

## Office Space Available | April 2020

Location	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
21308 Pathfinder Rd. 1 <sup>st</sup> Floor	230	Now	\$3.50	Terry Rinehart	CV	626-233-3952	
1320 Valley Vista Dr. #207	373	Now	\$2.75 FSG	Johnney Zhang	Primior Management	626-507-7777	
750 N. Diamond Bar Blvd. #204	418	Now	\$1.99	Johnney Zhang	Primior Management	626-507-7777	Medical Office
1200 Diamond Bar Blvd. #206	462	Now	\$2.00 NNN	Brian Melkesian	Lee & Associates	909-373-2943	
1200 Diamond Bar Blvd. #101	462	Now	\$2.25 NNN	Brian Melkesian	Lee & Associates	909-373-2943	
1320 Valley Vista Dr. #105	498	Now	\$2.75 FSG	Johnney Zhang	Primior Management	626-507-7777	
21308 Pathfinder Rd. 1 <sup>st</sup> Floor	500	Now	\$3.50	Terry Rinehart	CV	626-233-3952	
21308 Pathfinder Rd. 1 <sup>st</sup> Floor	500	Now	\$3.50	Terry Rinehart	CV	626-233-3952	
21308 Pathfinder Rd. 2 <sup>nd</sup> Floor	500	Now	\$3.50	Terry Rinehart	CV	626-233-3952	
1320 Valley Vista Dr. #206	543	Now	\$2.75 FSG	Johnney Zhang	Primior Management	626-507-7777	
3333 S. Brea Canyon Rd. #205	552	Now	\$2.15	Lillian Cao	Industry Coralridge	626-518-2709	Metro Business Center
556 N. Diamond Bar Blvd. #202	564	Now	\$2.05 FS	Chris Larimore	Lee & Associates	626-240-2788	
21700 E. Copley Dr. #168	595	Future	\$2.80 FS	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
1360 Valley Vista Dr. #206	610	Now	\$1.50	Leo Yong Gao	Sperry Commercial	626-864-1598	
21671 Gateway Center Dr. #210	615	Now	\$2.18	Faraaz Hashmi	Skybridge Property Group	949-887-8103	
1320 Valley Vista Dr. #205	656	Now	\$2.75 FSG	Johnney Zhang	Primior Management	626-507-7777	
21308 Pathfinder Rd. 1 <sup>st</sup> Floor	800	Now	\$2.75	Terry Rinehart	CV	626-233-3952	Office/Medical
1320 Valley Vista Dr. #203	848	Now	\$2.75 FSG	Johnney Zhang	Primior Management	626-507-7777	

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1370 Valley Vista Dr. #220	892	Now	\$2.80 FS	\$2.80 FS	Cushman Wakefield	909-942-4691	Gateway Corp. Center
20657 Golden Springs Dr. 2 <sup>nd</sup> Floor	900	30 days	\$2.35 FSG	Alicia Yu	Green Realty Group	626-831-7188	Golden Springs Plaza
1360 Valley Vista Dr. #130	937	Now	\$1.60	Leo Yong Gao	Sperry Commercial	626-864-1598	
1320 Valley Vista Dr. #209	1,006	Now	\$2.75 FSG	Johnney Zhang	Primior Management	626-507-7777	
1930 South Brea Canyon Rd. #112	1,026	Now	\$2.10 MG	Scott Maples	NGKF	909-974-4066	
21660 Copley Dr. #350	1,030	Now	\$2.80	Chelsea Shang	Golden Land Investments & Financial	626-788-3018	Gateway Corp. Center
21660 Copley Dr. #215	1,048	Future	\$2.80 FS	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
3333 Diamond Canyon Rd. #110	1,088	Now	\$1.75 FS	Vindar Batoosingh	CBRE	909-418-2134	
1360 Valley Vista Dr. #150	1,130	Now	\$1.50	Leo Yong Gao	Sperry Commercial	626-864-1598	
1930 South Brea Canyon Rd. #280	1,141	Now	\$2.10 MG	Scott Maples	NGKF	909-974-4066	
2020 S. Brea Canyon Rd. #A5	1,200	Now	\$2.50 MG	Scott Maples	NGKF	909-974-4066	
866 N. Diamond Bar Blvd.	1,250	Now	\$1.70 NNN	Tim Muller	Coreland Companies	714-573-7780	
1930 South Brea Canyon Rd. #250	1,359	Now	\$2.10 MG	Scott Maples	NGKF	909-974-4066	
1111 Grand Ave. #J	1,461	Now	\$2.00 MG	Steven Saunders	CBRE	909-418-2006	
1241 Grand Ave. #E	1,488	Now	\$2.00 MG	Rick Page	Coldwell Banker	909-861-9835	Office/Retail
21308 Pathfinder Rd. 1 <sup>st</sup> Floor	1,600	Now	\$3.00	Terry Rinehart	CV	626-233-3952	
21308 Pathfinder Rd. 2 <sup>nd</sup> Floor	1,600	Now	\$3.00	Terry Rinehart	CV	626-233-3952	
21700 E. Copley Dr. #110	1,610	Now	\$2.80 FS	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center

