

FOR LEASE

OFFICE & WAREHOUSE

IOWA CORPORATE CENTER

Iowa Avenue & Palmyrita Avenue
Riverside, CA 92507



PROJECT FEATURES

- Entire Center Recently Renovated
- Single-Story Multi-Tenant, Mixed - Use Business Park
- Ground Level Doors - 16' Clearance
- Professionally Landscaped Common Areas
- Excellent Freeway Access



ANDREW PEAKE
951.276.3644

apeake@lee-associates.com
License ID# 01398894

TOBY TEWELL
951.276.3662

ttewell@lee-associates.com
License ID# 01822772

CONTACT

Lee & Associates Commercial Real Estate Services, Inc. - Riverside.
4193 Flat Rock Drive, Suite 100 Riverside, CA 92505 | Corporate ID# 01048055
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.

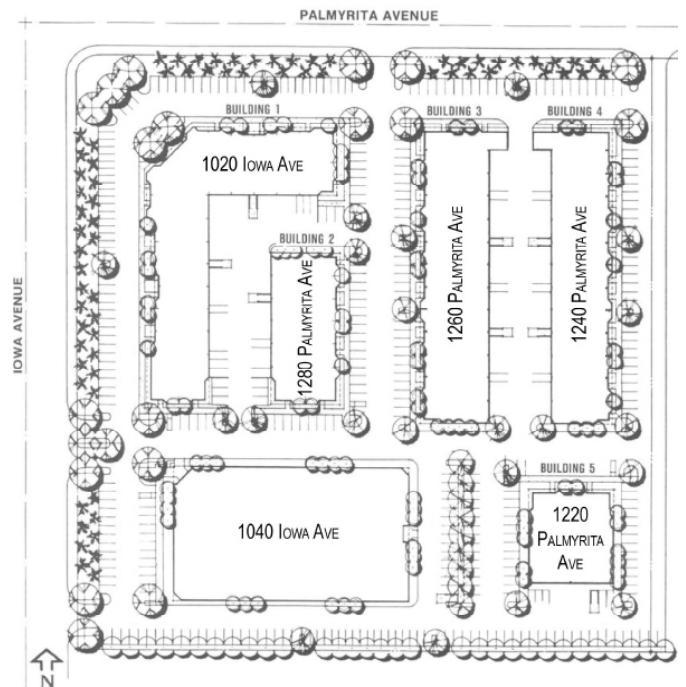
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AVAILABILITY

1020 IOWA AVENUE - BUILDING 1

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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100% Leased

1280 PALMYRITA AVENUE - BUILDING 2

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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100% Leased

1260 PALMYRITA AVENUE - BUILDING 3

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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100% Leased

1240 PALMYRITA AVENUE - BUILDING 4

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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100% Leased

1220 PALMYRITA AVENUE - BUILDING 5

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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100% Leased

1040 IOWA AVENUE - BUILDING 6

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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Suite 100 5,806 SF Office \$1.25/SF MGR (Rate Includes Electrical)

Suite 110* 14,508 SF Office \$1.25/SF MGR (Rate Includes Electrical)

*Divisible to 1,500 SF

Rent Increases:	3%
Expenses:	Tenant pays for interior electrical and janitorial costs. Operating expense are Base Year.
Term:	1 - 5 Years
Tenant Improvements:	Negotiable