

# For Sale or Lease

708 Corporate Center Drive  
Pomona, CA 91767

Freestanding Two-Story Office Building — Ideal for Corporate Headquarters

## UNIVERSITY CORPORATE CENTER BUSINESS PARK

**\$1.00 PSF  
Broker Bonus!**  
6 months free rent  
(66-month lease)



### PROPERTY HIGHLIGHTS

- Freestanding, Two-Story, ±13,000 SF Office Building
- High Quality Interior Build-Outs
- Move In Ready with Generously Sized Office Suites, Large Bullpen Areas, Fully Equipped Kitchens, Modern Restrooms, Marble Lobby with Water Feature and a State-of-the-Art Conference Room
- Elevator Service with Ample Free Surface Parking
- Easy Access to the 10 / 57 / 71 Freeways
- Perfect for Corporate Headquarters or an Owner-User

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Lee & Associates-Industry, Inc.  
13181 Crossroads Pkwy N, # 300  
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Corporate ID#01125429

**Lee & Associates**<sup>®</sup>  
COMMERCIAL REAL ESTATE SERVICES  
**The OfficeMarket**  
GROUP

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Freestanding Two-Story Office Building — Ideal for Corporate Headquarters

## PROPERTY INFORMATION

**Property Type:** Commercial Office  
**Building Size:** ±13,000 SF  
**Lot Size:** ±19,585 SF  
**Parking:** 4:1,000  
**Year Built:** 2005  
**Sprinklered:** Yes  
**Construction:** Concrete Tilt Up  
**Zoning:** A17000  
**Price:** Call for more info

**Major Tenants:** DeVry, Carrington College, HSBC, San Gabriel/Pomona Regional Center, Oppenheimer Group, US Healthworks, KB Homes

## DEMOGRAPHICS

2010	1 Mile	3 Miles	5 Miles
Population	10,078	110,216	370,603
Households	2,331	29,536	106,960
Avg. HH Income	\$51,776	\$62,627	\$63,631



LARGE EXECUTIVE OFFICE



GROUND FLOOR LOBBY



AERIAL & REGIONAL MAP



BULLPEN AREA



UNIVERSITY CORPORATE CENTER



CONFERENCE ROOM



## LEASE AVAILABILITY

**SUITE** #100-200  
**SQ. FT.** ±13,000  
**LEASE RATE** \$1.25 PSF/NNN

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