



CORONA CORPORATE CENTRE

OFFICE BUILDINGS FOR SALE
1,400 – 26,000 SQUARE FEET



ONTARIO AVENUE & I-15 FREEWAY
CORONA, CALIFORNIA



Voit
Real Estate Services



**ONTARIO AVENUE & I-15 FREEWAY
CORONA, CALIFORNIA**

| Building | Address | Suite | Sq. Ft. |
|-------------------|-------------------------|----------------|---------------|
| 1 | 2097 Compton Ave | 101 | 2,979 |
| 1 | 2097 Compton Ave | 102 | 2,410 |
| 1 | 2097 Compton Ave | 103 | 1,503 |
| 1 | 2097 Compton Ave | 104 | 3,262 |
| 1 | 2097 Compton Ave | 105 | 1,503 |
| 1 | 2097 Compton Ave | 101-105 | 11,657 |
| | | | |
| 1 | 2097 Compton Ave | 201 | 2,945 |
| 1 | 2097 Compton Ave | 202 | 2,568 |
| 1 | 2097 Compton Ave | 203 | 1,474 |
| 1 | 2097 Compton Ave | 204 | 3,197 |
| 1 | 2097 Compton Ave | 205 | 1,474 |
| 1 | 2097 Compton Ave | 201-205 | 11,658 |
| Building 1 | 2097 Compton Ave | 101-205 | 23,315 |
| 2 | 2083 Compton Ave | 101 | 2,979 |
| 2 | 2083 Compton Ave | 102 | 2,410 |
| 2 | 2083 Compton Ave | 103 | 1,503 |
| 2 | 2083 Compton Ave | 104 | 3,262 |
| 2 | 2083 Compton Ave | 105 | 1,503 |
| 2 | 2083 Compton Ave | 101-105 | 11,657 |
| | | | |
| 2 | 2083 Compton Ave | 201 | 2,945 |
| 2 | 2083 Compton Ave | 202 | 2,568 |
| 2 | 2083 Compton Ave | 203 | 1,474 |
| 2 | 2083 Compton Ave | 204 | 3,197 |
| 2 | 2083 Compton Ave | 205 | 1,474 |
| 2 | 2083 Compton Ave | 201-205 | 11,658 |
| Building 2 | 2083 Compton Ave | 101-205 | 23,315 |
| 3 | 2079 Compton Ave | A Total | 6,330 |
| 3 | 2079 Compton Ave | A101 | 3,043 |
| 3 | 2079 Compton Ave | A102 | 3,287 |
| 3 | 2079 Compton Ave | B Total | 4,748 |
| 3 | 2079 Compton Ave | B101 | 2,274 |
| 3 | 2079 Compton Ave | B102 | 2,474 |
| Building 3 | 2079 Compton Ave | A+B | 11,078 |
| 4 | 2071 Compton Ave | 100+102A | 6,590 |
| 4 | 2071 Compton Ave | 100A | 3,302 |
| 4 | 2071 Compton Ave | 102A | 3,288 |
| 4 | 2071 Compton Ave | 100+102B | 6,247 |
| 4 | 2071 Compton Ave | 100B | 2,959 |
| 4 | 2071 Compton Ave | 102B | 3,288 |
| Building 4 | 2071 Compton Ave | A+B | 12,837 |

| Building | Address | Suite | Sq. Ft. |
|-------------------|-------------------------|----------------|---------------|
| 5 | 2065 Compton Ave | 101 | 2,904 |
| 5 | 2065 Compton Ave | 102 | 3,120 |
| 5 | 2065 Compton Ave | 103 | 1,754 |
| 5 | 2065 Compton Ave | 104 | 3,426 |
| 5 | 2065 Compton Ave | 105 | 1,943 |
| 5 | 2065 Compton Ave | 101-105 | 13,147 |
| | | | |
| 5 | 2065 Compton Ave | 201 | 2,863 |
| 5 | 2065 Compton Ave | 202 | 3,076 |
| 5 | 2065 Compton Ave | 203 | 1,915 |
| 5 | 2065 Compton Ave | 204 | 3,378 |
| 5 | 2065 Compton Ave | 205 | 1,915 |
| 5 | 2065 Compton Ave | 201-205 | 13,147 |
| Building 5 | 2065 Compton Ave | 101-205 | 26,294 |
| 6 | 2057 Compton Ave | A Total | 4,904 |
| 6 | 2057 Compton Ave | 100A | 2,484 |
| 6 | 2057 Compton Ave | 102A | 2,420 |
| 6 | 2057 Compton Ave | 100B | 5,550 |
| Building 6 | 2057 Compton Ave | A+B | 10,454 |
| 7 | 2045 Compton Ave | 101 | 2,097 |
| 7 | 2045 Compton Ave | 102 | 2,323 |
| 7 | 2045 Compton Ave | 103 | 1,435 |
| 7 | 2045 Compton Ave | 104 | 2,782 |
| 7 | 2045 Compton Ave | 105 | 1,629 |
| 7 | 2045 Compton Ave | 101-105 | 10,266 |
| | | | |
| 7 | 2045 Compton Ave | 201 | 2,057 |
| 7 | 2045 Compton Ave | 202 | 2,279 |
| 7 | 2045 Compton Ave | 203 | 1,603 |
| 7 | 2045 Compton Ave | 204 | 2,730 |
| 7 | 2045 Compton Ave | 205 | 1,599 |
| 7 | 2045 Compton Ave | 201-205 | 10,268 |
| Building 7 | 2045 Compton Ave | 101-205 | 20,534 |

