



PROPERTY HIGHLIGHTS

- Well located in the heart of Diamond Bar
- Pathfinder Rd / S. Brea Canyon Rd
- Immediate access to the 57 Freeway
- Located minutes from the 57, 10, 71 and 60 Freeways
- **Above standard 5:1,000 parking**
- Onsite, subterranean parking structure
- Professional Campus Environment
- **On-Site Café (Blooming Café) conveniently located on the 1st floor**
- Centrally located – gateway to four counties
- Close to Ontario International Airport, hotels, restaurants, business services and general retail
- Across the street from several eateries at the Brea Canyon Retail Center (right across the street)
- Up to ±15,000 sf of Class B 1st floor offices in a quiet, professional setting
- Professional On-Site Management

FOR LEASE | 20955 Pathfinder Rd. Suite 100, Diamond Bar, CA

Since 2000, our mission at Acacia Executive Services has been to provide affordable office space and business services to our clients. Allow us to help you save time and money on overhead through our flexible turn-key office solutions and services.



On Site Contact: Diana Moon
Phone: (909) 843-6300
Fax: (909) 843-6350
info@executiveservices.com
[@acaciaexecutiveservices](https://www.acaciaexecutiveservices.com)



Flexible office space, meeting rooms and virtual office services for any business.

[We can deliver/provide all offices **fully furnished**]



For leasing information,
please contact:

Jamie H. Kim | Executive Director
D: 714.329.5650
Jamie.Kim@thePhronesisGroup.com
Lic. # 01423006



Office Space

Fully furnished or unfurnished workspaces

- Flexible lease terms
- Customizable packages to meet your specific needs



Mail / Phone

Mail and package handling services.

Answering service and call forwarding by a live operator.



Meeting Rooms

Presentation ready spaces featuring

- Secure Wi-Fi
- Free Parking
- Access to printing services
- Available by the hour



Virtual Office

Includes all of the features of a business address plus

- A personalized answering service
- Access to an on-site day office

TYPE	SUITE	USF	MONTHLY	COMMENTS
4 Room Executive Suite	140	±881	\$4,090	Free phone / internet services
2 Rooms, no windows, shared entry	140-A	±423.50	\$1,900	Free phone / internet services
2 Rooms with many windows, shared entry	140-B	±457.50	\$2,300	Free phone / internet services
Private office with window	100-3	±125	\$850	Free phone / internet services
Private office with three sided windows	100-7	±230	\$1,300	Free phone / internet services
Large Conference room (Seats 10-13 people)	Main Conf Room	±295	\$35-\$45	\$35/hr – Member \$45/hr – Non-Member
Day Office – Fully Furnished	Day Office(s)	±115 Or ±131	\$25-\$35	\$25/hr – Member \$35/hr – Non-Member



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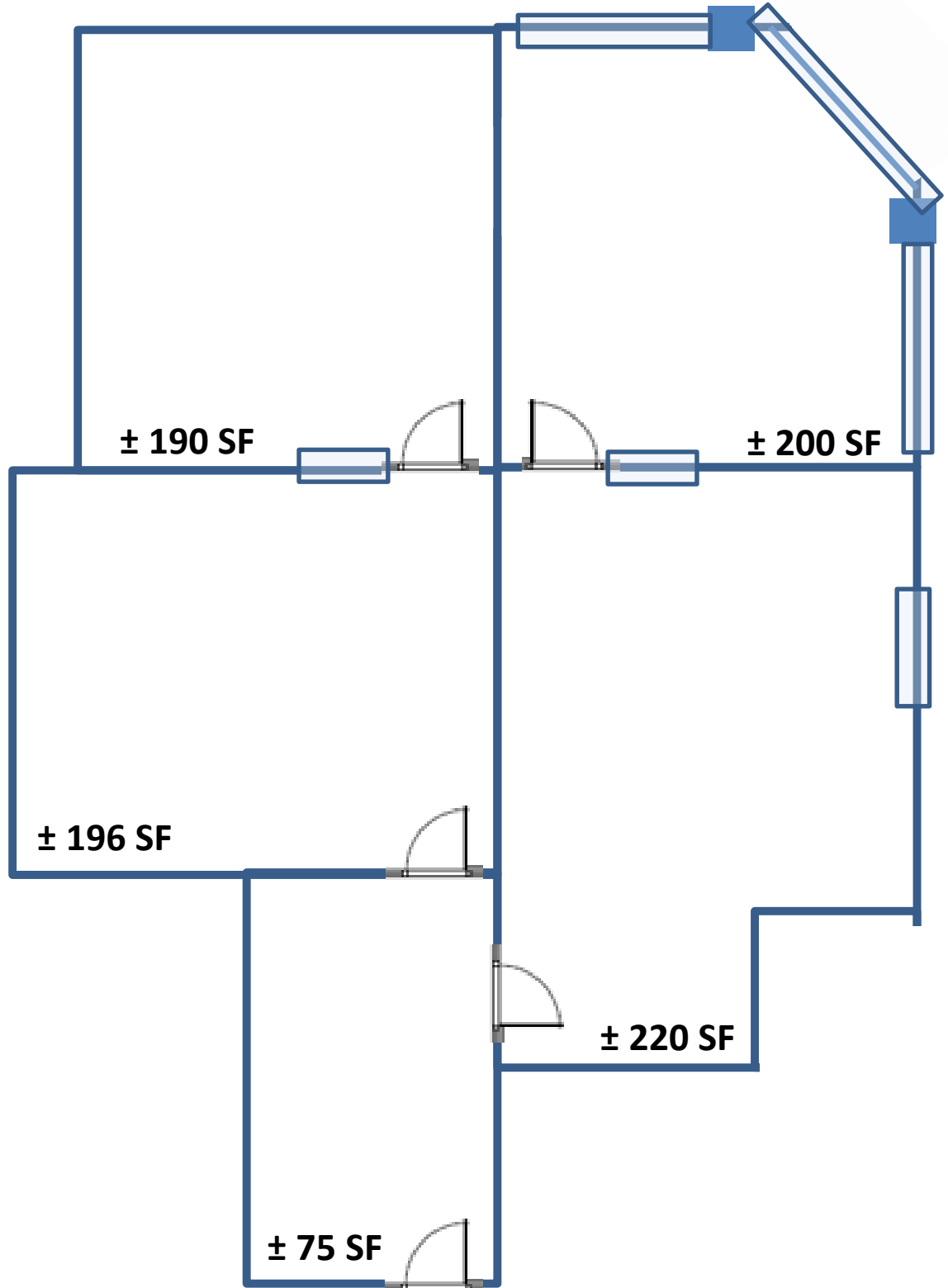
Lic. # 01423006

Large Executive Offices

Suite 140
± 881 SF

\$4,090 per month
Includes

- Free Phones
- Free Internet



[Floor Plan – Not Drawn to Scale]



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Large Executive Offices

Suite 140 A

No-Windows

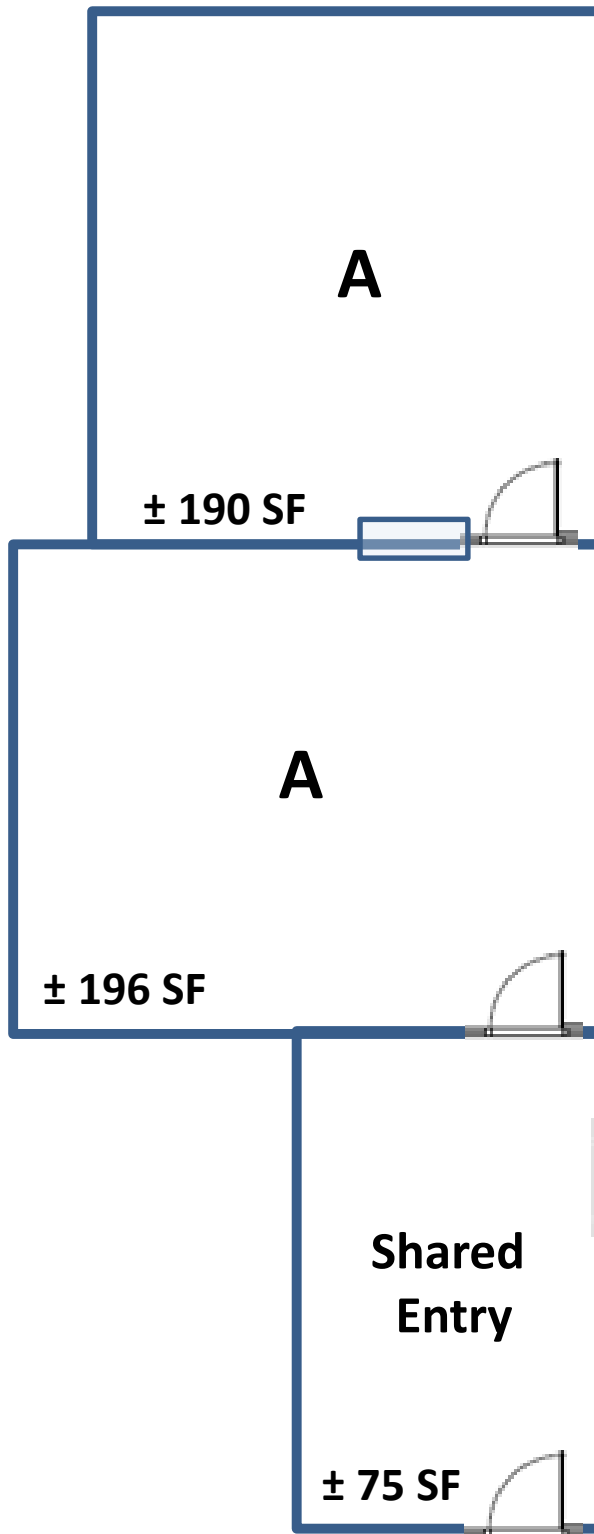
± 423.50 SF

(shared entry)

