's card may be purchased at a 33% discount price for affiliates to use for book checkout at the Cal Poly Pomona library. For all special requests, fees may apply for services similar to fees applicable to faculty/staff on a "time available only basis."

CAL POLY FEDERAL CREDIT UNION

All University Affiliates are invited to join the Cal Poly Federal Credit Union on an individual basis.

KELLOGG WEST CONFERENCE CENTER & HOTEL

Cal Poly Pomona has a wonderful 85-room hotel and conference center capable of handling conferences of 300 people.

UNIVERSITY ATHLETIC EVENTS

University Affiliates can purchase tickets to all Bronco sporting events at the faculty/ staff discount upon presentation of their Affiliate Card.



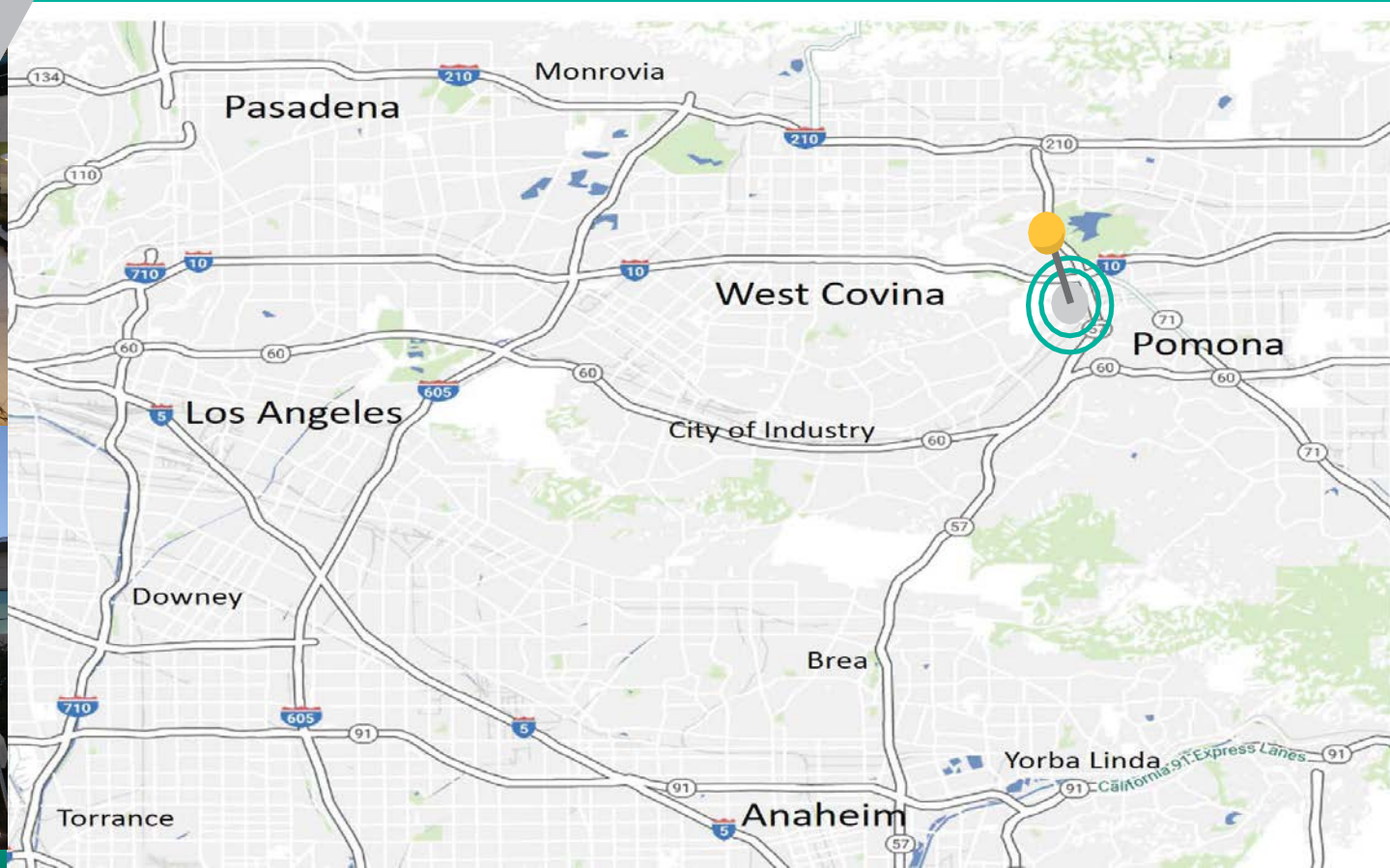
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