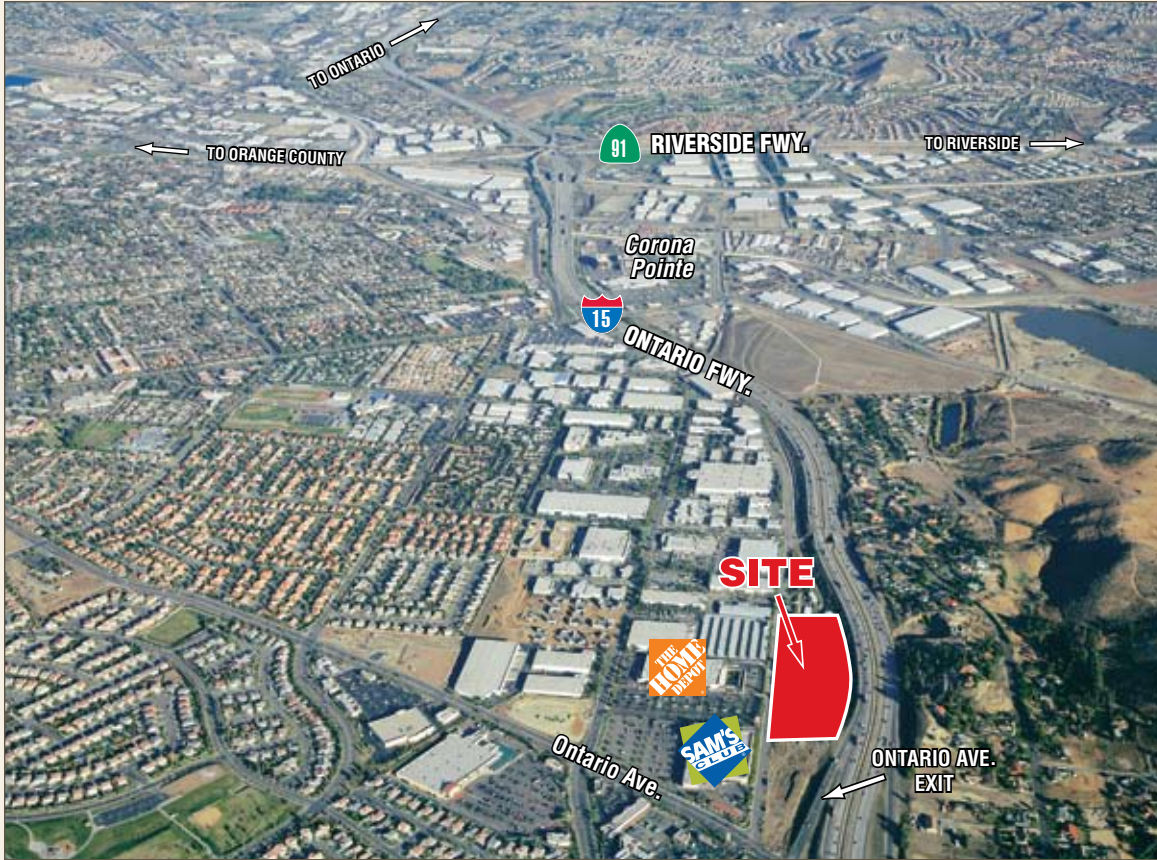




PROPERTY FEATURES

- High image single story and two story style construction
- State-of-the-art design
- Flexible sizes: 1,400 – 26,000 Sq. Ft.
- Two-story buildings include: lobby core, restrooms and elevators
- Ample surface parking 4:1,000
- High visibility location, frontage on I-15 Freeway and Compton Ave.
- Minutes from the Riverside 91 Freeway and I-15 Freeway interchange
- Ownership opportunity at the cost of leasing
- Buyer will realize the tax benefits of ownership
- Nearby retail and food service

