

FOR SUBLEASE

2815 S MAIN ST, CORONA, CA 92882



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DRE # 01476024

CORONA MEDICAL ARTS PLAZA

BUILDING SUMMARY

| | |
|-----------------------|---|
| PROPERTY TYPE | Office / Medical |
| STORIES | Two |
| BUILDING SQ FT | ±15,244 SF |
| TENANCY | Multiple |
| ZONING | Link: (QP) Quasi Public |
| SPECIFIC PLAN | Link: Mountain Gate |
| APN | 113-340-079 |

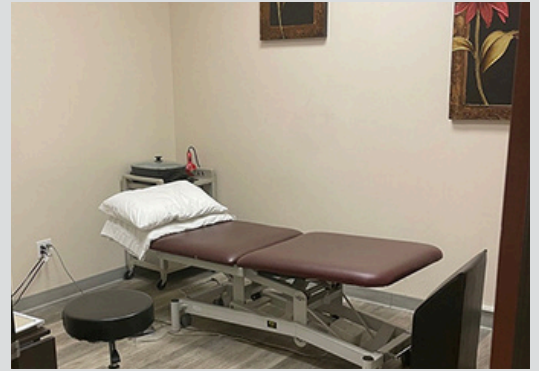
SPACE AVAILABLE

| | |
|--------------------------|----------------------------|
| SUITE NUMBER | 205 |
| SUBLEASE RATE | \$2.40/SF + NNN |
| AVAILABLE SQ FT | ±2,714 SF |
| FLOOR | 2nd |
| EXISTING BUILDOUT | Physical Therapy Office |
| POTENTIAL USES | Medical, General Office |
| ADDITIONAL NOTE | Building Signage Available |

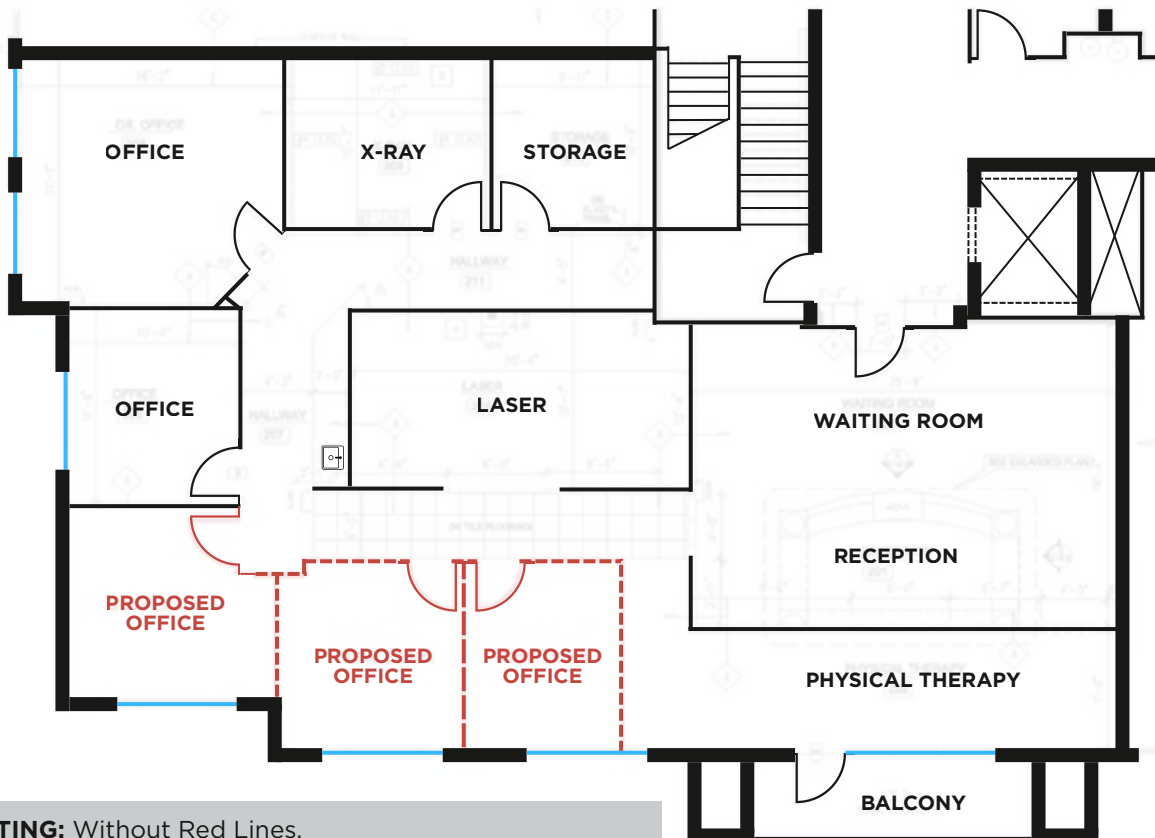
AREA HIGHLIGHTS

- **Close proximity to I-15 Freeway** at Magnolia Avenue Interchange
- Located near restaurant amenities and within **2 mile distance of Corona Regional Medical Center** (238 bed community hospital with over 40 specialties including acute and emergency care).

SPACE IMAGES



FLOOR PLAN



EXISTING: Without Red Lines.
PROPOSED: Red lines. Three New Offices.