CORONA GATEWAY

OFFICE BUILDING FOR LEASE

4740 GREEN RIVER RD corona | ca 92878

ANDREW PEAKE

Senior Vice President 951.276.3644 apeake@leeriverside.com DRE #01398894

NOW WITH FREE EV

CHARGING

STATIONS

DAVID NEWTON, SIOR, CCIM, CFP

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MASON WILSON

Associate 951.276.3603 mwilson@leeriverside.com DRE #02163918



AVAILABILITIES



CORONA GATEWAY AVAILABLE SUITES				
TOTAL SQUARE FEET <u>+</u> 68,027 RENTABLE SQUARE FEET				
Suite	Sq. Ft.	Description	Floor Plan	Video
107	±1,800	Reception, five (5) private offices, and conference room		
117	±200	EXECUTIVE SUITES Reception/lobby, one (1) private office, and conference room Lease Rates starting at \$900 per month	Ē	
203	±1,200	Reception, three (3) private offices, open area, and one conference room		360°
307	±1,800	Reception, four (4) private offices, storage room, and one conference room		360°

LEASE RATE	\$2.35 PSF
LEASE TYPE	Modified Gross (All tenants pay their separately metered interior electricity)
RENT ADJUSTMENTS	Three percent (3%) per year

Property Highlights

↔ ±68,027 total building square footage

↔ Executive Suite Offices Available

↔ Prominent building signage available

↔ Professionally managed for "best of class" service

↔ Abundant free parking

↔ Two Elevators

Access controlled system after hours

↔ Fully sprinklered with fire-life safety

↔ Easy access off Green River Drive

↔ On-Site ownership and management office

↔ Visibility off 91 freeway

↔ Owner Occupied

↔ Building Conference Room

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Andrew Peake | David Newton, SIOR, CCIM, CFP, Mason Wilson & Associates Commercial Real Estate Services, Inc. - Riverside | DRE #01048055

CORONA GATEWAY







Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055 Contact Broker's: Andrew Peake, DRE #01398894 | David Newton, SIOR, CCIM, CFP, DRE #01041650 | Mason Wilson, DRE #02163918 All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BEAUTIFUL OFFICE SETTING WITH WATERFALL ATRIUM

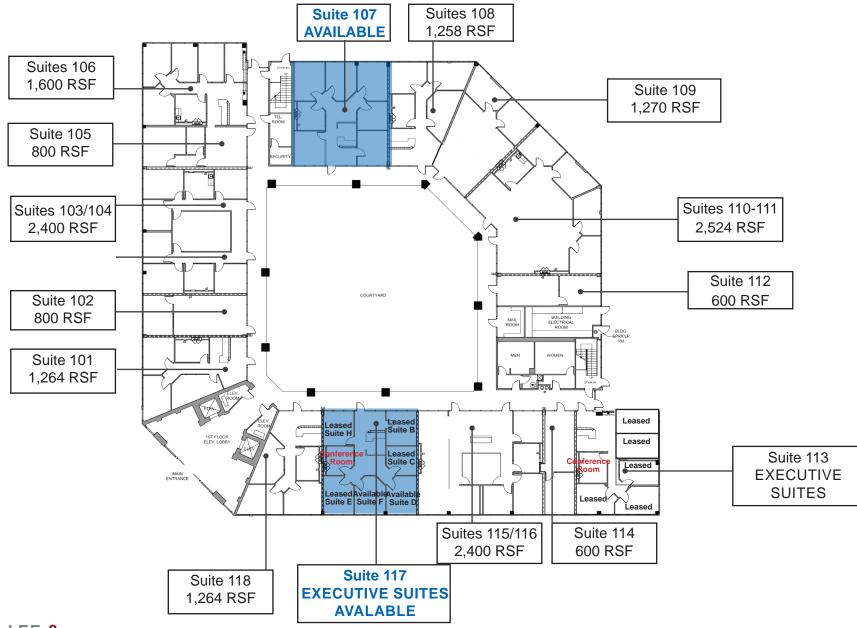






Andrew Peake | David Newton, SIOR, CCIM, CFP, Mason Wilson Lee & Associates Commercial Real Estate Services, Inc. - Riverside | DRE #01048055 | 01011260

