

VILLAGE MEDICAL ARTS PLAZA

341 MAGNOLIA AVENUE, SUITE 203, CORONA, CA 92882

MEDICAL OFFICE

FOR LEASE



For More Information, please contact:

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FEATURES

- Fully built - out \pm 3,500 SF medical office suite featuring:
 - Large Waiting Room
 - Reception Area
 - Five (5) large exam rooms
 - Nurse's station
 - Interior restroom with shower
 - Seperate physician entrance
- Located in one of Corona's premier medical buildings near the intersection of Magnolia Avenue and Ontario Avenue
- Professionally managed
- Elevator - served
- Abundant parking - 5 spaces per 1,000 leasable square feet
- Diverse tenant mix within the project
- Less than 2 miles from both Corona Regional Medical Center and Corona Regional Rehabilitation Center



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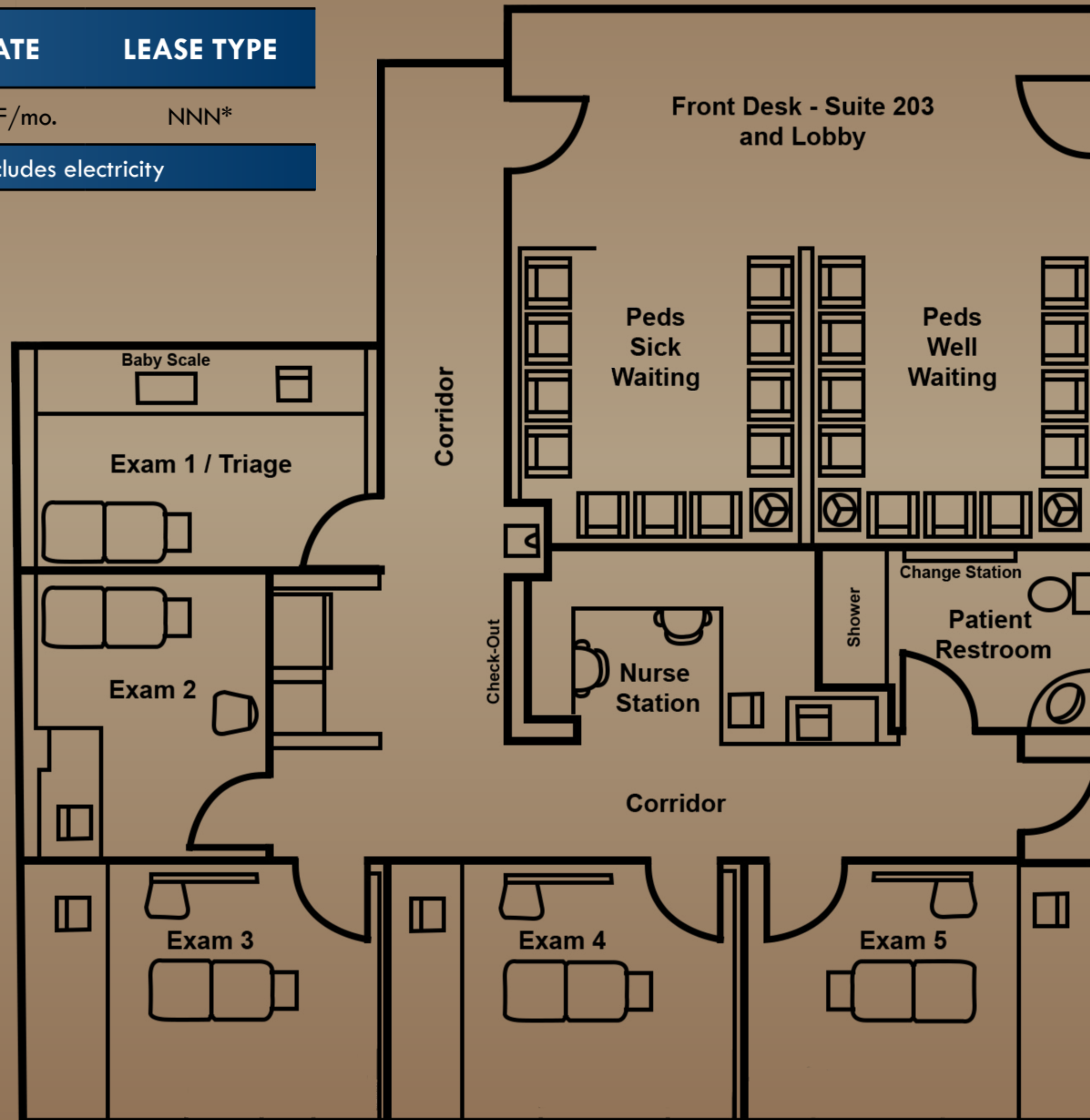
MEDICAL OFFICE

