

Quality Multi-tenant Office Environment



Mediterrania Plaza

1003 E. Cooley Drive
Colton, California 92324

All information contained herein is considered reliable,
but not guaranteed and is subject to revision at any time.

For information:

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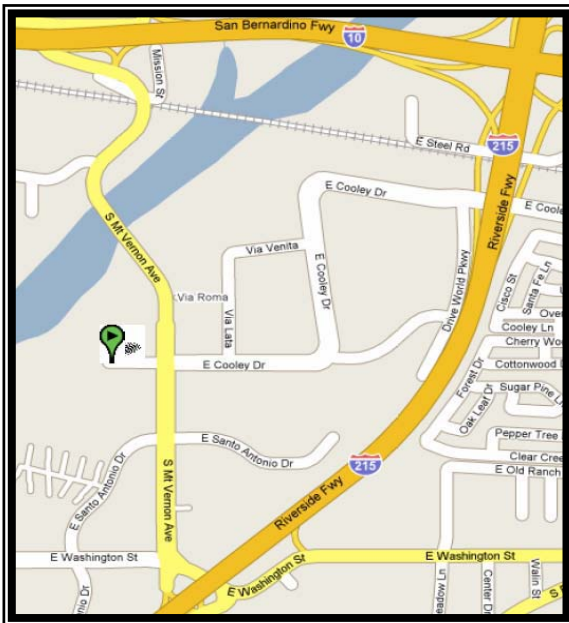
DAVENPORT
PARTNERS



www.davenportpartners.com

Highlights:

- Excellent freeway access to the San Bernardino (10) and Riverside (215) Freeways – heart of the East San Bernardino sub-market.
- Tree lined professional multi-tenant office environment.
- Convenient surface free parking with direct stairway and elevator service to the 2nd floor.
- Situated within Mediterrania Plaza. Prime entry and visibility from Mt. Vernon Avenue.
- Nearby amenities include Starbucks Coffee, a variety of restaurants, banks and retail stores.
- All suites in move-in ready condition.
- Major renovation recently completed.

