

F O R L E A S E
±621 – 6,209 RSF OFFICE

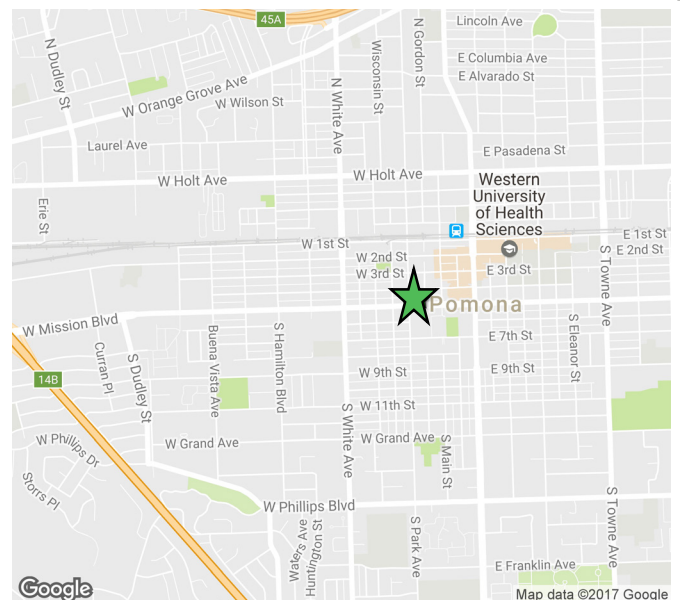
POMONA CIVIC PLAZA

435 West Mission Blvd / Pomona, CA



PROPERTY FEATURES

- Building renovation recently completed!
- Three-story, elevator-served office building consisting of ±27,946 SF
- Suites available from ±621 RSF to ±6,209 RSF
- Directly across the street from the Civic Center and Police Station
- Excellent freeway accessibility
- Close to restaurants and downtown shopping areas
- Building signage opportunities
- Free surface parking with a ratio of 3.00/1,000 SF