\$1,900 per month

Includes

- Free Phones
- Free Internet



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Large Executive Offices

Suite 140 B

Window Views

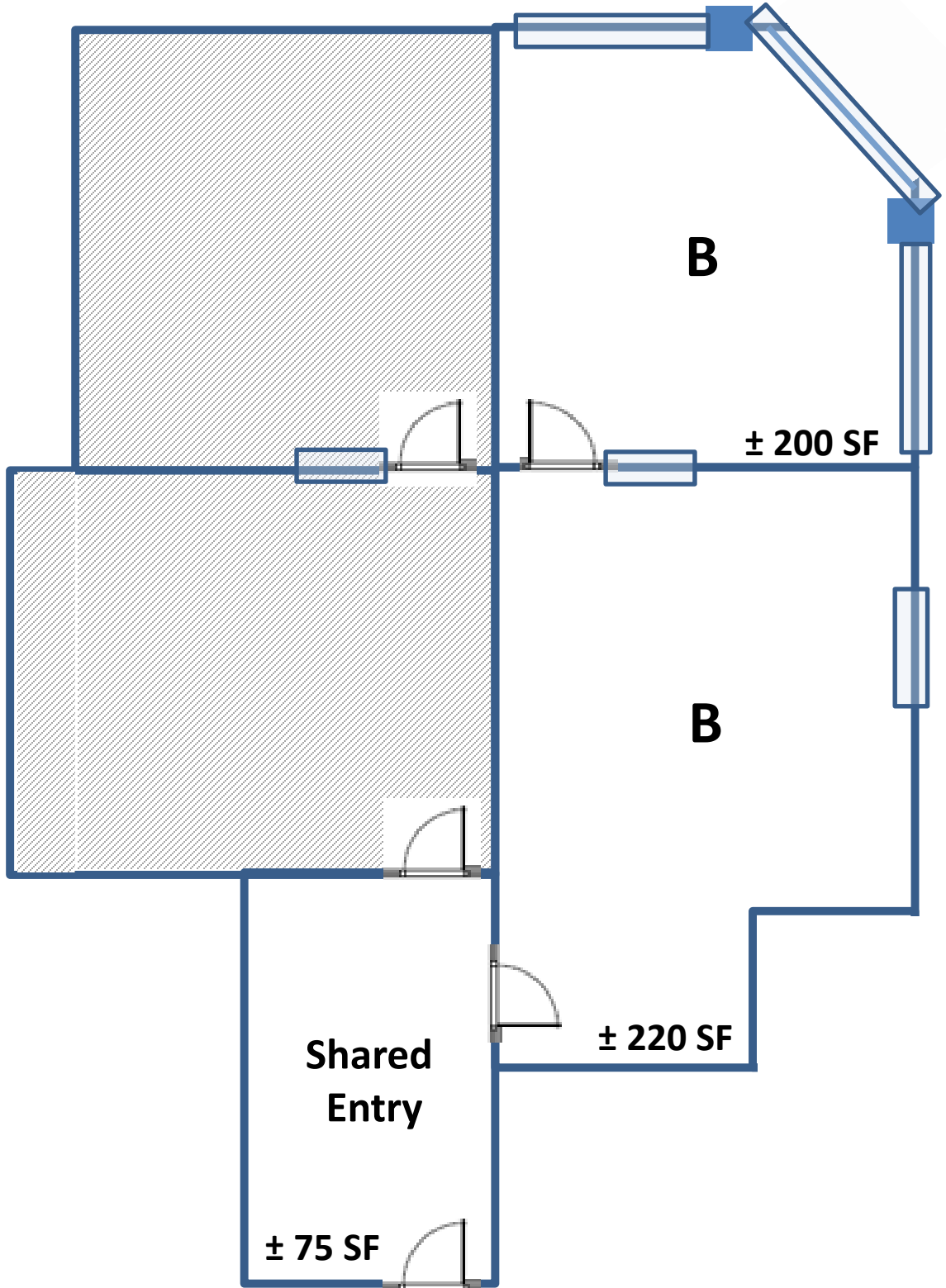
± 457.50 SF

(shared entry)

\$2,300 per month

Includes

- Free Phones
- Free Internet



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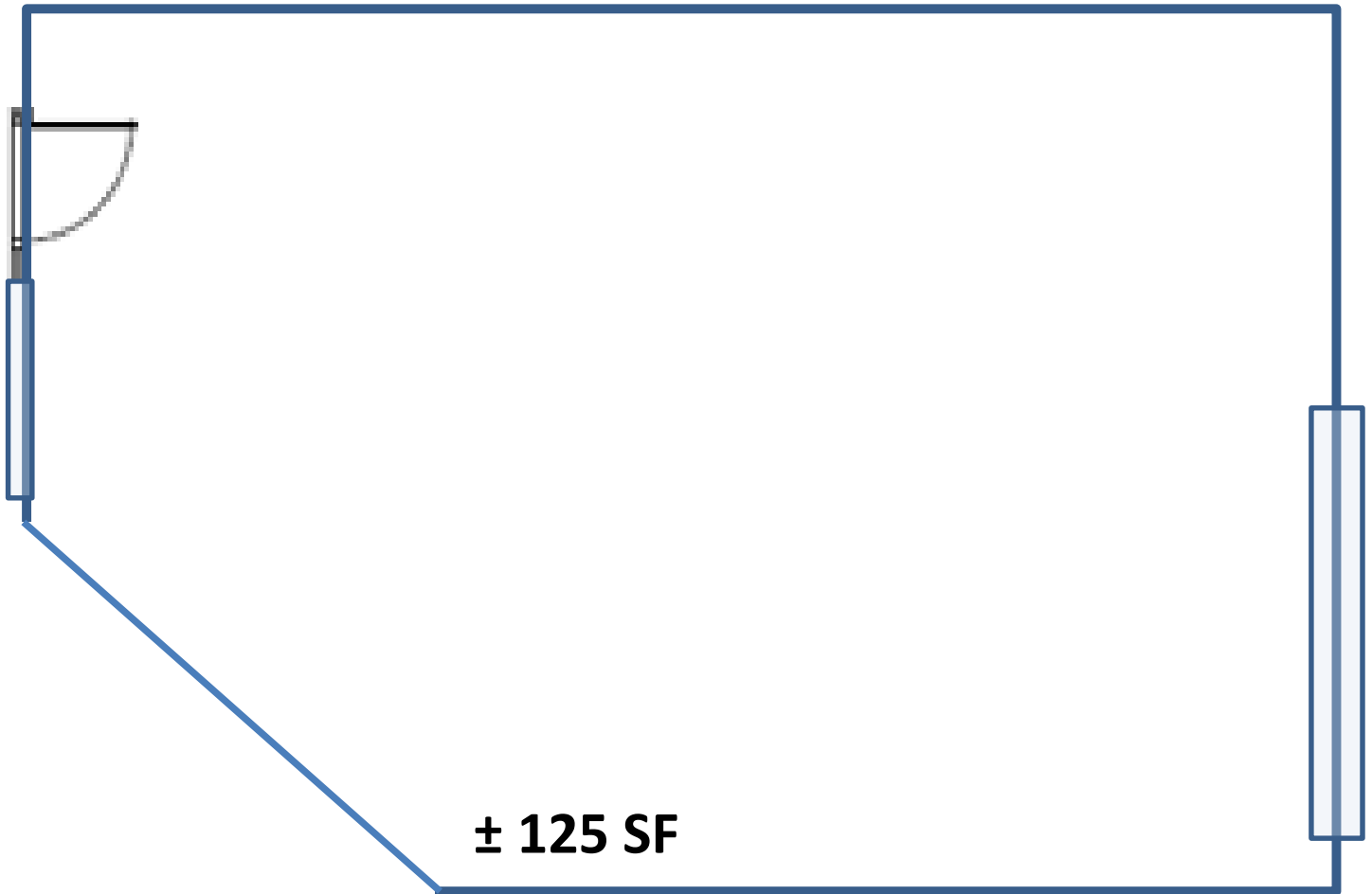
D: 714.329.5650