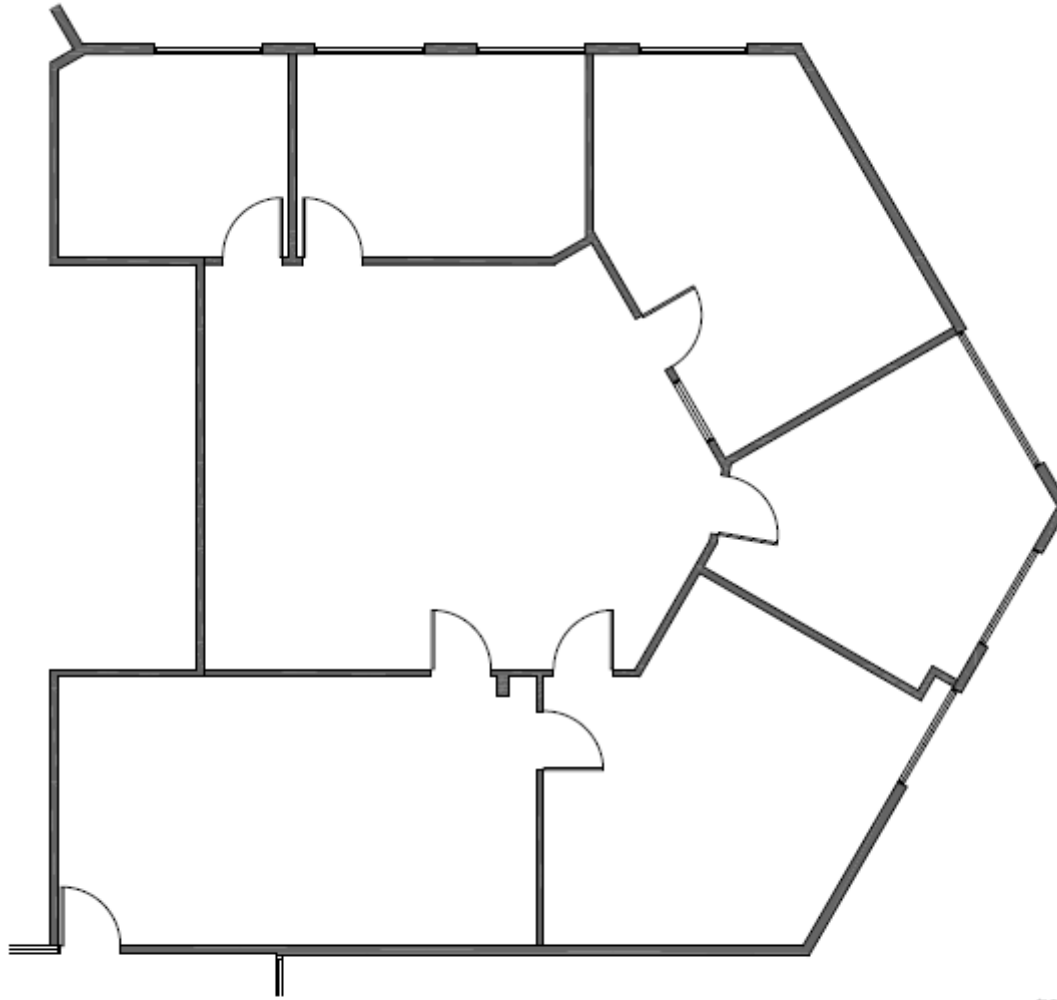


This Property is proudly owned, leased and managed by Davenport Partners, a commercial real estate investment company headquartered in Newport Beach, CA. Davenport Partners primarily focuses on multi-tenant office, flex and industrial properties and, in some cases, associated retail uses.

The Company applies its proven “hands-on” management and leasing philosophy to all its properties, resulting in:

- Ownership representative typically on-site multiple days during the week.
- Day porter servicing the Building Monday through Friday.
- Local and quick decision making process.
- Simple lease form.





SUITE 101
2,109 R.S.F.
SCALE: 1/8" = 1'-0"
MAY 18, 2010

DAVENPORT PARTNERS



Suite 101

- 2,109 rsf.
- \$1.15/sf./mo., full service gross
- 5 offices
- Large reception area
- Large open work area
- Available Jan. 2011

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Suite 201

- 2,174 rsf.
- \$1.15/sf./mo., full service gross
- 8 offices + break room
- Separated reception area
- Large conference room
- Individual offices available as well as whole suite