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556 N. Diamond Bar Blvd. #212	1,651	Now	\$2.05 FS	Chris Larimore	Lee & Associates	626-240-2788	
22632 Golden Springs Dr. #280	1,692	Now	\$2.25 FS	Chris Larimore	Lee & Associates	626-240-2788	3-Story Professional Office
750 N. Diamond Bar Blvd. #224	1,743	Now	\$1.80	Johnney Zhang	Primior Management	626-507-7777	Medical Office
21700 E. Copley Dr. #388	1,792	Future	\$2.80 FS	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21660 Copley Dr. #190	1,871	Now	\$2.80 FS	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21680 Gateway Center Dr. #110	2,170	Now	Call	John Bibeau	CBRE	909-418-2052	Gateway Corp. Center
1241 Grand Ave. #B-1	2,200	Now	\$2.05 MG	Rick Page	Coldwell banker	909-861-9835	Office/Retail
20955 Pathfinder Rd. #350	2,242	Future	Call	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar
3333 Diamond Canyon Rd. #105	2,277	Now	\$1.75 FS	Vindar Batoosingh	CBRE	909-418-2134	
1360 Valley Vista Dr. #120	2,291	Now	\$1.60	Leo Yong Gao	Sperry Commercial	626-864-1598	
21688 Gateway Center Dr. #130	2,363	Now	Call	Steven Saunders	CBRE	909-418-2006	Building B
21308 Pathfinder Rd. 1 <sup>st</sup> Floor	3,000	Now	\$2.75	Terry Rinehart	CV	626-233-3952	Office/Medical
21308 Pathfinder Rd. 2 <sup>nd</sup> Floor	3,000	Now	\$2.75	Terry Rinehart	CV	626-233-3952	Office/Medical
20657 Golden Springs Dr. 2 <sup>nd</sup> Floor	3,200	TBD	Call	Alicia Yu	Green Realty Group	626-831-7188	Golden Springs Plaza
3333 Diamond Canyon Rd. #120	3,296	Now	\$1.75 FS	Vindar Batoosingh	CBRE	909-418-2134	
3333 Diamond Canyon Rd. #100	3,775	Now	\$1.75 FS	Vindar Batoosingh	CBRE	909-418-2134	
3333 Diamond Canyon Rd. #115	3,908	Now	\$1.75 FS	Vindar Batoosingh	CBRE	909-418-2134	
20657 Golden Springs Dr. #208	4,000	TBD	\$2.50 FSG	Alicia Yu	Green Realty Group	626-831-7188	Golden Springs Plaza

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22632 Golden Springs Dr. #380	4,528	Now	\$2.25 FS	Chris Larimore	Lee & Associates	626-240-2788	3-Story Professional Office
21680 Gateway Center Dr. #140	4,789	Now	Call	John Bibeau	CBRE	909-418-2052	Gateway Corp. Center
1370 Valley Vista Dr. #200	5,000	Now	Negotiable	Eric Fletcher	Regus	877-734-8795	Gateway Corp. Center
3333 Diamond Canyon Rd. #125	5,157	Now	\$1.75 FS	Vindar Batoosingh	CBRE	909-418-2134	
21688 Gateway Center Dr. #110	5,194	Now	Call	Steven Saunders	CBRE	909-418-2006	Building B
20955 Pathfinder Rd. #300 & 308	5,246	Future	Call	Sean Kern	Cushman Wakefield	909-942-4691	Plaza Diamond Bar
1550 Valley Vista Dr. #110	5,294	Now	\$2.85 MG	John Bibeau	CBRE	909-418-2052	
1139 S. Diamond Bar Blvd. #F	5,448	Now	\$2.00	Paul Su	Progressive Real Estate Partners	909-457-0254	Office/Retail
1370 Valley Vista Dr. #150	5,472	Future	Negotiable	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
21700 E. Copley Dr. #320	7,022	Future	\$2.80 FS	Sean Kern	Cushman Wakefield	909-942-4691	Gateway Corp. Center
2040 South Brea Canyon Rd. #1950	7,100	Now	\$2.45	Geoffrey Grossman	CBM	310-299-4224	
20657 Golden Springs Dr. 1 <sup>st</sup> Floor	7,400	TBD	\$2.65 FSG	Alicia Yu	Green Realty Group	626-831-7188	Golden Springs Plaza
20709 Golden Springs Rd.	7,571	Now	\$3,500,000	Dennis Zhang	Lee & Associates	909-989-7771	Office for Sale
20657 Golden Springs Dr. 1 <sup>st</sup> Floor	8,000	TBD	\$2.65 FSG	Alicia Yu	Green Realty Group	626-831-7188	Golden Springs Plaza
21680 Gateway Center Dr. #170	8,183	Now	Call	John Bibeau	CBRE	909-418-2052	Gateway Corp. Center
3333 Diamond Canyon Rd. #138	17,999	Now	Call	Vindar Batoosingh	CBRE	909-418-2134	

**Total Office Space Available**

**187,366 SF**

**NNN = Triple Net MG = Modified Gross FS = Full Service FSG=Full Service Gross**

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