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Lic. # 01423006

Single Person Office | Suite 100-3 | ± 125 SF
(Has a Window)

\$850 per month (Includes Free Phone / Internet)



[Floor Plan – Not Drawn to Scale]

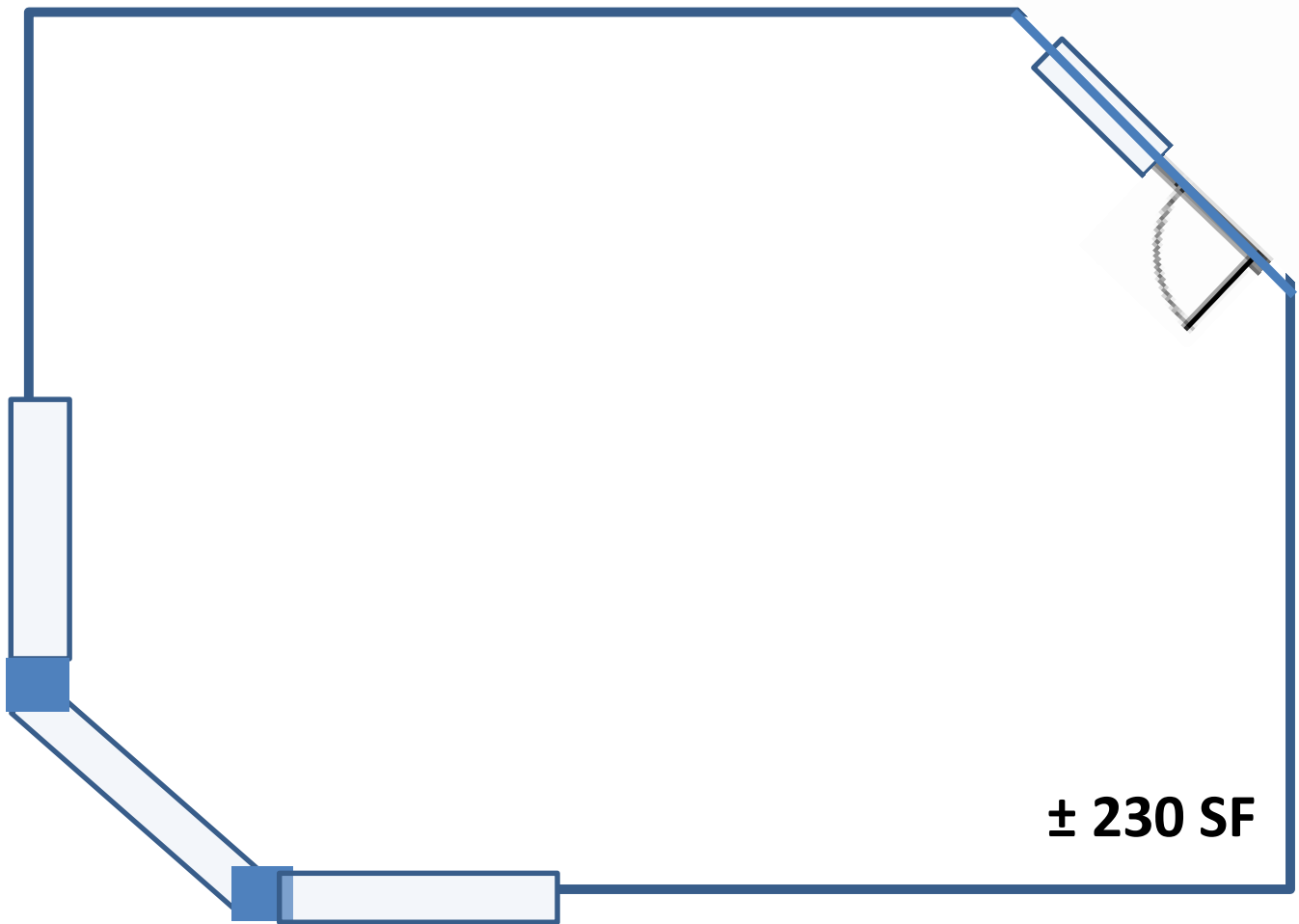


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Single Person Office | Suite 100-7 | ± 230 SF
(Three Sided Windows)

\$1,300 per month (Includes Free Phone / Internet)

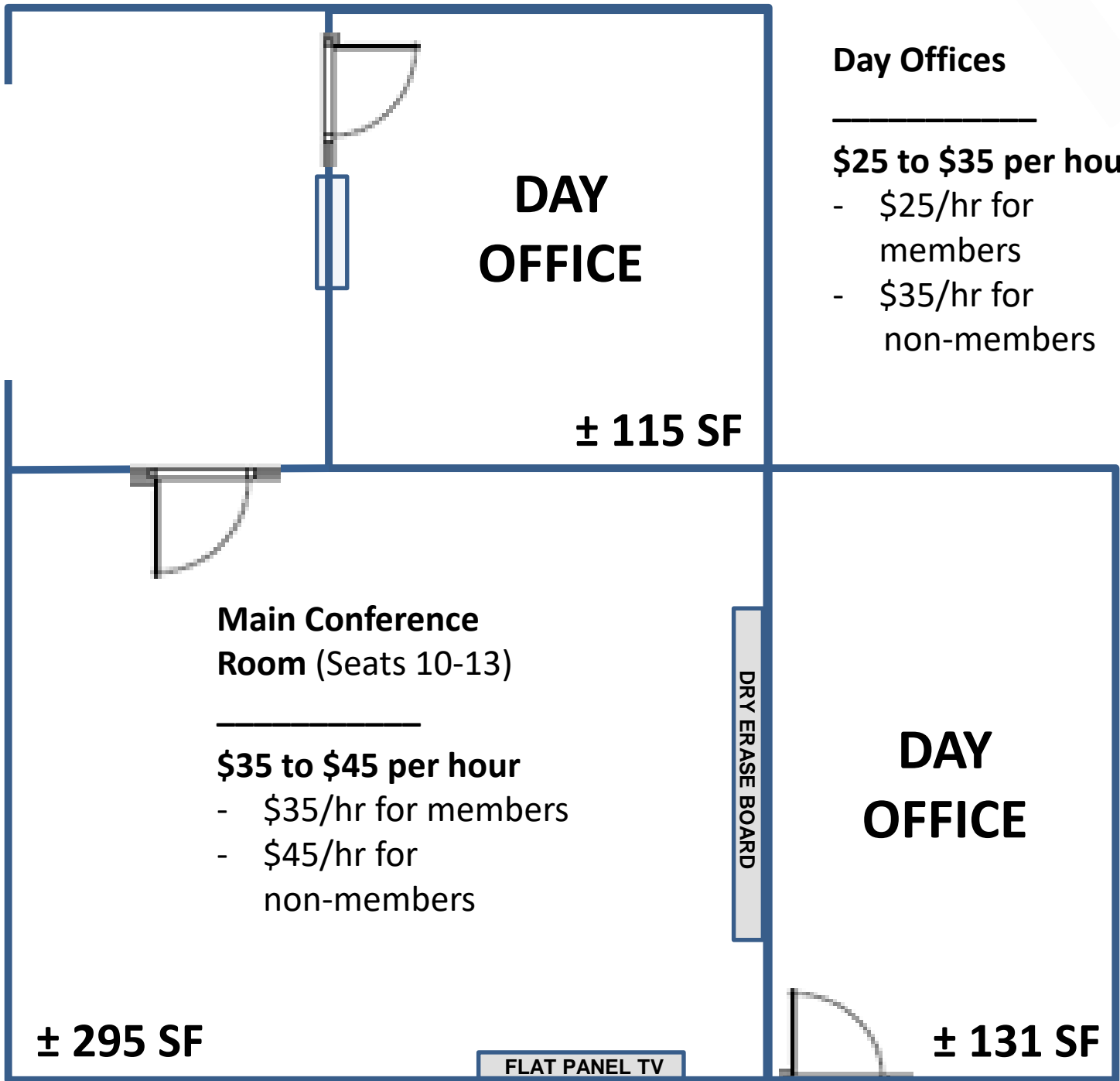


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**A Wonderful Ground Floor On-Site Café
Serving Japanese, Korean, Sandwiches / Drinks and Snacks.**