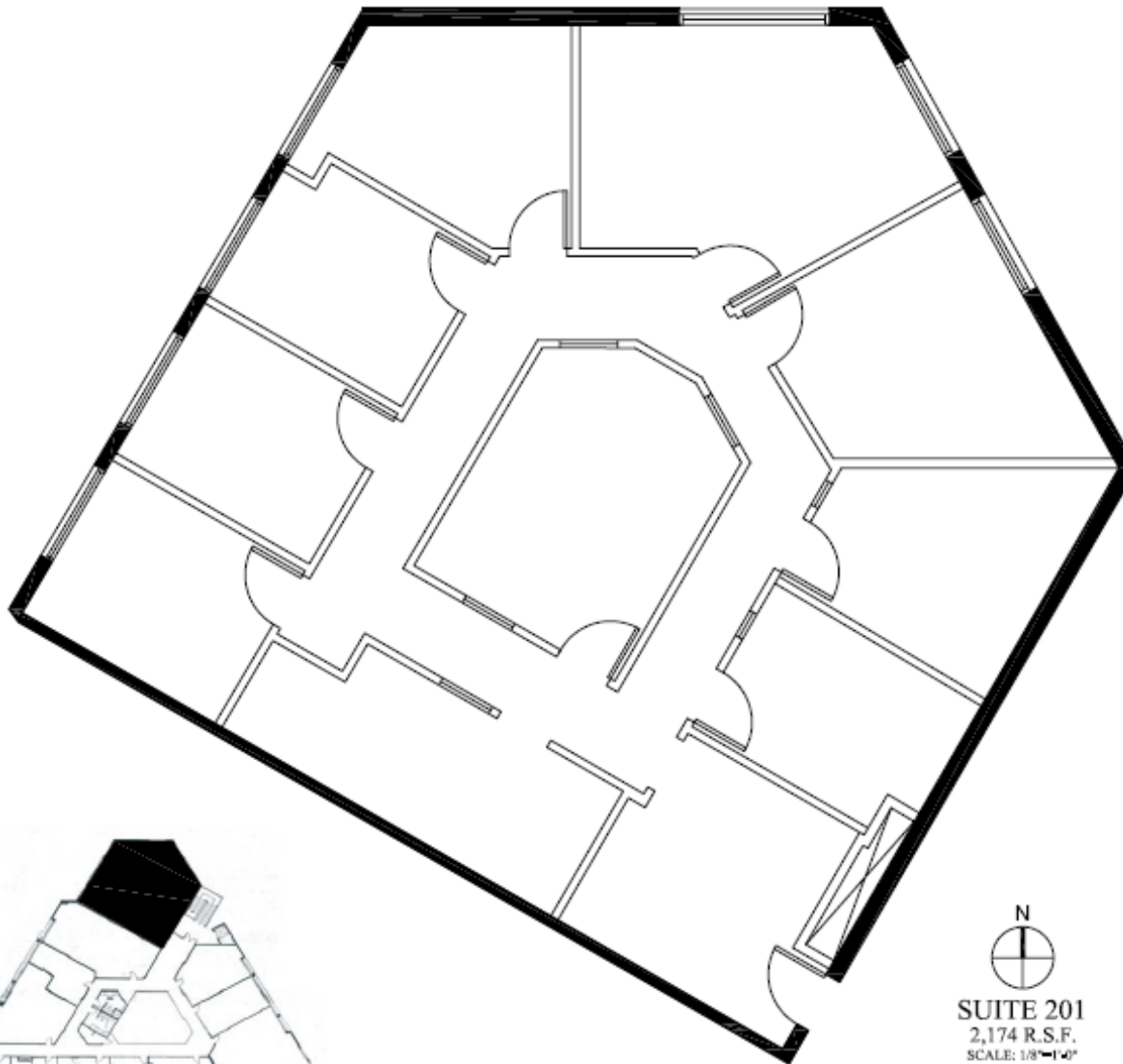
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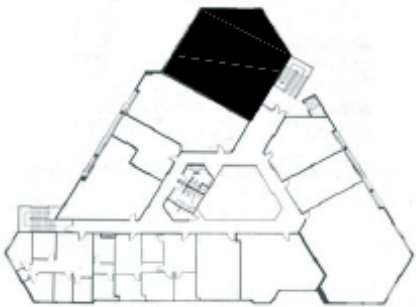
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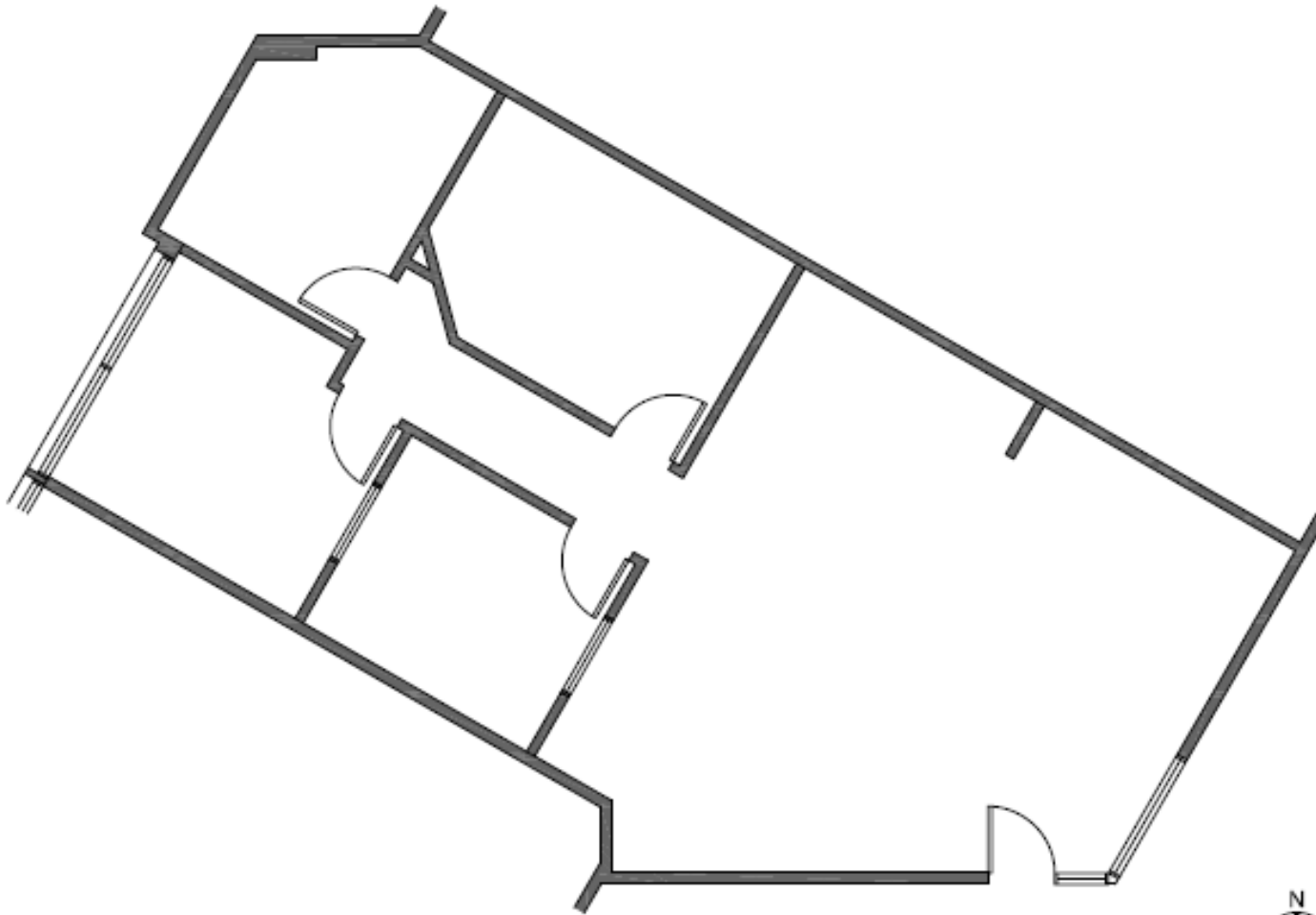
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SUITE 201
2,174 R.S.F.
SCALE: 1/8"=1'-0"
OCTOBER 27, 2008