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FLOOR PLAN

SUITE	RENTABLE SQ. FT.	LEASE RATE	LEASE TYPE
203	±3,500	\$2.35 per SF/mo.	NNN*

*NNN fees estimated at \$0.79 per SF/mo. Includes electricity



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SUITE 203



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AERIAL



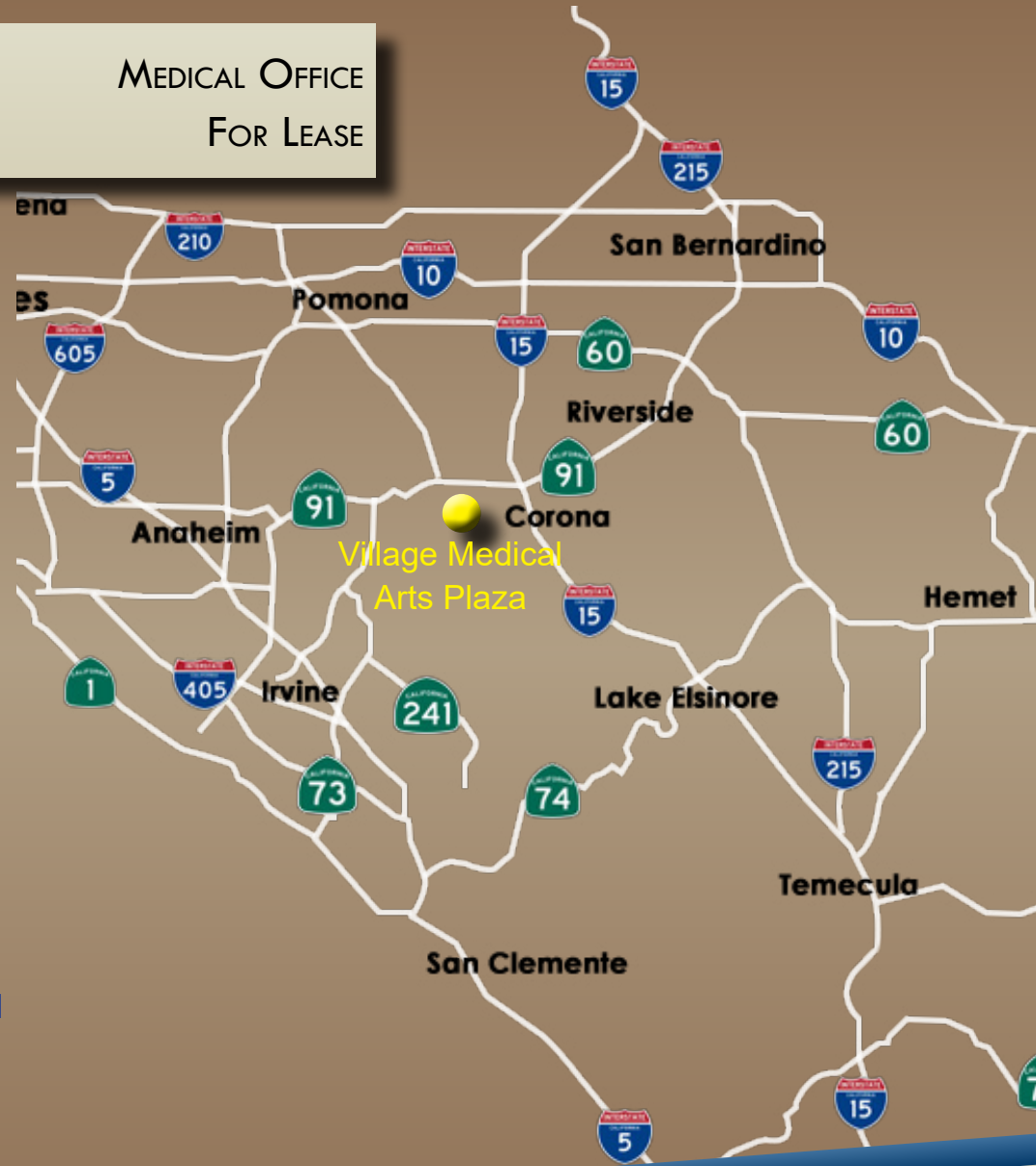
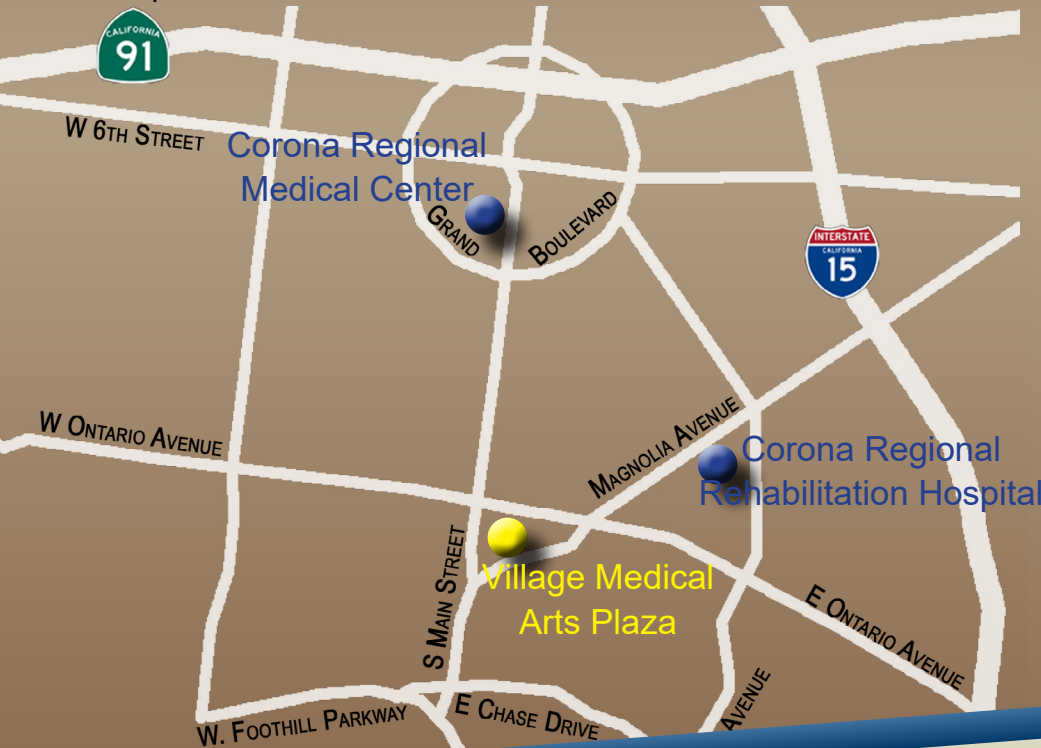
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LOCATION

Village Medical Arts Plaza is located in the City of Corona, the gateway to California's Inland Empire. Located on the western edge of Riverside County, the region is accessed via Interstate 15, the 91 Freeway, and the 71 Freeway. Village Medical Arts Plaza is located along a major thoroughfare and is in close proximity to two regional hospitals.



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