TYPE	SUITE	USF	MONTHLY	COMMENTS
Each has a window; 100-9 (Available Nov 1 st)	100-9 or 100-11	±125	\$850	Free phone / internet services
Directly Across from the Main Reception Area	100-18	±170	\$1,030	Free phone / internet services
Available November 1st	100-21	±170	\$1,030	Free phone / internet services
Two adjacent interior offices (Multi-Person)	160-3 & 4	±484	\$2,440	Free phone / internet services
Interior Office	160-3	±221	\$1,200	Free phone / internet services
Interior Office	160-4	±263	\$1,350	Free phone / internet services

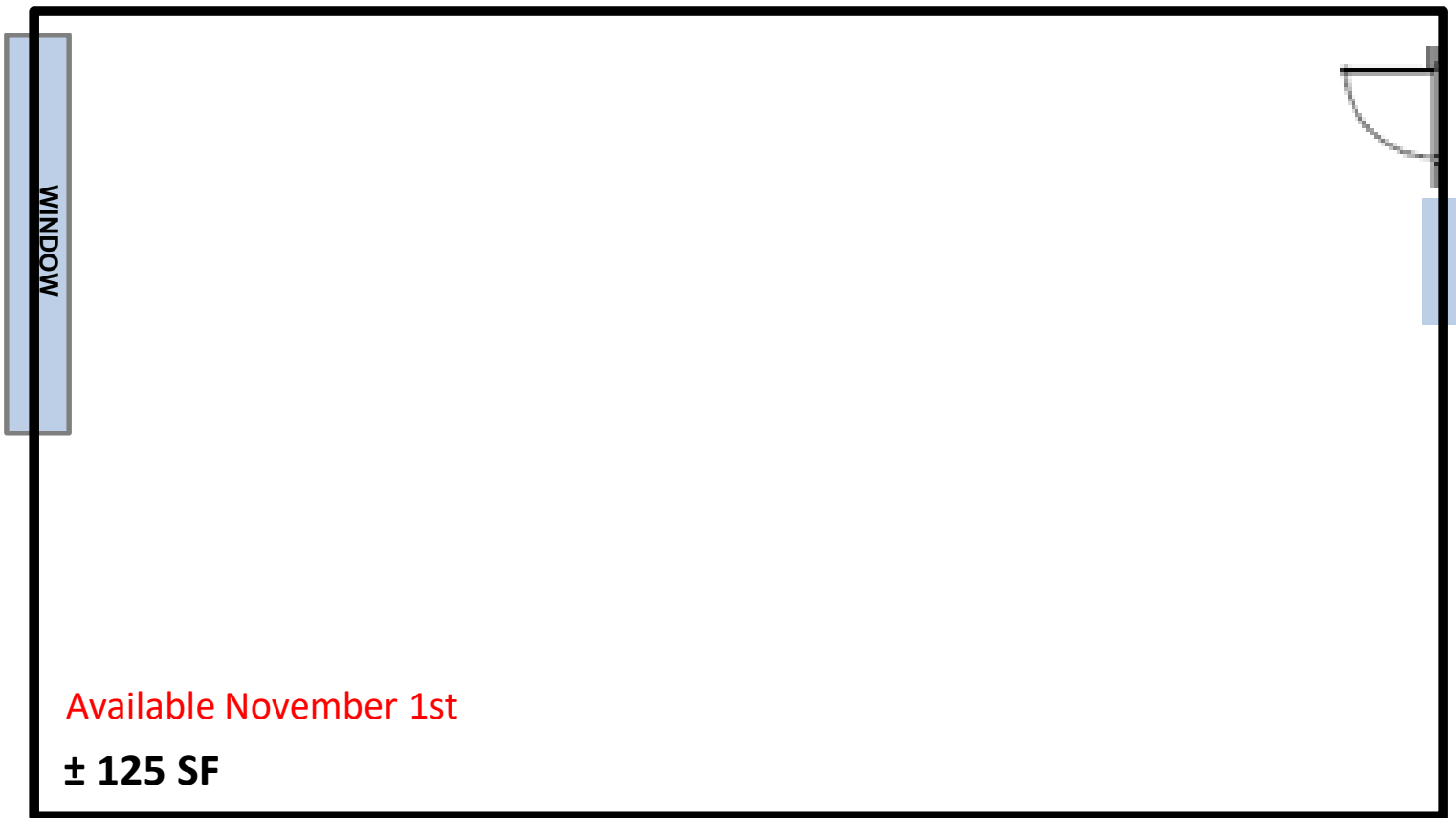


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Suite 100-9 | ± 125 SF
(Has a Window)

\$850 per month
(Includes Free Phone / Internet)



Available November 1st

± 125 SF

[Floor Plan – Not Drawn to Scale]



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Lic. # 01423006

Suite 100-11 | ± 125 SF
(Has a Window)

\$850 per month
(Includes Free Phone / Internet)



[Floor Plan – Not Drawn to Scale]

Directly Across from the Main Reception Area

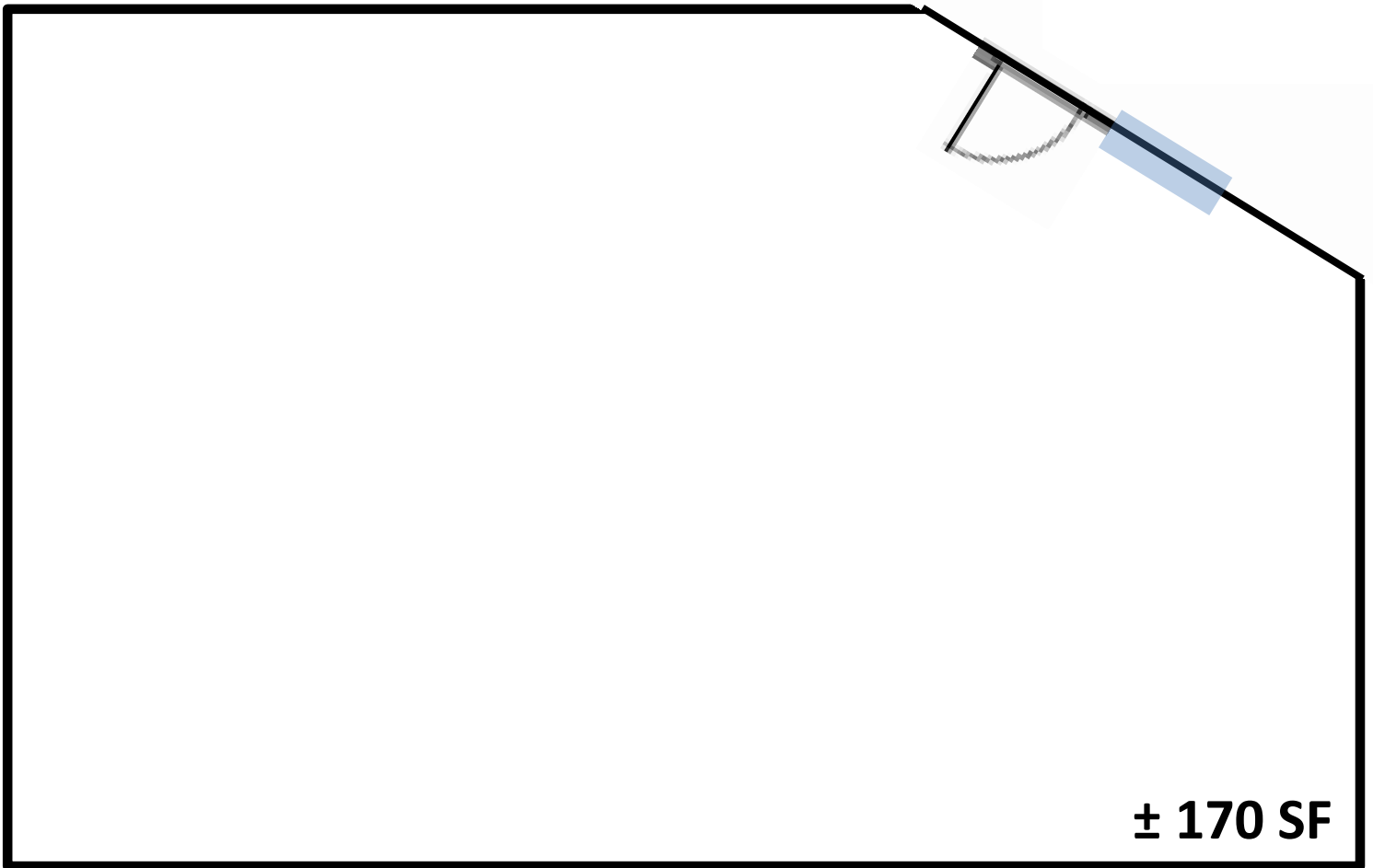
Suite 100-18 | ± 170 SF

(Interior Office - No Windows)



\$1,030 per month

(Includes Free Phone / Internet)



[Floor Plan – Not Drawn to Scale]