Mediterrania Plaza

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Suite 202

- 1,403 rsf.
- \$1.15/sf./mo., full service gross
- 2 offices, break rm & lg utility rm
- Large open work area
- Move-in ready

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SUITE 202
1,403 R.S.F.
SCALE: 1/8" = 1'-0"
MAY 25, 2010

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Suite 204

- 1,237 rsf.
- \$1.15/sf./mo., full service gross
- 1 window office
- Large open work area
- Additional buildout available
- Available Jan. 2011

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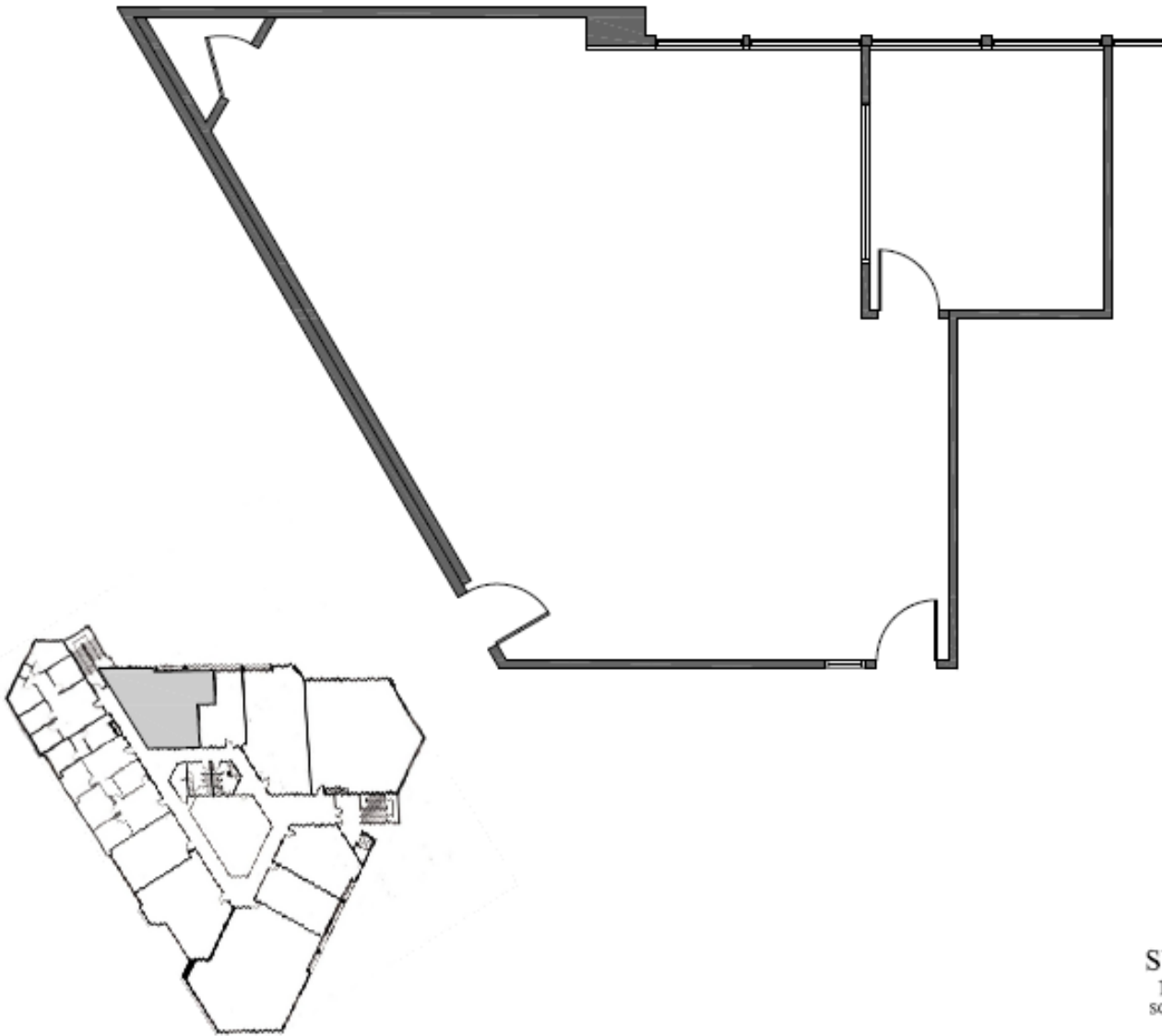
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SUITE 204
1,237 R.S.F.
SCALE: 1/8" = 1'-0"
JULY 1, 2010

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Suite 205

- 1,648 rsf.
- \$1.15/sf./mo., full service gross
- 7 offices
- Large open work area
- Monument signage opportunity
- Move-in ready

