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Kaiser Health Inks Lease at IDS Project

By [Rob Howard](#)

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RANCHO CUCAMONGA, CA-The Kaiser Foundation Health Plan has signed a 10-year, \$13 million lease for 41,774 sf of office space at Empire Corporate Plaza, a development under construction by IDS Real Estate Group of Los Angeles. The project site is just north of the San Bernardino (10) Freeway off Haven Ave. at Fourth and Utica streets.

Rob Fuelling, senior vice president at IDS, points out that Empire Corporate Plaza provides an above-market parking ratio of five spaces per 1,000 sf leased, compared with the standard ratio of four spaces per 1,000 sf. The 41,775-sf floor sizes far exceed the typical mid-rise floor of approximately 20,000 sf, he adds.

Fuelling and Dan Sibson, also a senior vice president at IDS, along with Tom Pierik and Dave Mudge of the Riverside office of Lee & Associates represented the owners. Kaiser was represented by David Churton of Jones Lang LaSalle's San Francisco office and James Malone of the Los Angeles office.

The 15-acre Empire Corporate Plaza complex features three two-story buildings of 81,519 sf each for a total of approximately 245,000 sf. The \$50 million project is scheduled for completion in September 2007.

Fuelling explains that the IDS vision for the office campus was "to fill a void in the market by providing over 40,000 sf of space per floor in order to attract major corporations seeking to expand in the fast-growing Inland Empire." The large floor plates are designed to enable companies to establish their entire operations on one or two floors rather than three or four, thereby maximizing space efficiencies, he adds.

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