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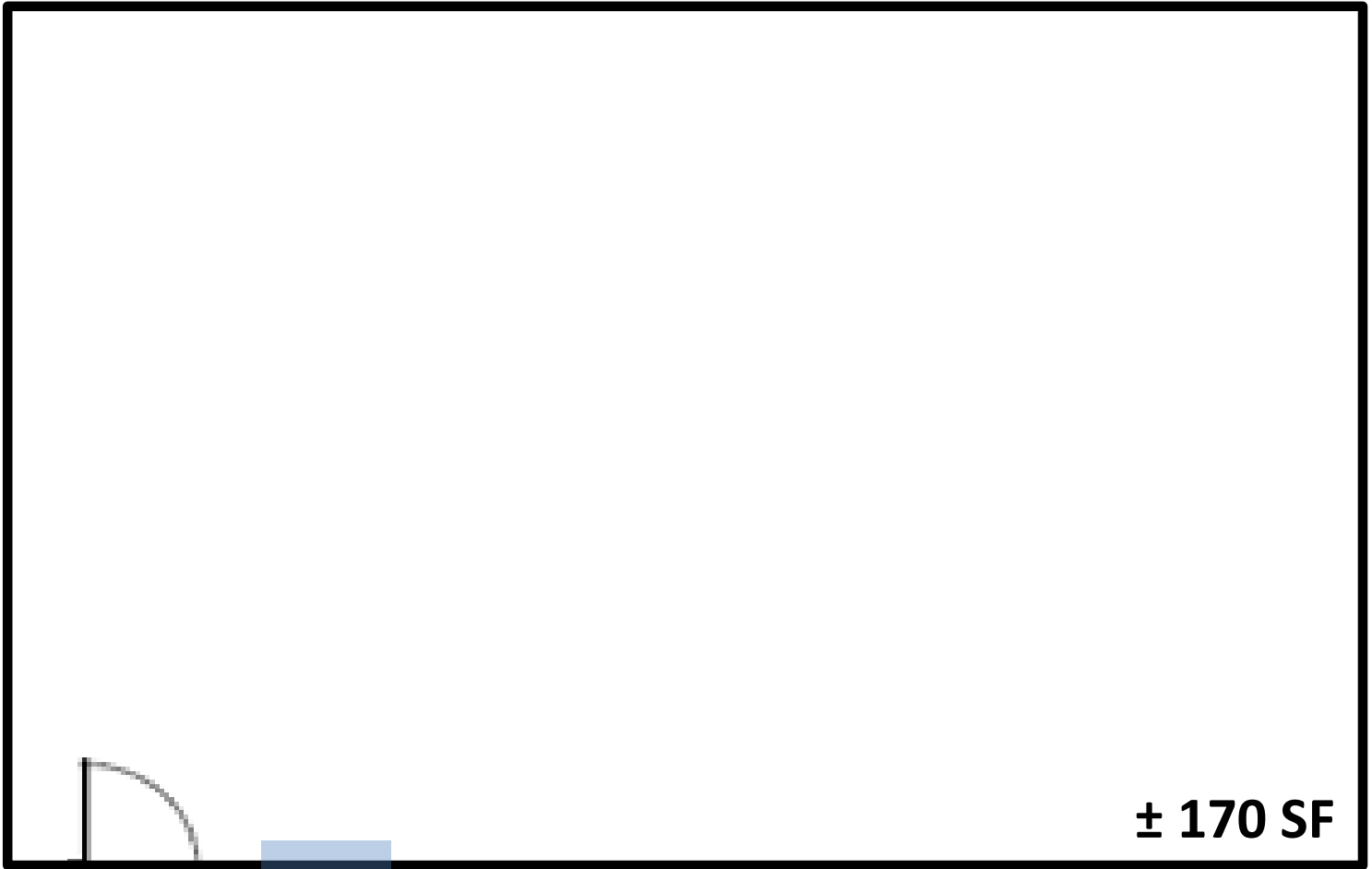
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Suite 100-21 | ± 170 SF
(Interior Office - No Windows)

\$1,030 per month
(Includes Free Phone / Internet)

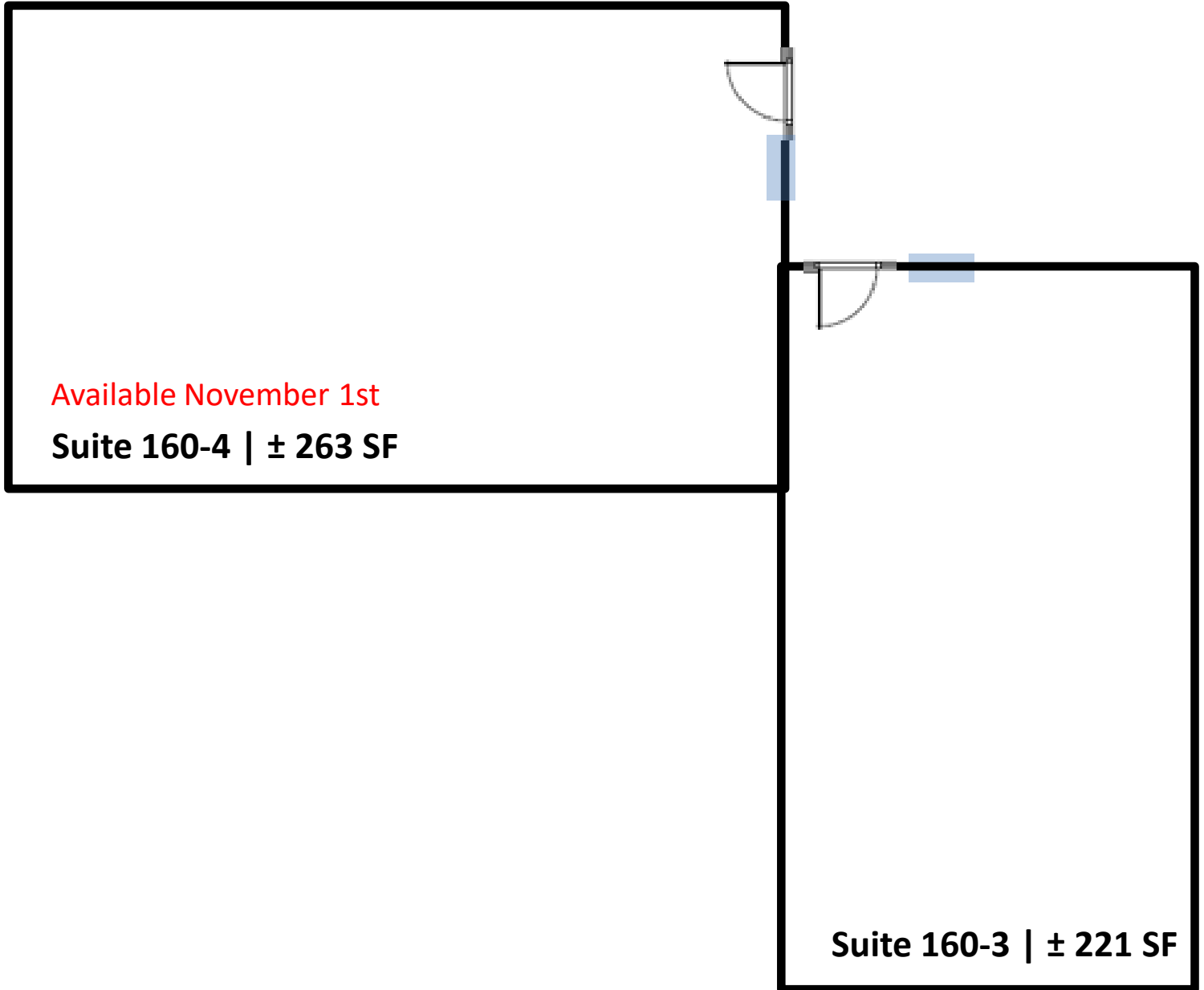
Available November 1st



[Floor Plan – Not Drawn to Scale]

Adjacent Multi Person Offices | Two Suites 160-3 & 4 | ± 484 SF
(Interior Offices No Windows)

\$2,440 per month (Includes Free Phone / Internet)

