

# 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

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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.

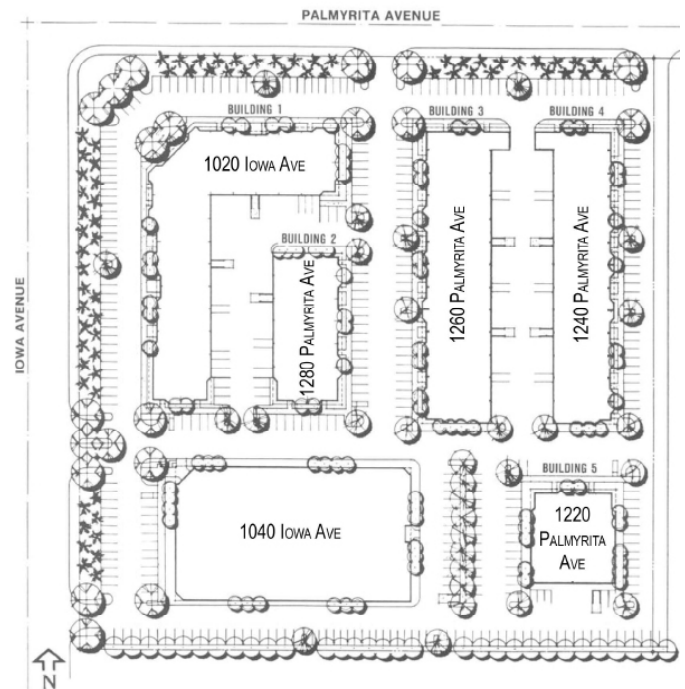
**LEE & ASSOCIATES**  
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## AVAILABILITY

### 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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Suite I	2,829 SF	Industrial	\$0.85/SF MGR
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### 1240 PALMYRITA AVENUE - BUILDING 4

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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Suite E	3,120 SF	Industrial	\$0.75/SF MGR (Available 8/1/2017)
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### 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 101	3,762 SF	Office	\$1.25/SF MGR (Rate Includes Electrical)
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Suite 110*	14,508 SF	Office	\$1.25/SF MGR (Rate Includes Electrical)
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\*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