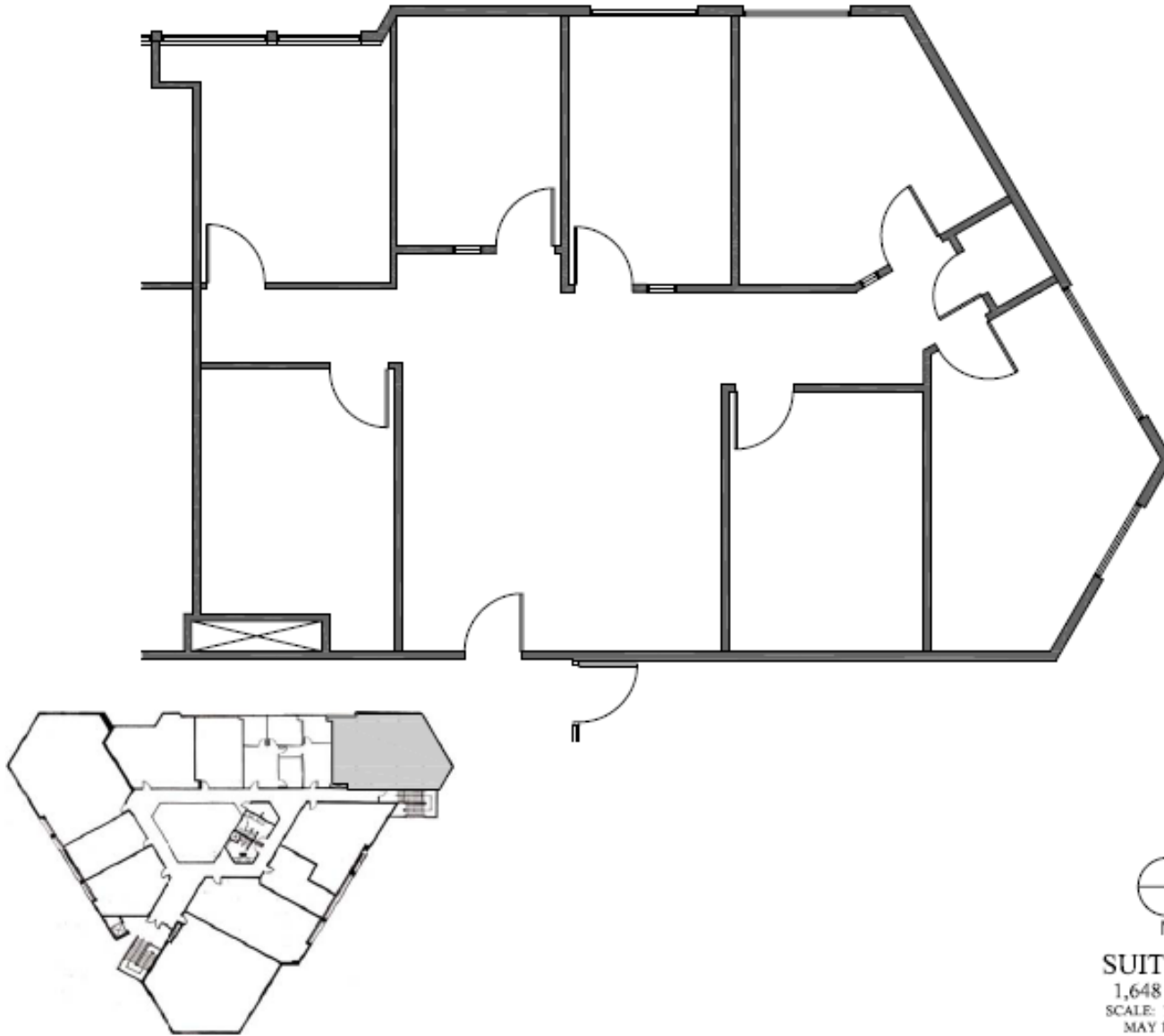
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SUITE 205
1,648 R.S.F.
SCALE: 1/8" = 1'-0"
MAY 14, 2010

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Suite 206

- 441 rsf.
- \$1.15/sf./mo., full service gross
- 1 window office
- Reception / admin area
- Move-in ready

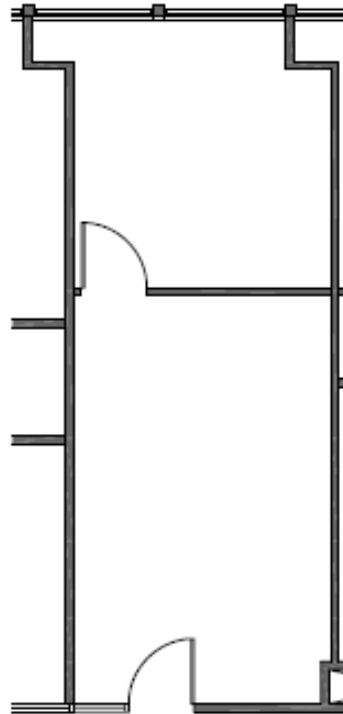
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Suite 207

- 876 rsf.
- \$1.15/sf./mo., full service gross
- 2 large window offices
- Reception / work area
- Conference room
- Move-in ready

