

CORONA GATEWAY

OFFICE BUILDING FOR LEASE

4740 GREEN RIVER RD
CORONA | CA 92878

NOW WITH
FREE EV
CHARGING
STATIONS

ANDREW PEAKE

Vice President
951.276.3644
apeake@leeriverside.com
DRE #01398894

CINDY SINON
























Transaction Coordinator
714.564.7143
csinon@lee-associates.com
DRE #01933845

DAVID NEWTON, SIOR, CCIM

Principal
714.564.7130
dnewton@lee-associates.com
DRE #01041650

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AVAILABILITIES

CORONA GATEWAY AVAILABLE SUITES		
TOTAL SQUARE FEET ±68,027 RENTABLE SQUARE FEET		
Suite	Sq. Ft.	Description
101	±1,264	Reception, two (2) private offices
103/104	±2,400	7 offices, conference room, kitchen 
107	±200	EXECUTIVE SUITES. Reception/lobby and conference room Six (6) private offices. Lease Rate starting \$700 per month  
109	±1,270	Reception, one (1) private office, open area, kitchen  
115/116	±2,400	Four (4) private offices, conference room, and large open area  
202	±800	Reception, two (2) private offices 
203	±1,200	Reception, three (3) private offices, and conference room  
206	±1,600	Reception, five (5) private offices, and conference room  
216	±1,200	Reception, three (3) private offices, and conference room  
303	±1,200	Reception, three (3) private offices, and conference room  
308-309	±2,529	Reception, eight (8) private offices, and two (2) conference rooms  
313	±1,600	Reception, five (5) private offices, and conference room  
315/316	±2,400	Reception, six (6) private offices, and two (2) conference rooms  
317	±1,800	Reception, five (5) private offices, and one (1) conference room 

LEASE RATE \$2.00 PSF

LEASE TYPE Modified Gross (All tenants pay their separately metered interior electricity)

RENT ADJUSTMENTS Three percent (3%) per year

LEASE TERM One (1) to Five (5) years



CLICK ICON FOR SUITE FLOOR PLAN



CLICK ICON FOR SUITE VIRTUAL TOUR

Property Highlights

- ◇◇◇ Three story office building
- ◇◇◇ ±68,027 total building square footage
- ◇◇◇ Executive Suite Offices Available
- ◇◇◇ Prominent building signage available
- ◇◇◇ Professionally managed for “best of class” service
- ◇◇◇ Abundant free parking
- ◇◇◇ Two Elevators
- ◇◇◇ Access controlled system after hours
- ◇◇◇ Fully sprinklered with fire-life safety
- ◇◇◇ Easy access off Green River Drive
- ◇◇◇ On-Site ownership and management office
- ◇◇◇ Visibility off 91 freeway
- ◇◇◇ Owner Occupied
- ◇◇◇ Building Conference Room

