

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

ttewell@lee-associates.com
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.

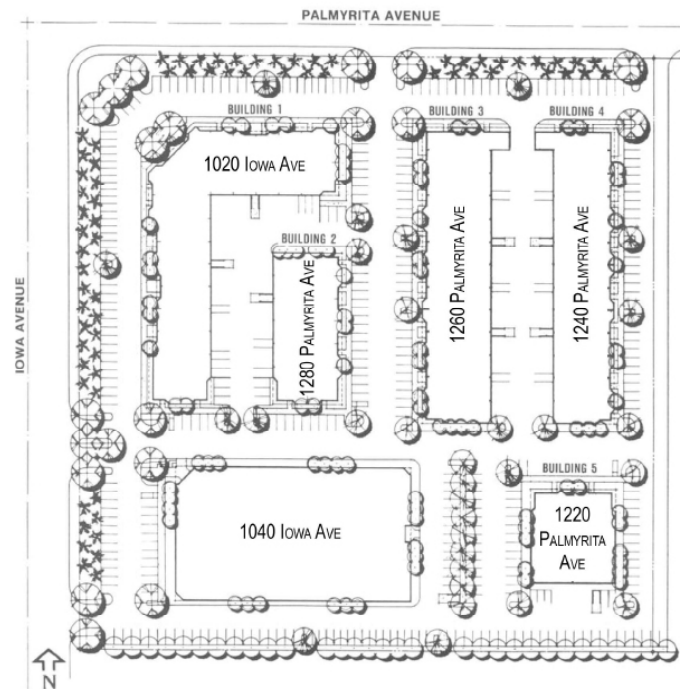
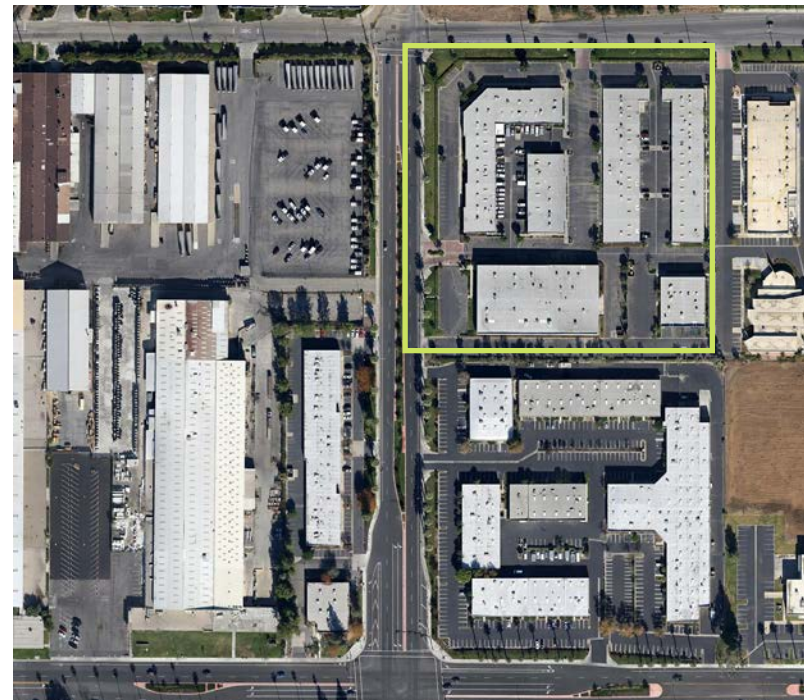
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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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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Suite G	1,599 SF	Office	\$1.10 MGR
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1260 PALMYRITA AVENUE - BUILDING 3

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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100% Leased

1240 PALMYRITA AVENUE - BUILDING 4

SUITE	AVAILABLE	USE TYPE	LEASE RATE
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Suite E	3,120 SF	Industrial	\$0.85/SF Gross
Suite K	4,680 SF	Industrial	\$0.85/SF Gross

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 100	5,806 SF	Office	\$1.45/SF MGR (Rate Includes Electrical)
Suite TBD*	10,067 SF	Office	\$1.45/SF MGR (Rate Includes Electrical)

*Divisible to 4,000 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