

CORONA GATEWAY

OFFICE BUILDING FOR LEASE

4740 GREEN RIVER RD
CORONA | CA 92878

NOW WITH
FREE EV
CHARGING
STATIONS

ANDREW PEAKE

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


DAVID NEWTON, SIOR, CCIM, CFP

Principal
714.564.7130
dnewton@lee-associates.com
DRE #01041650

MASON WILSON

Associate
951.276.3603
mwilson@leeriverside.com
DRE #02163918

AVAILABILITIES

CORONA GATEWAY AVAILABLE SUITES				
TOTAL SQUARE FEET ±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		
203	±1,200	Reception, three (3) private offices, open area, and one conference room		
307	±1,800	Reception, four (4) private offices, storage room, and one conference room		

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

- ◇◇ Three story office building
- ◇◇ ±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

4740 GREEN RIVER RD
CORONA | CA 92878



CORONA GATEWAY



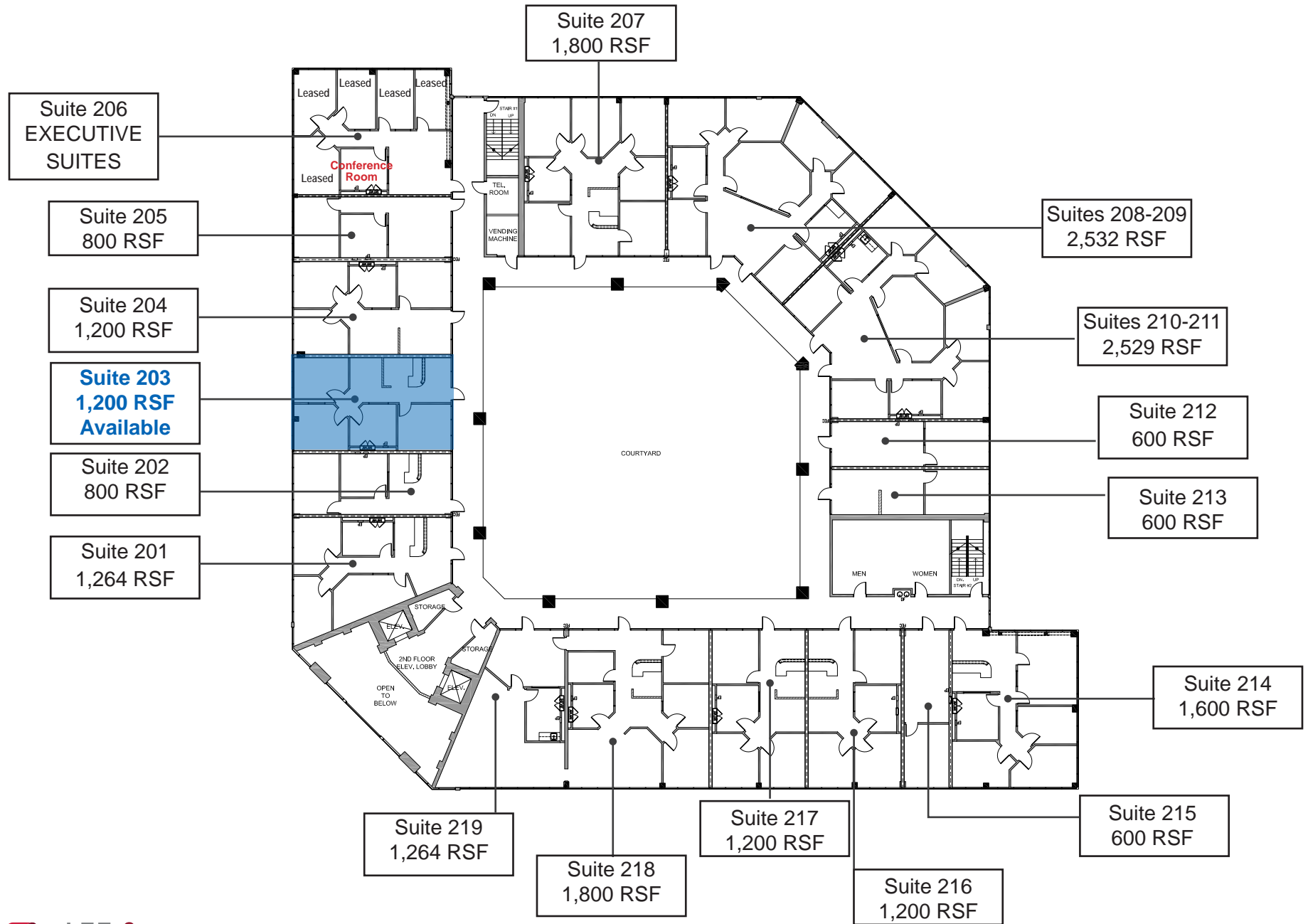
BEAUTIFUL OFFICE SETTING WITH WATERFALL ATRIUM



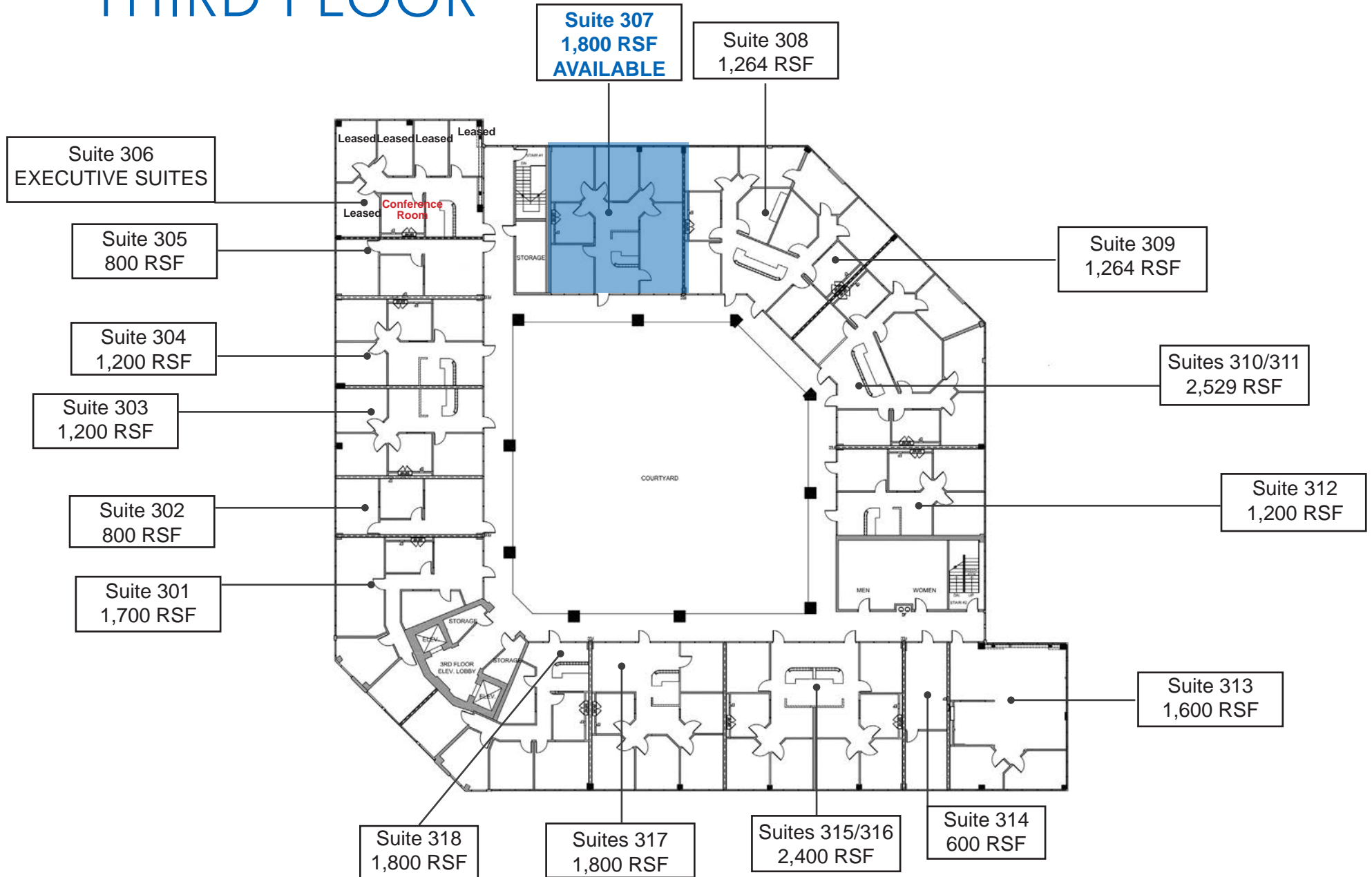
Andrew Peake | David Newton, SIOR, CCIM, CFP, Mason Wilson

Lee & Associates Commercial Real Estate Services, Inc. - Riverside | DRE #01048055 | 01011260

SECOND FLOOR



THIRD FLOOR



4740 GREEN RIVER RD

CORONA | CA 92878

GREEN RIVER RD

GREEN RIVER RD ON RAMP

GREEN RIVER RD

GREEN RIVER RD OFF-RAMP



ANDREW PEAKE

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

DAVID NEWTON, SIOR, CCIM, CFP

Principal
714.564.7130
dnewton@lee-associates.com
DRE #01041650

MASON WILSON

Associate
951.276.3603
mwilson@leeriverside.com
DRE #02163918



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside/Orange
4193 Flat Rock Drive, Suite 100 - Riverside, CA 92505
1004 West Taft Avenue, Suite 150 - Orange, CA 92865
Corporate DRE 01048055/01011260