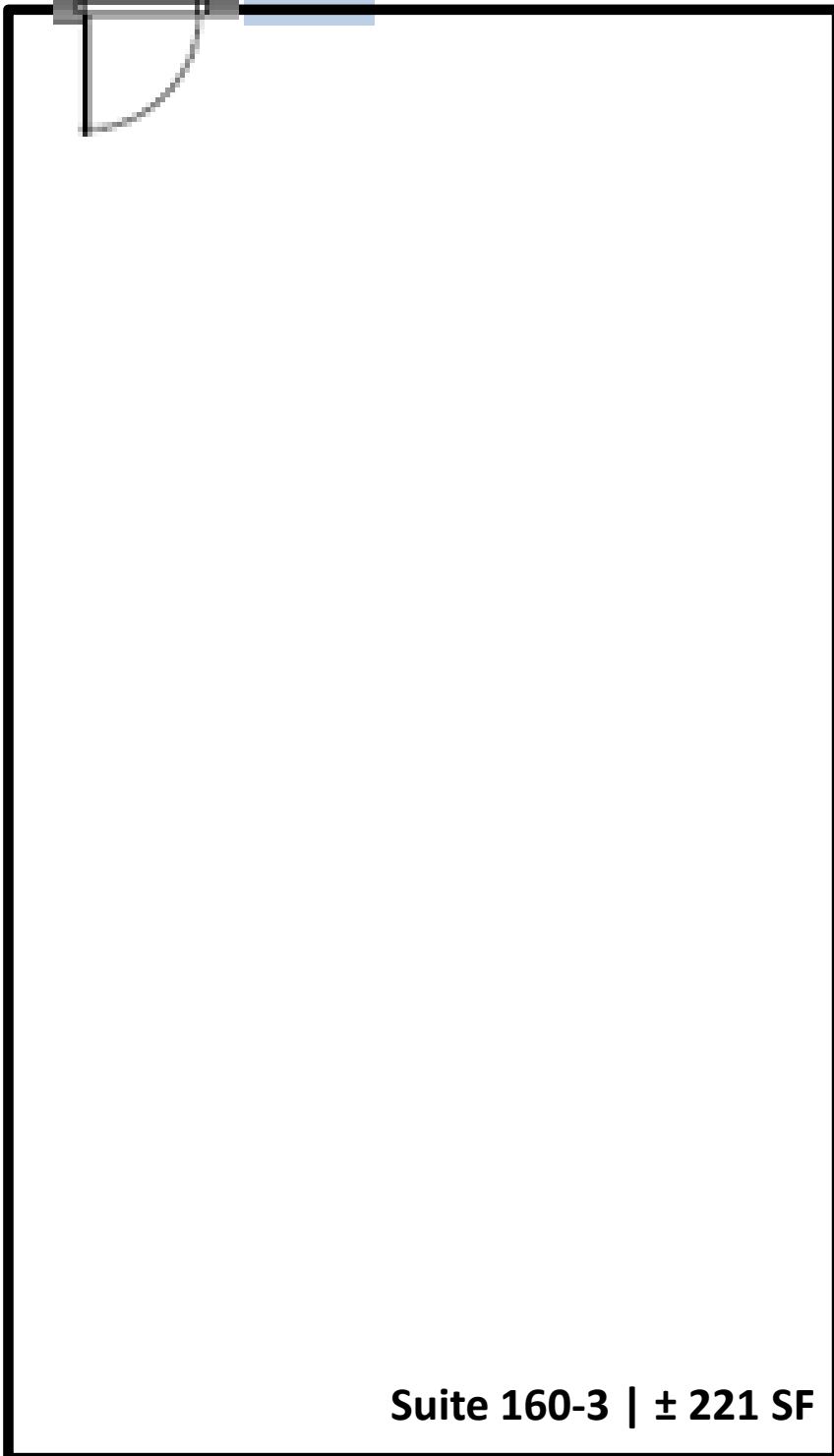


[Floor Plan – Not Drawn to Scale]



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**Larger Office |
Suite 160-3 | ± 221 SF**

\$1,200 per month
(Includes Free Phone / Internet)

[Floor Plan – Not Drawn to Scale]

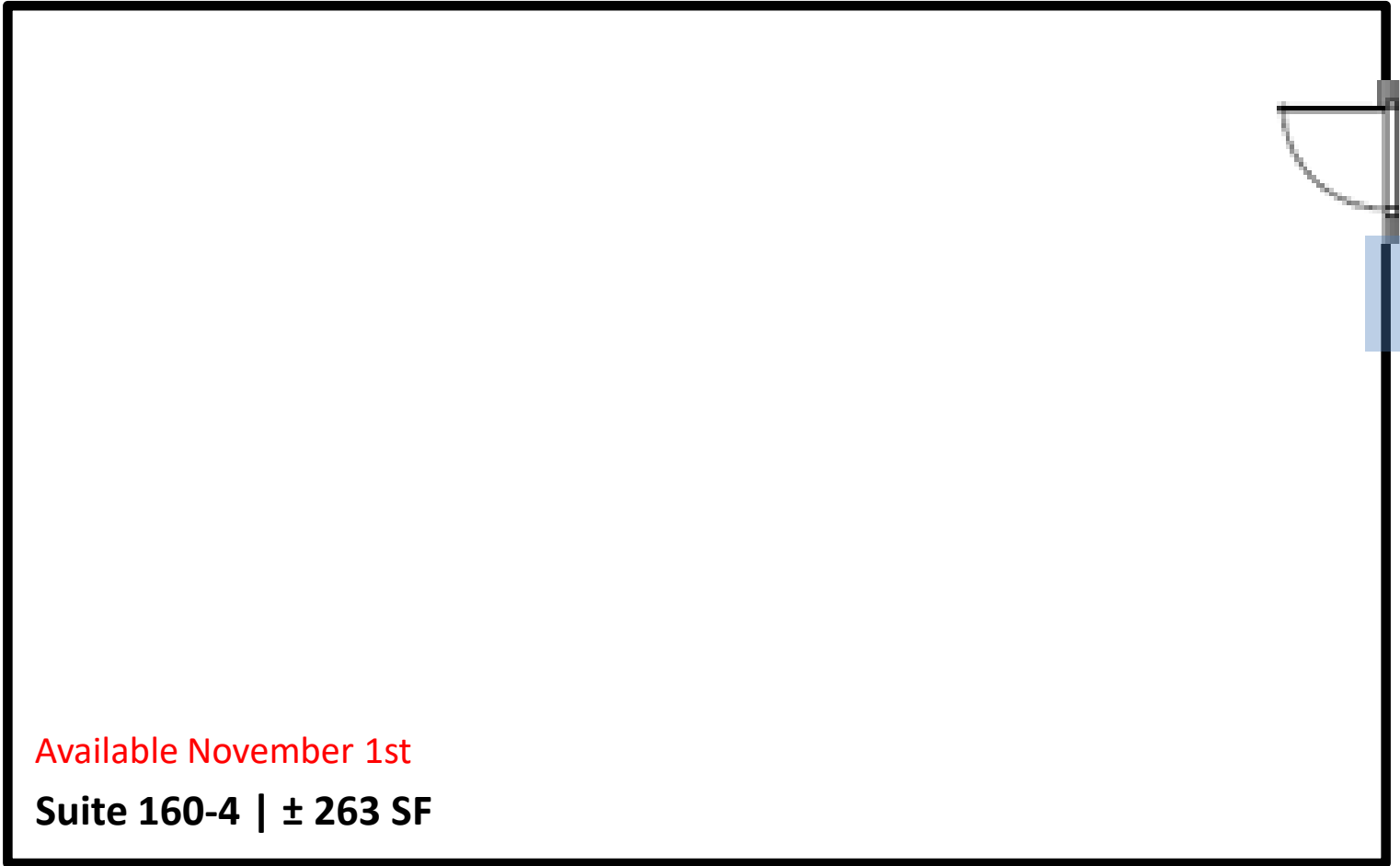


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Larger Office | Suite 160-4 | ± 263 SF

\$1,350 per month
(Includes Free Phone / Internet)



Available November 1st

Suite 160-4 | ± 263 SF

[Floor Plan – Not Drawn to Scale]