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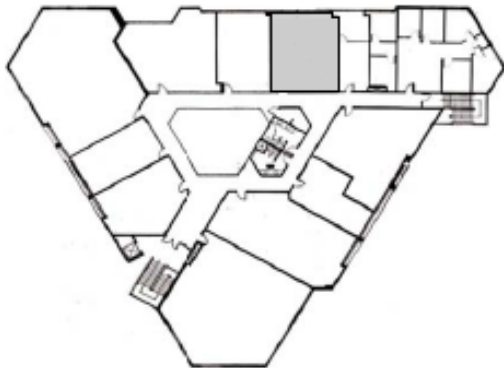
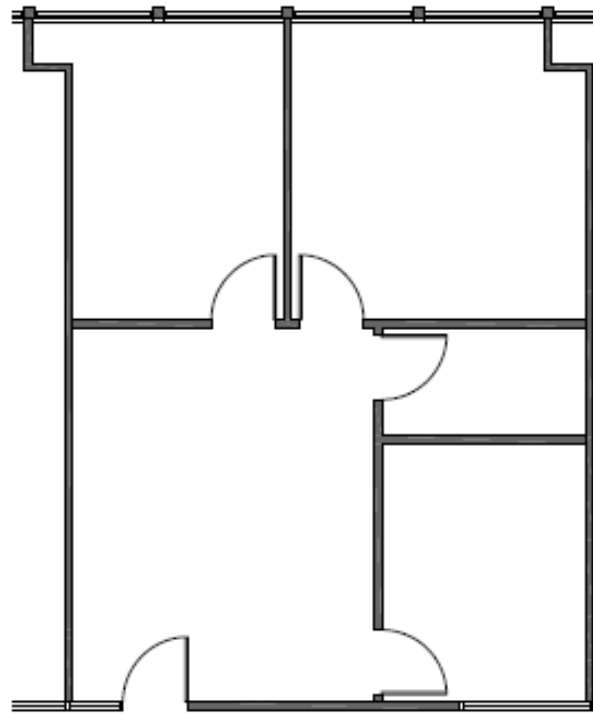
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SUITE 207

876 R.S.F.

SCALE: 1/8" = 1'-0"

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Suite 208

- 712 rsf.
- \$1.15/sf./mo., full service gross
- Fully open layout
- Custom buildout can be amortized
- Can be combined with adjacent spaces
- Move-in ready

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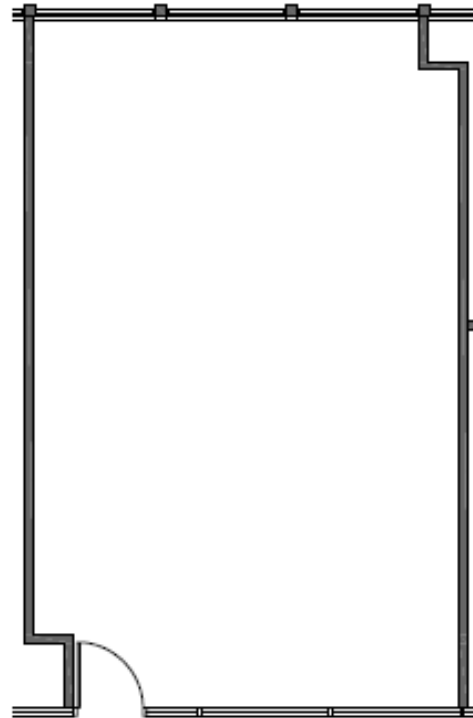
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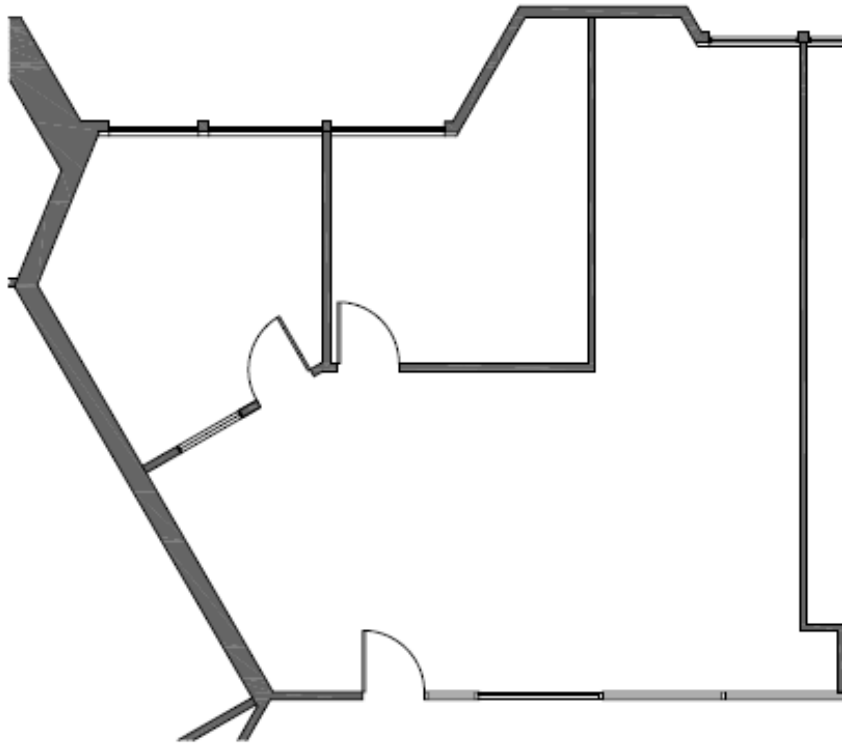


