

FREEWAY INDUSTRIAL PARK

1600 – 2060 Chicago Avenue | Riverside, California 92507

AVAILABLE OFFICE UNITS

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description
2060 Chicago Avenue, Suite C 6	1,131 SF	\$1.00 MG + \$0.06 CAM	\$1,198.86 MG	3 Private Offices, Bonus Storage Room, Kitchenette, 1 Restroom
1860 Chicago Avenue, Suite G 3	1,182 SF	\$1.00 MG + \$0.06 CAM	\$1,252.92 MG	Bullpen, 2 Private Offices, Kitchenette, 1 Restroom
1660 Chicago Avenue, Suite M 15	1,294 SF	\$1.00 MG + \$0.06 CAM	\$1,371.64 MG	Reception, 2 Private Offices, 1 Storage Room, 1 Restroom, FRONTAGE
1960 Chicago Avenue, Suite D 17	1,309 SF	\$1.00 MG + \$0.06 CAM	\$1,387.54 MG	Reception, 1 Private Office, 1 Restroom; FRONTAGE
2060 Chicago Avenue, Suite A 15	1,493 SF	\$1.00 MG + \$0.06 CAM	\$1,582.58 MG	Conference Room, 1 Office, 1 Restroom; FRONTAGE
1860 Chicago Avenue, Suite G 10	1,803 SF	\$1.00 MG + \$0.06 CAM	\$1,911.18 MG	3 Private Offices, Open Space, 1 Restroom
1860 Chicago Avenue, Suite G 13**	1,950 SF	\$1.00 MG + \$0.06 CAM	\$2,067.00 MG	1 Private Office, 1 Restroom
1660 Chicago Avenue, Suite M 5	2,064 SF	\$1.00 MG + \$0.06 CAM	\$2,187.84 MG	100% Office

AVAILABLE INDUSTRIAL UNITS

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description
1860 Chicago Avenue, Suite G 6	1,190 SF	\$0.65 MG (No CAM)	\$773.50 MG	100% Warehouse, 1 GL Door, SUBLEASE
1860 Chicago Avenue, Suite H 13	1,656 SF	\$0.75 MG + \$0.06 CAM	\$1,341.36 MG	Reception, 1 Private Office, 1 Restroom, 1 GL Door
2060 Chicago Avenue, Suite A 14	1,693 SF	\$0.75 MG + \$0.06 CAM	\$1,371.33 MG	40% Office, Reception, 1 Private Office, 1 Restroom, 1 GL Door
1660 Chicago Avenue, Suite P 13	2,084 SF	\$0.75 MG + \$0.06 CAM	\$1,688.04 MG	Reception, 2 Private Offices, 1 Restroom, 1 GL Door, Available 4/15/2018
1600 Chicago Avenue, Suite R 11	2,667 SF	\$0.85 MG + \$0.06 CAM	\$2,426.97 MG	Open Area, 1 Office, 2 Restrooms, 1 GL Door
1760 Chicago Avenue, Suite J 15	3,049 SF	\$0.85 MG + \$0.06 CAM	\$2,774.59 MG	50% Office, Reception Area, Lunchroom with Kitchenette, 5 Private Offices, 1 Restroom, Warehouse Area, 1 GL Door, FRONTAGE

**Units share an Electrical Meter

Tenant Improvements:

Negotiable

Uses:

Office/Light Industrial/Flex Uses

Parking:

*Office 4:1,000
Industrial: 2:1,000*

Rent Adjustments:

4% Annual

Common Area Maintenance Fee:

\$0.06 Per Sq. Ft.

HVAC Maintenance Fee:

\$10.00 Per Unit Monthly



For additional information:
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