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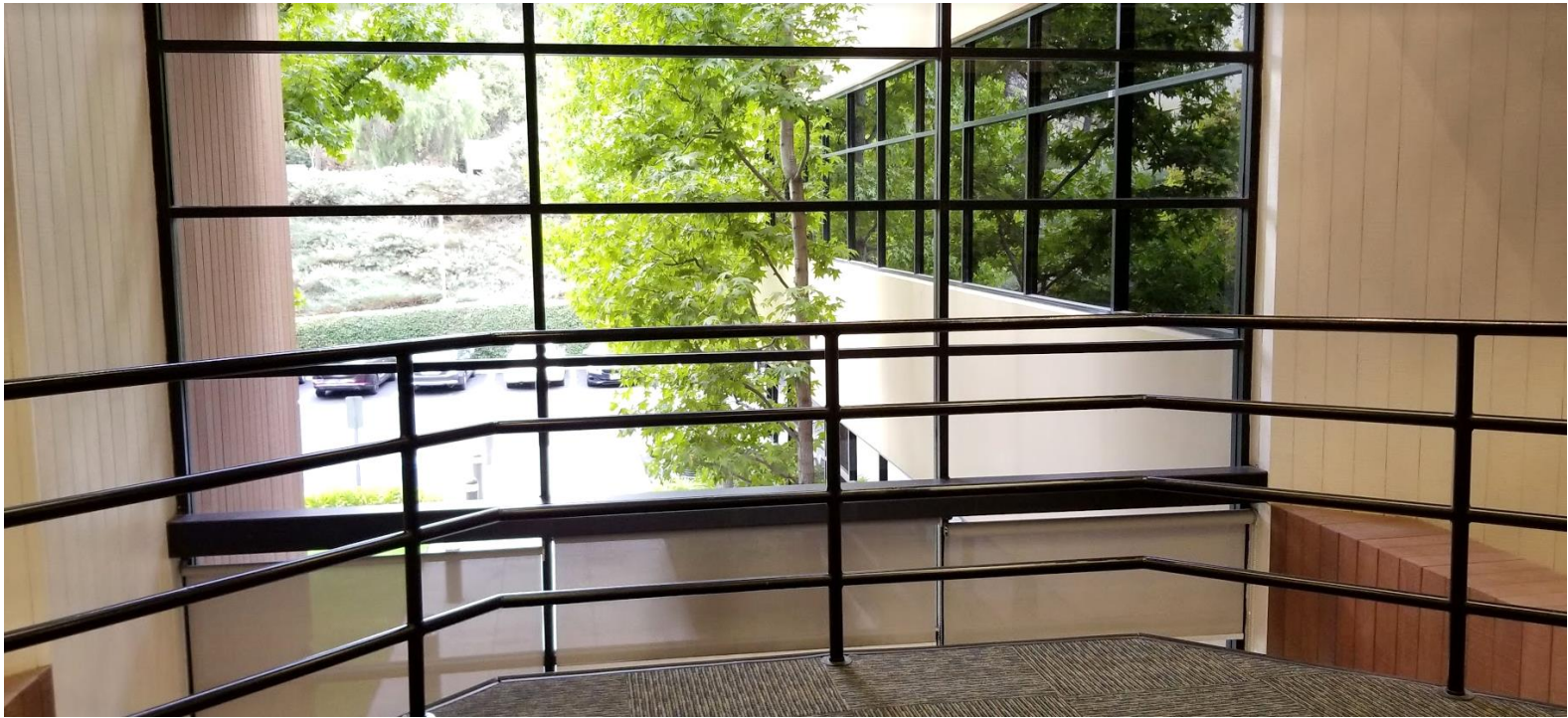
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TYPE	SUITE	USF	MONTHLY	COMMENTS
2 nd Floor Conference room (Seats 8 people)	2nd Floor Conf Rm	±233	\$35-\$45	\$35/hr – Member \$45/hr – Non-Member
Larger Interior Office (Has no windows)	200-1	±202	\$1,250	Free phone / internet services
Interior L-Shaped Office (Has no windows)	200-8	±200	\$950	Free phone / internet services

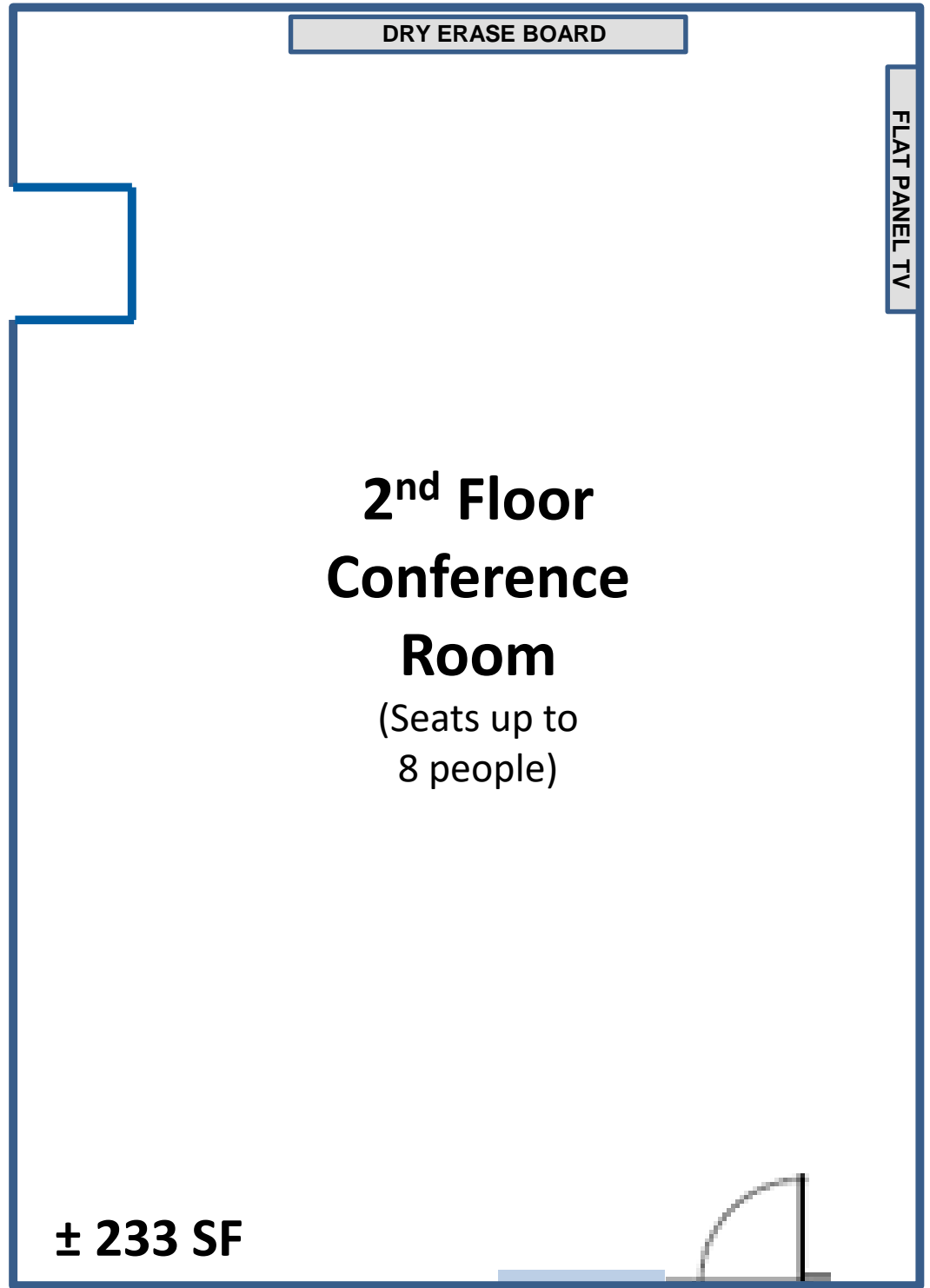


**2nd Floor
Conference
Room**

± 233 SF

\$35 to \$45 per hour

- \$35/hr for members
- \$45/hr for non-members



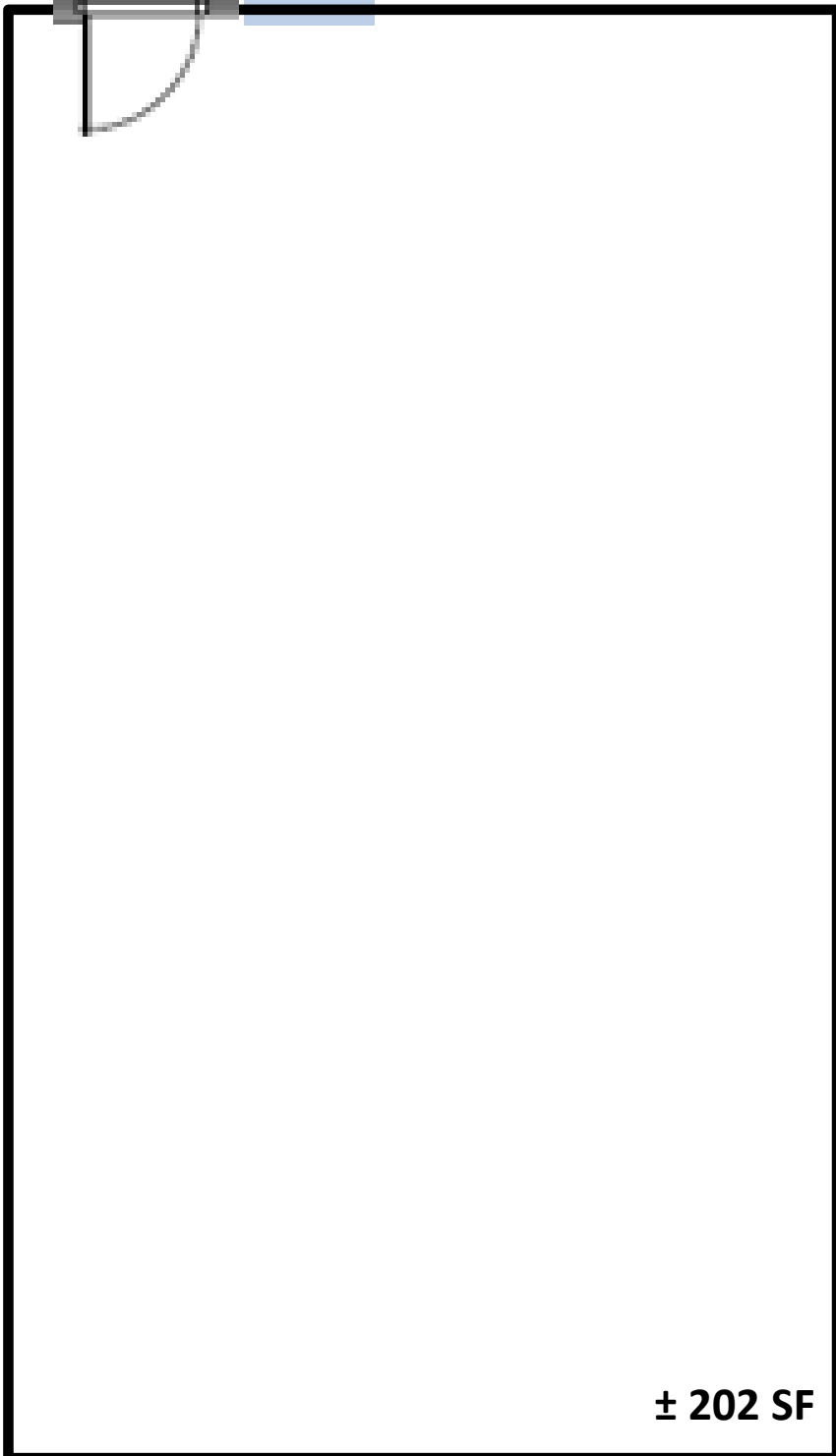
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**Larger Interior Office
Suite 200-1 | ± 202 SF
(No Windows)**

