

FOR LEASE Trade Center | Office / Retail Space

1765 - 1795 & 1740 - 1770
Orange Tree Lane, Redlands, CA 92374



Property Highlights

- » Office/Retail Space Available
- » Newly Landscaped
- » Traffic Count in Excess of 145,000 CPD on I-10
- » Now Leasing from $\pm 1,119$ SF to $\pm 2,900$ SF Units
- » Available for Immediate Occupancy
- » Located Just Off Interstate I-10 in Redlands
- » Great Building Signage Available Visible from I-10



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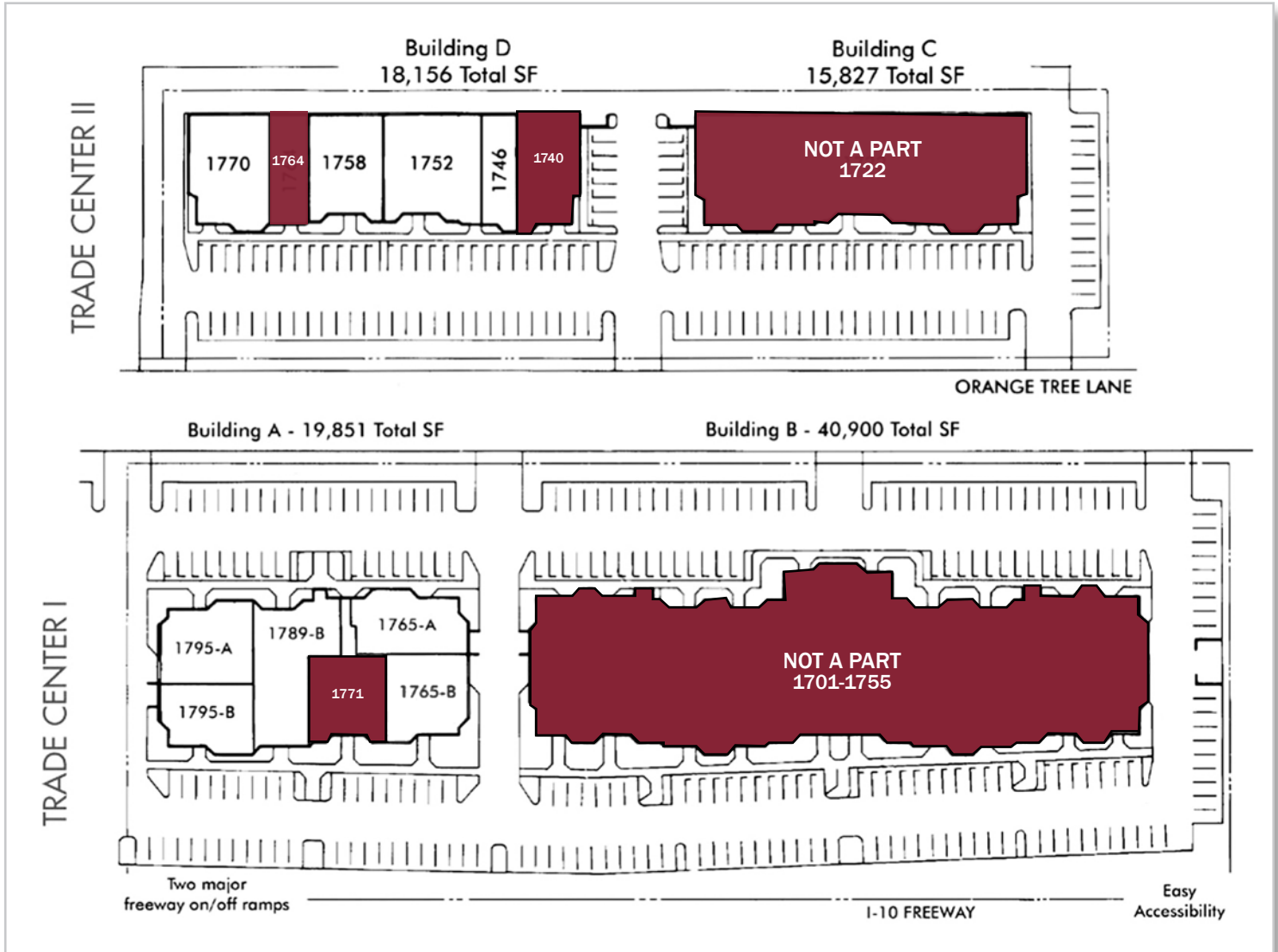
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Project Size	±38,007 Square Feet	
1740 Orange Tree Lane	1740	±2,645 sf
1771 Orange Tree Lane	1771	±2,900 sf
1764-A Orange Tree Lane	1764-A	±1,119 sf

Lease Rate:	\$1.45 MGR
Rate Increases:	Annual CPI
Building Type:	Single-Story Concrete Tilt-Up
TI Allowance:	Negotiable
Lease Term:	3 - 5 Years
Parking:	4:1,000 square feet, surface



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