FIRST FLOOR

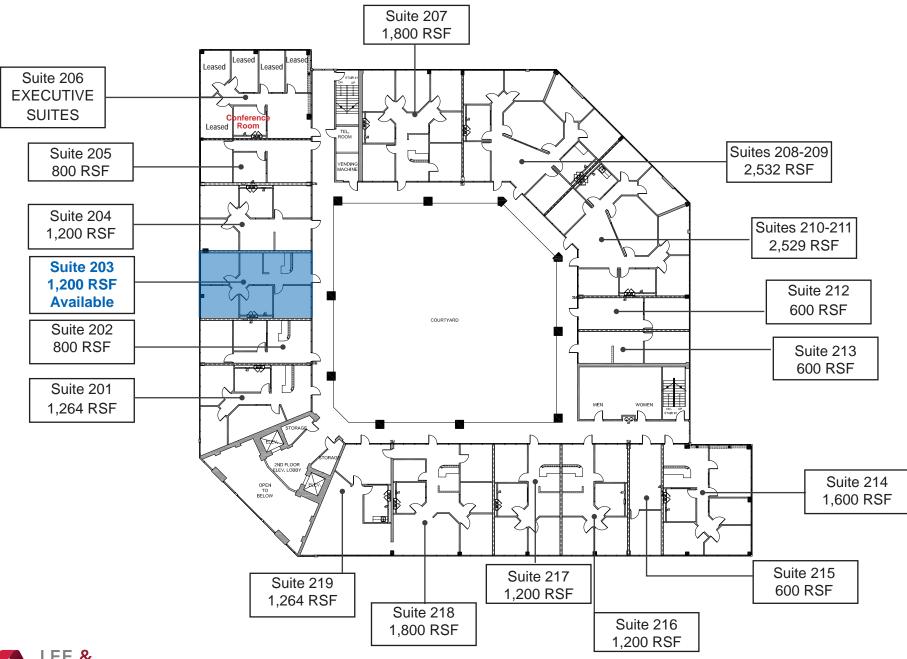




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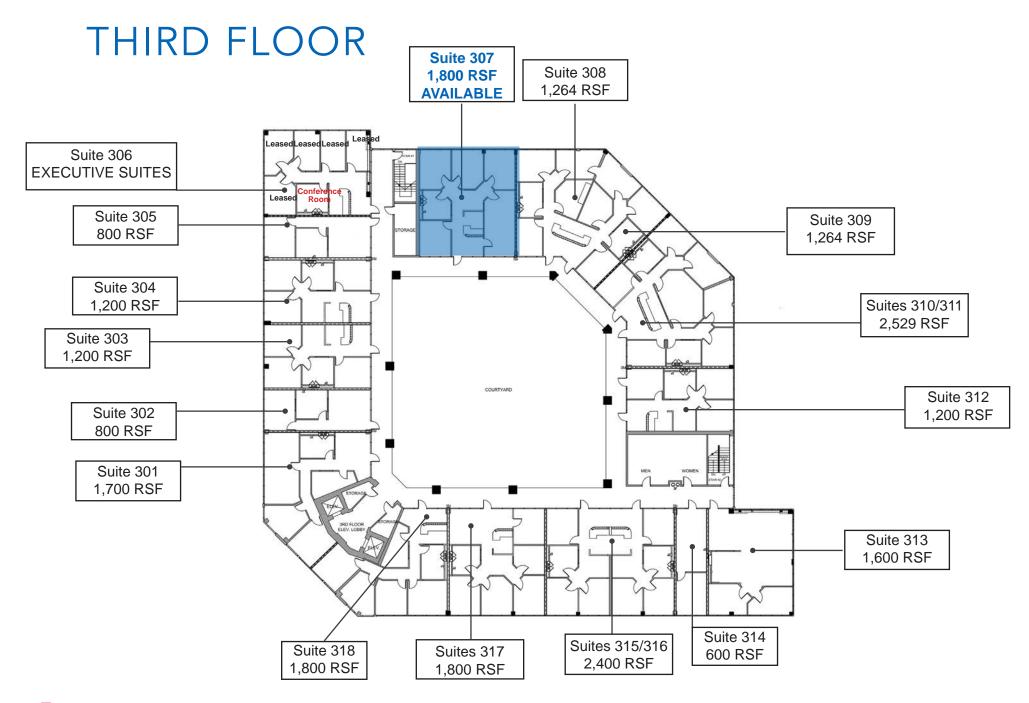
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SECOND FLOOR



LEE & ASSOCIATES

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CREEW RIVER RD

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GREEN RIVER RD.

GREEN RIVER RD OFF RAMP



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WARNING NO TRUCK RARING ITS 2006 BIT NO OVERINGHT BRING NO COMMUTER RIVING NO COMMUTER RIVING UNATHOREWORK BUT AT VENCE OVERSERVE POLICE COMES EPIPILE POLICE COMES EPIPILE POLICE COMES EPIPILE

4740 GREEN RIVER ROAD

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