For Additional Information, Go To www.coronacc.com



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Voit
Real Estate Services

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Irvine, CA 92614

949.851.5100 / 949.261.9092 Fax

Corona Corporate Centre
Pricing Matrix



| Building | Address | Suite | Price PSF* | Square Footage |
|----------|---------------------|---------|---------------------|----------------|
| 1 | 2097 Compton Avenue | 101 | \$139.00 | 2,979 |
| | | 102 | Sold | 2,410 |
| | | 103 | \$137.00 | 1,503 |
| | | 104 | \$137.00 | 3,262 |
| | | 105 | \$137.00 | 1,503 |
| | | 101-105 | n/a | 11,657 |
| | | 201 | Sold | 2,945 |
| | | 202 | Sold | 2,568 |
| | | 203 | Sold | 1,474 |
| | | 204 | Sold | 3,197 |
| | | 205 | Sold | 1,474 |
| | | 201-205 | Sold | 11,658 |
| | | 101-205 | n/a | 23,315 |
| | | 2 | 2083 Compton Avenue | 101 |
| 102 | Sold | | | 2,410 |
| 103 | Sold | | | 1,503 |
| 104 | Sold | | | 3,262 |
| 105 | Sold | | | 1,503 |
| 101-105 | n/a | | | 11,657 |
| 201 | Sold | | | 2,945 |
| 202 | Sold | | | 2,568 |
| 203 | Sold | | | 1,474 |
| 204 | Sold | | | 3,197 |
| 205 | Sold | | | 1,474 |
| 201-205 | n/a | | | 11,658 |
| 101-205 | n/a | | | 23,315 |
| 3 | 2079 Compton Avenue | | | A101 |
| | | A102 | Sold | 3,287 |
| | | A Total | Sold | 6,330 |
| | | B101 | Sold | 2,274 |
| | | B102 | Sold | 2,474 |
| | | B Total | Sold | 4,748 |
| | | A+B | Sold | 11,078 |
| | | | | |
| 4 | 2071 Compton Avenue | 100A | Sold | 3,302 |
| | | 102A | Sold | 3,288 |
| | | 100B | Sold | 2,959 |
| | | 102B | Sold | 3,288 |

| Building | Address | Suite | Price PSF* | Square Footage |
|----------|---------------------|---------|---------------------|----------------|
| 5 | 2065 Compton Avenue | 101 | \$139.00 | 2,904 |
| | | 102 | \$139.00 | 3,120 |
| | | 103 | \$137.00 | 1,754 |
| | | 104 | \$137.00 | 3,426 |
| | | 105 | \$137.00 | 1,943 |
| | | 101-105 | \$139.00 | 13,147 |
| | | 201 | \$139.00 | 2,863 |
| | | 202 | \$139.00 | 3,076 |
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| | | 201-205 | \$139.00 | 13,147 |
| | | 101-205 | \$139.00 | 26,294 |
| | | 6 | 2057 Compton Avenue | 100A |
| 102A | Sold | | | 2,420 |
| A Total | Sold | | | 4,904 |
| 100B | Sold | | | 5,550 |
| A+B | Sold | | | 10,454 |
| 7 | 2045 Compton Avenue | 101 | Sold | 2,097 |
| | | 102 | Sold | 2,323 |
| | | 103 | Sold | 1,435 |
| | | 104 | Sold | 2,782 |
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| | | 101-105 | Sold | 10,266 |
| | | 201 | Sold | 2,057 |
| | | 202 | Sold | 2,279 |
| | | 203 | Sold | 1,603 |
| | | 204 | Sold | 2,730 |
| | | 205 | Sold | 1,599 |
| 201-205 | Sold | 10,268 | | |
| 101-205 | Sold | 20,534 | | |

■ = Sold
■ = In Escrow
■ = Signed LOI
■ = In Process

*Please Note: ADD + \$5 PSF for West or South Sign; +10 PSF for Fwy Sign / Subject to Availability