\$1,250 per month
(Includes Free Phone / Internet)

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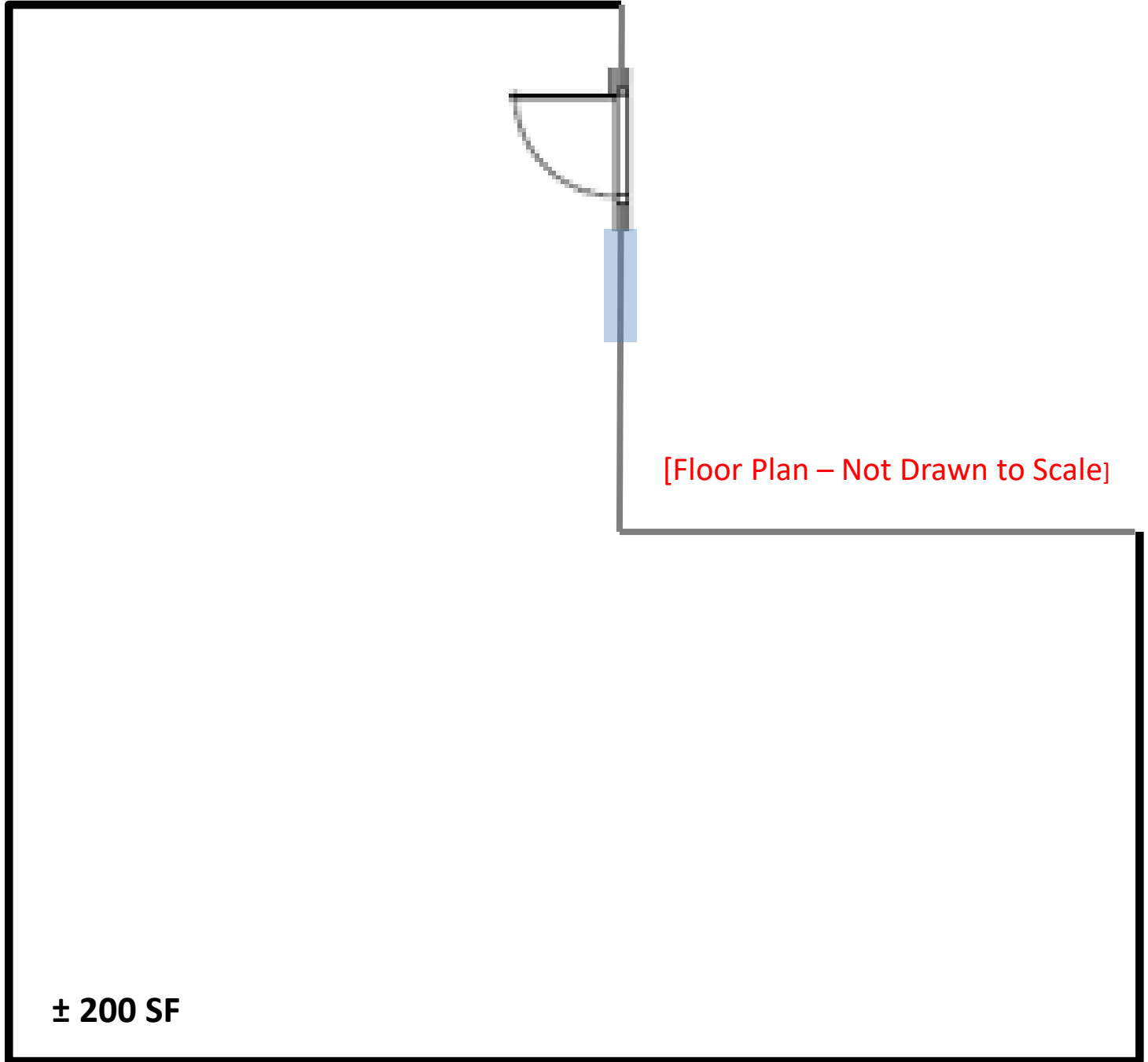


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L- Shaped Office | Suite 200-8 | ± 200 SF (Has No Window)

\$950 per month (Includes Free Phone / Internet)





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All members and guests are welcome to complimentary gourmet coffee service throughout the day.

Every Friday, we serve a varied continental breakfast menu enjoyed by many of our members.

Flexible Terms

Office members can easily sign up for 6 to 12 month terms

- M-2M also available
- Ask about our Virtual Office
- One-month security deposit is
- Pay by check or credit card

Free Parking

We have ample parking at our property.

- Parking calcs are 5:1,000
- Park in any of our surface spots
- Or park in our underground parking structure

Fast Internet

Our members enjoy upload and download speeds of 50 mbps

- Approximately \$79 per month

There is no need to schedule / wait for internet to be installed, get going right away with our Wi-Fi.

Copy/Printing

Reasonable copy and printing services

- B&W - \$.08/pg
- Color - \$.25/pg

Why spend time having to worry about toner/paper supplies?

An affordable, short-term solution for DBA and/or Corporate Registrations.



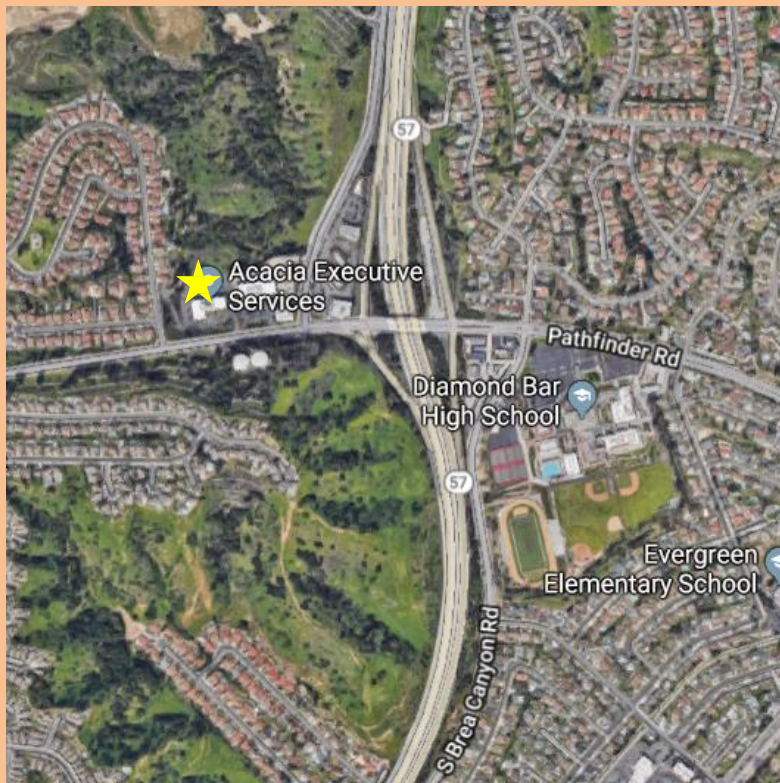
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Our Receptionist Team Can Handle All Your Needs



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