SUITE 208
712 R.S.F.
SCALE: 1/8" = 1'-0"
MAY 14, 2010

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Suite 209

- 1,125 rsf.
- \$1.15/sf./mo., full service gross
- 2 window offices
- Large open work area
- Move-in ready

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SUITE 209
1,125 R.S.F.
SCALE: 1/8" = 1'-0"
MAY 14, 2010

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Suite 210

- 2,189 rsf.
- \$1.15/sf./mo., full service gross
- 4 window offices
- 2 large bull pens
- Storage room
- Monument signage opportunity
- Move-in ready

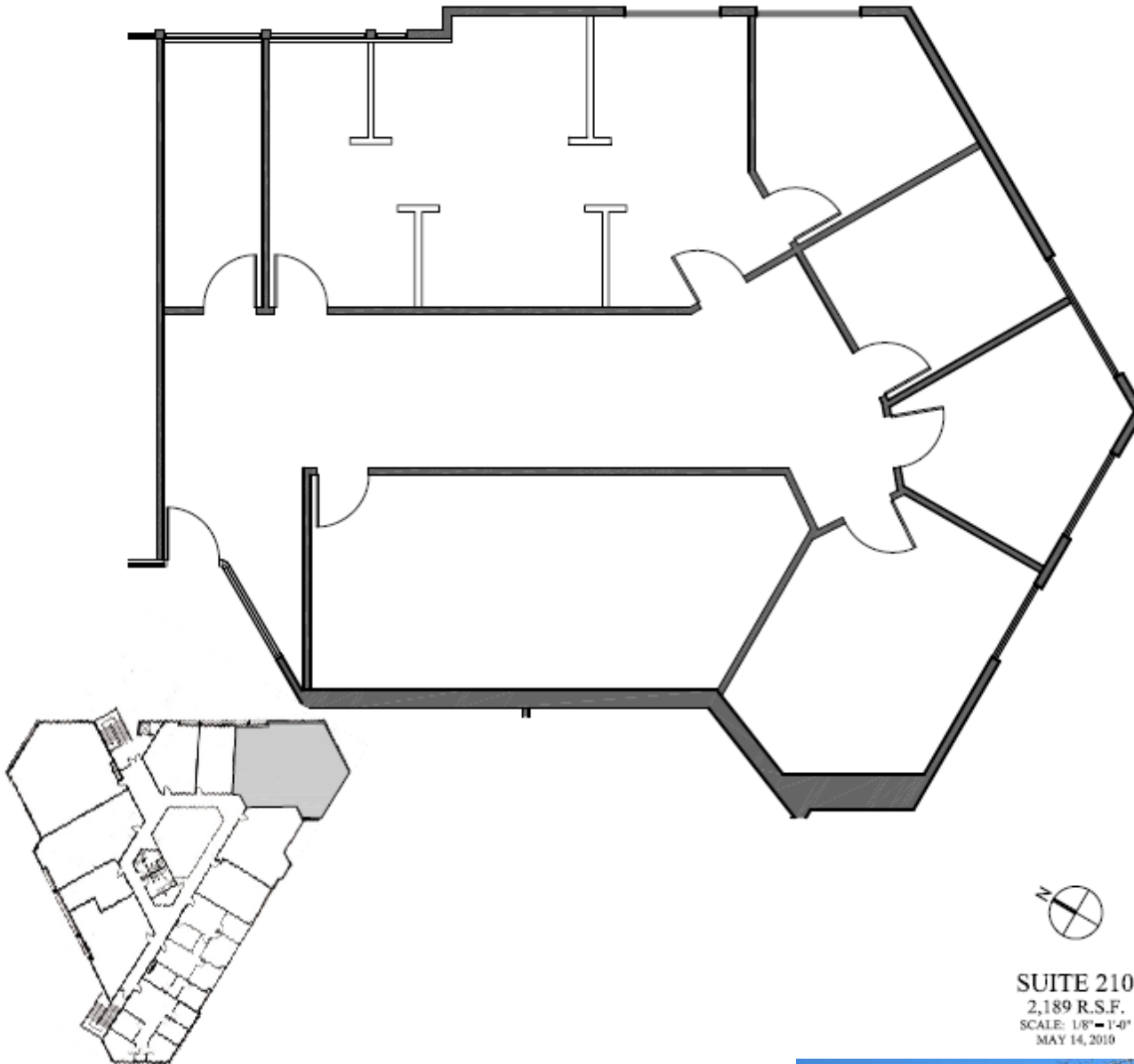
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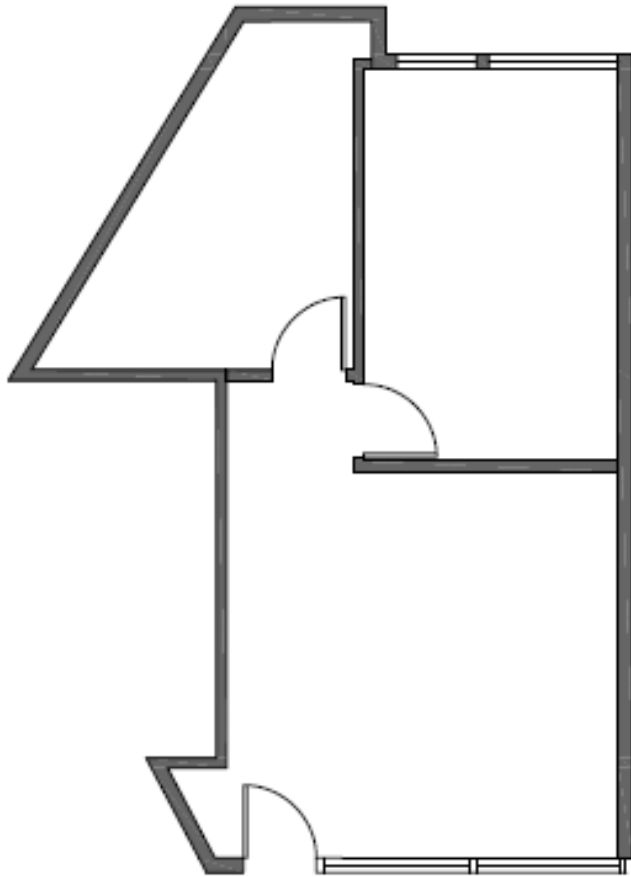


