METRO OFFICE PLEX

5050 Palo Verde Street, Montclair, California 91763

For Lease

Property Highlights:

- 32,014 Square Foot Multi-Tenant Office Building
- Move-In Ready Suites Available From 526 SF to 2,953 SF
- Interstate 10 Exposure and Building Signage Opportunities
- Abundant Surface Parking
- Each Suite is Individually Metered for Electrical & HVAC Control
- Computer Controlled Access System
- Adjacent to Doctors Hospital of Montclair

John Bibeau
909.942.4687
john.bibeau@cushwake.com
Lic.#01250130

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Suite	Square Footage	Rate
116	2,118	$1.25 MG
118*	2,118	$1.25 MG
120	835	$1.25 MG
202	526	$1.25 MG
206	1,015	$125. MG
218	1,015	$1.25 MG
220	835	$1.25 MG

*Suite is divisible into two suites consisting of 1,103 SF & 1,015 SF

Building Features:

- Square Feet: 32,014
- Year Built: 1984/Remodeled Restroom in 2010/2011
- Elevator: Yes
- Sprinkler System: Yes
- Parking Ratio: 4:1,000

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