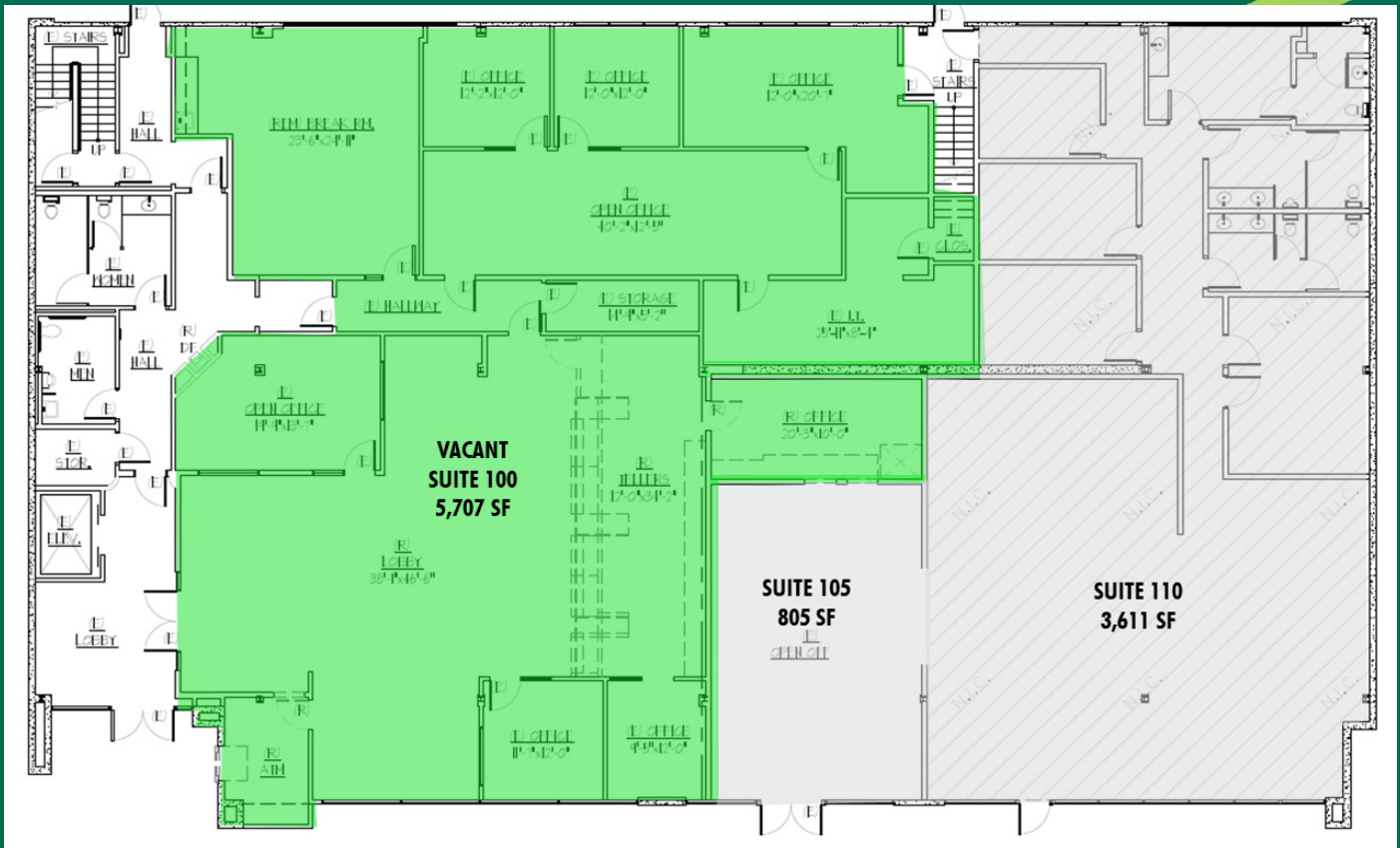
AVAILABLE SUITES

SUITE	SIZE (SF)	RATE	DESCRIPTION
100	1,000 - 5,707	\$1.75 FSG	3 Open offices, 6 private offices, large lobby, break room, IT room and a storage
203*	1,627	\$1.75 FSG	Former courthouse space – 2 chamber rooms, 2 private offices, large waiting area
204*	692	\$1.75 FSG	Shell space, build to suit, corner suite
210*	4,589	\$1.75 FSG	Open floor plan, large conference room, several private offices, above standard finishes
302**	1,390	\$1.75 FSG	2 offices, built-in reception area, conference room
304**	621	\$1.75 FSG	1 office, reception area
306	1,049	\$1.75 FSG	3 offices, reception area, open area
309	1,000	\$1.75 FSG	4 offices, reception area, open area

*Suites 203, 204 & 210 are contiguous up to 6,209 RSF.

**Suites 302 & 304 are contiguous up to 2,011 RSF.

FIRST FLOOR / 5,707 RSF



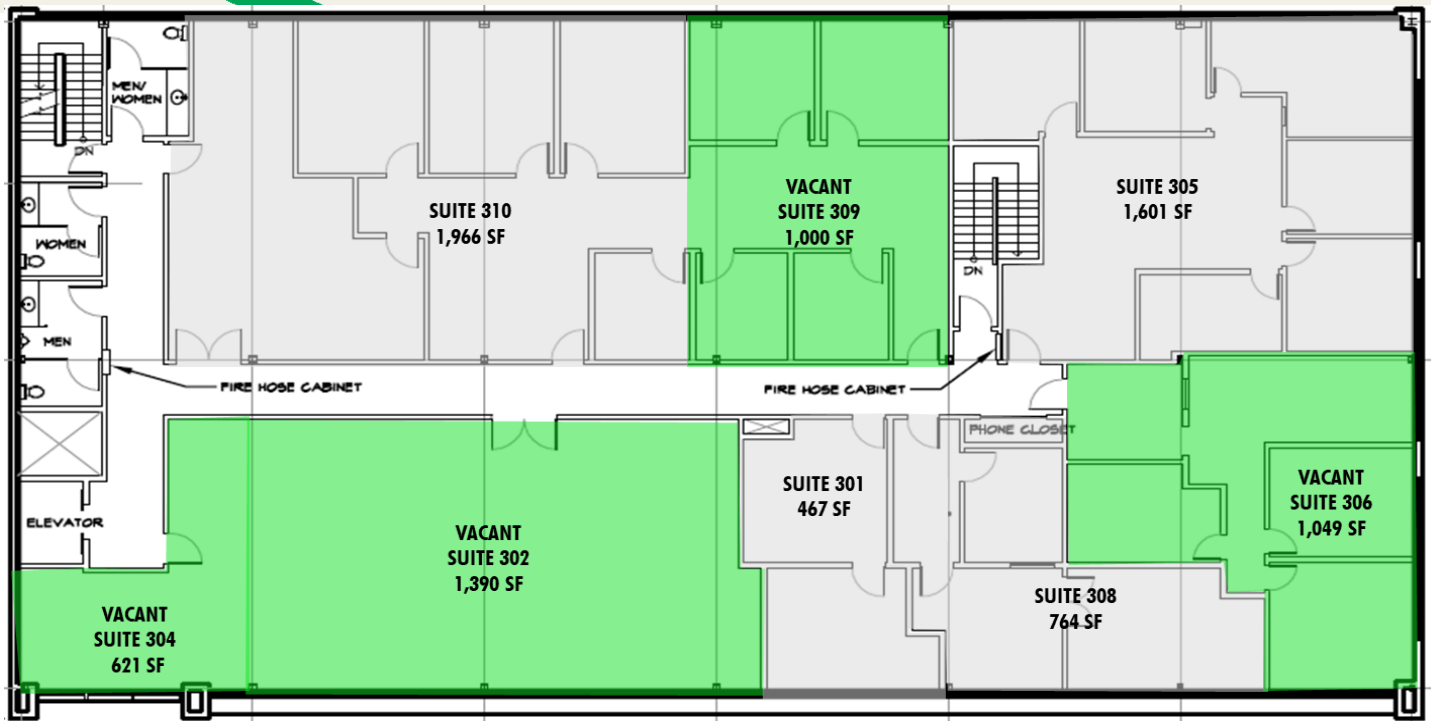
SECOND FLOOR / 692-6,209 RSF

(SUITES 203, 204 & 210 ARE CONTIGUOUS TO 2,011 SF)



THIRD FLOOR / 621 - 2,011 RSF

(SUITES 302 & 304 ARE CONTIGUOUS TO 2,011 SF)



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