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CORONA GATEWAY

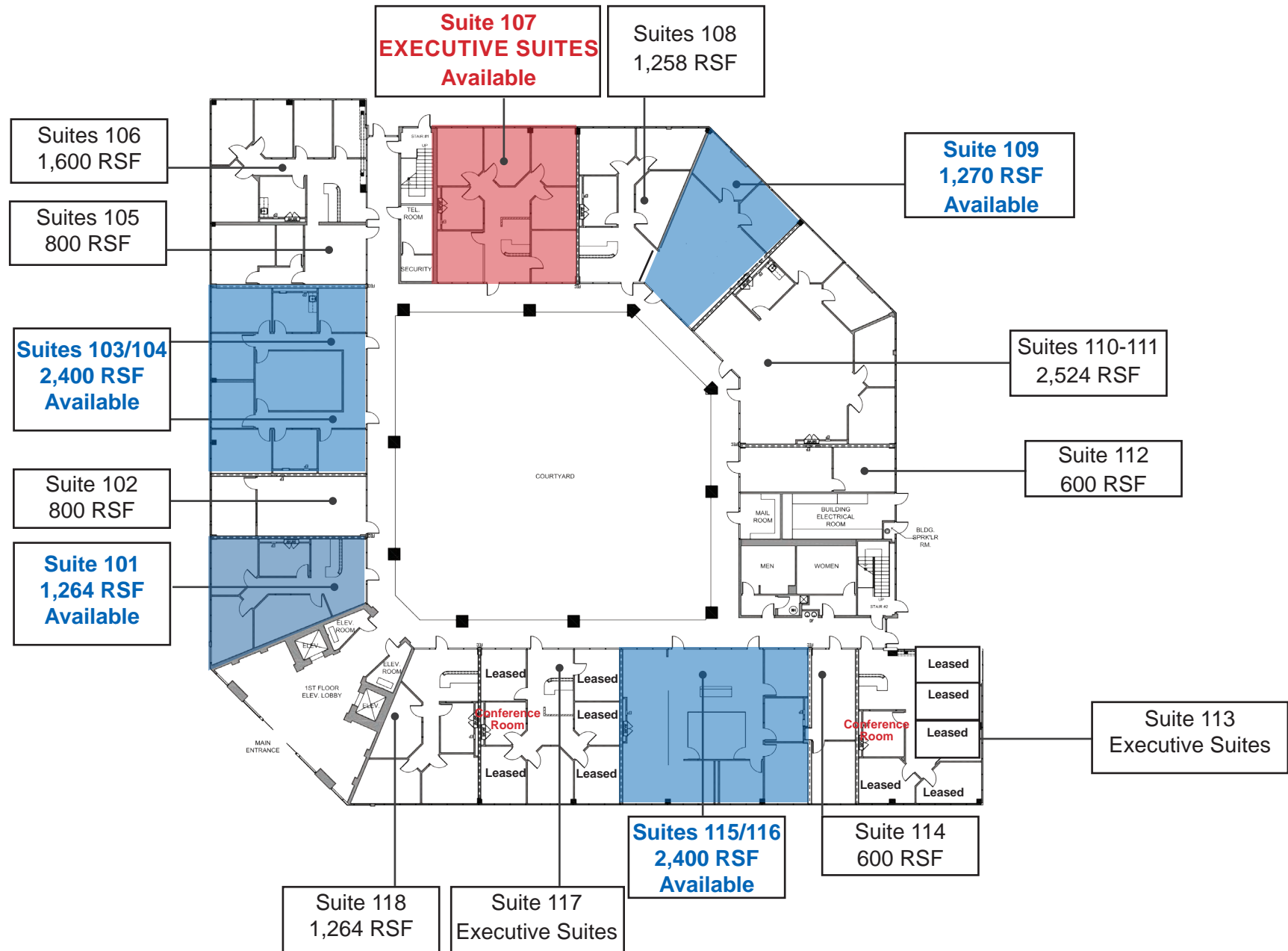


BEAUTIFUL OFFICE SETTING WITH WATERFALL ATRIUM

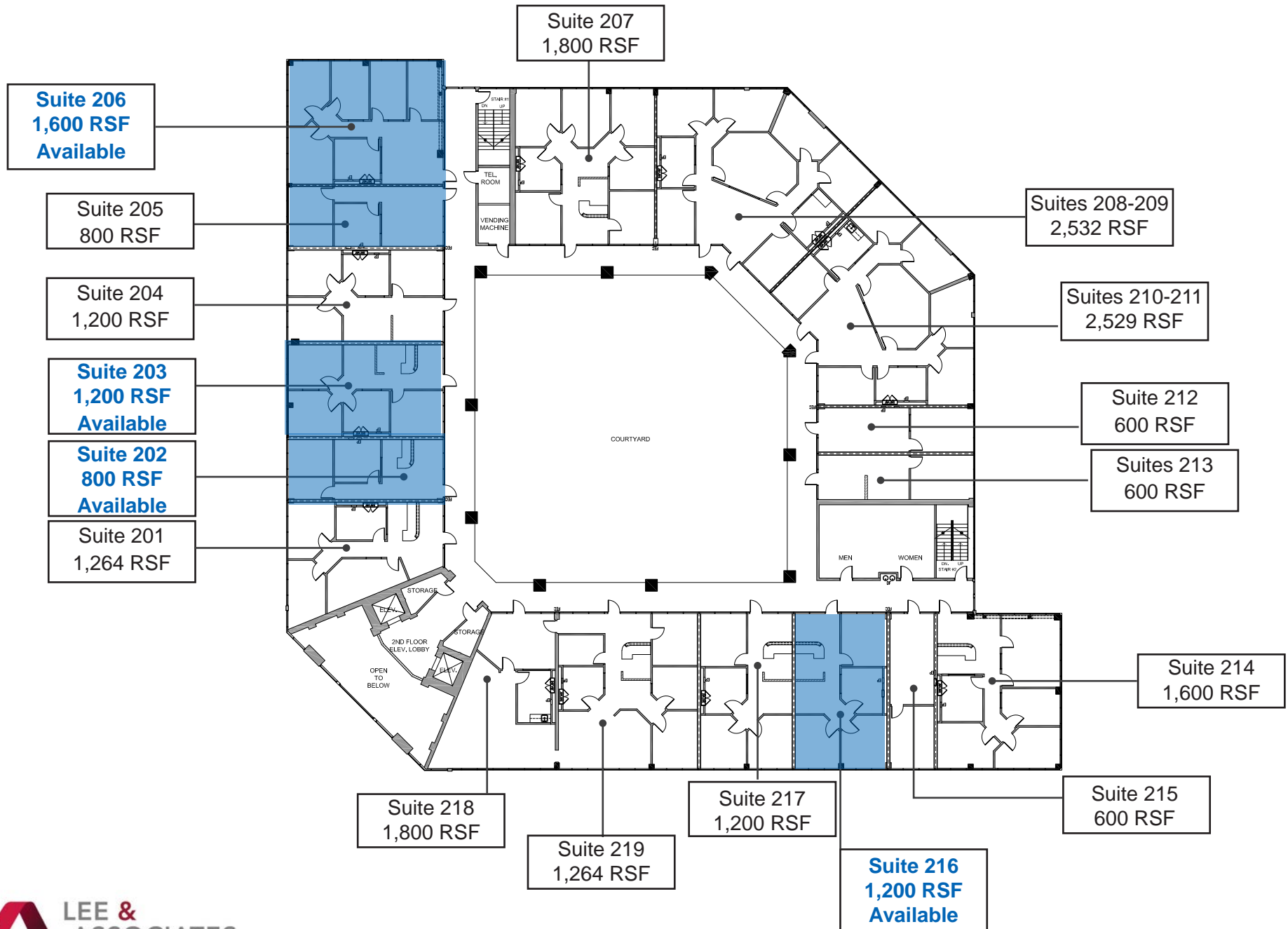


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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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GREEN RIVER RD

GREEN RIVER RD ON RAMP

GREEN RIVER RD

GREEN RIVER RD OFF RAMP



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4740
GREEN RIVER
ROAD

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 Commercial Real Estate Services, Inc. - Riverside/Orange
4193 Flat Rock Drive, Suite 100 - Riverside, CA 92505
1004 West Taft Avenue, Suite 150 - Orange, CA 92865
Corporate DRE 01048055/01011260

UNAUTHORIZED VEHICLES
NOT PERMITTED
BUTTING/DRIVING PLATES
OR LICENSE PLATES ISSUED
FOR DISBURSED PARKING
WILL BE TOWED AWAY
AT OWNER'S EXPENSE.
TOWED VEHICLES
MAY BE RECLAIMED AT
OWNER'S EXPENSE.
SEE BY TELEPHONING
ORANGE PD 951-751-3333

WARNING
NO TRUCK PARKING OVER 2 TONS ANY TIME
NO OVERNIGHT PARKING
NO CARS FOR SALE
NO COMMUTER PARKING
UNAUTHORIZED VEHICLES WILL BE TOWED
AT VEHICLE OWNER'S EXPENSE.
POLICE _____, (951) 751-3333
JAM TOWING (951) 751-3333
2014 10/15 11/15