SUITE 210
2,189 R.S.F.
SCALE: 1/8"=1'-0"
MAY 14, 2010

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Suite 212

- 702 rsf.
- \$1.15/sf./mo., full service gross
- 1 window office
- 1 utility room
- Large open work area
- New carpet

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SUITE 212
702 R.S.F.
SCALE: 1/8" = 1'-0"
MAY 25, 2010

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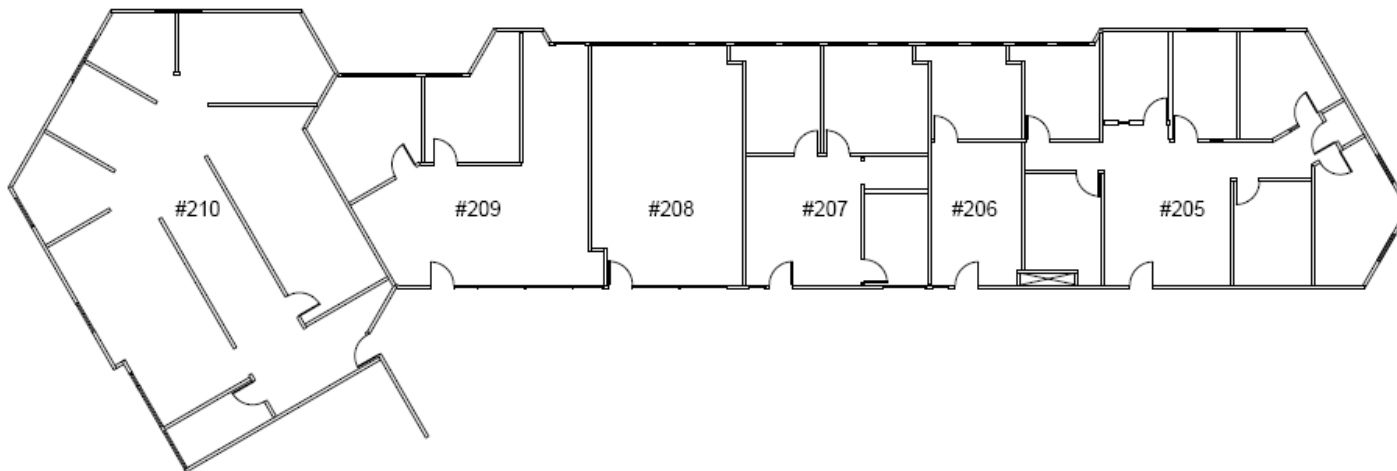


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Suites 205 through 210

- Contiguous total of 6,991 rsf.
- Various combinations to arrive flexible layouts and sizes
- Custom improvements available
- Quick turn around in space planning
- Compressed construction process
- Monument signage opportunity for larger tenants
- Call for lease rate quote



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