

STERLING CENTRE | OFFICE SPACE FOR LEASE

# 1175-1177

IDAHO STREET | REDLANDS, CA 92374



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# AVAILABILITIES

## STERLING CENTRE AVAILABLE SUITES | 1175 - 1177 IDAHO STREET 1175 - 1177 IDAHO STREET

### 1175 IDAHO STREET

100% LEASED

### 1177 IDAHO STREET

Suite	Sq. Ft.	Description
202	±1,884 SF	Reception Area, Multiple Offices, Conference Room, Open Area, Kitchenette, IT Room, Available April 1, 2026

LEASE RATE	\$2.05 PSF
LEASE TYPE	Full Service Gross
RENT ADJUSTMENTS	Three percent (3%) per year
LEASE TERM	One (1) to Five (5) years



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## PROPERTY HIGHLIGHTS

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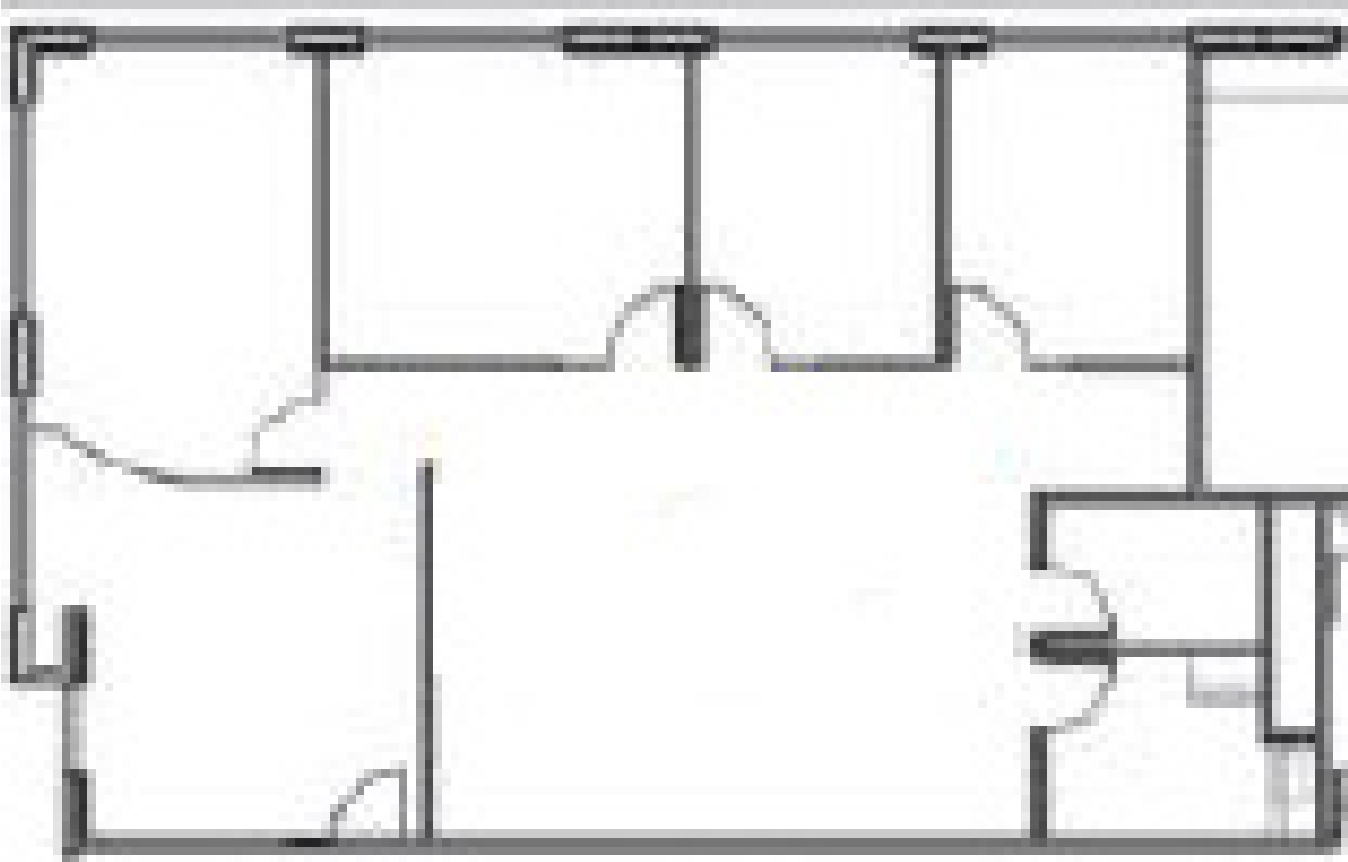
- ±37,120 total square feet in two (2), two-story professional office buildings
- New construction, attractive design, and state-of-the-art building systems
- Highly desirable, freeway-adjacent location near Orange Tree Lane and major retail centers in Redlands
- Well-served by a number of restaurants, retail amenities, and business services
- Immediate access to the I-10 freeway
- 4:1,000 parking ratio

Contact Broker's: Thomas P. Pierik, SIOR, 951.276.3610, DRE #00982027  
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# FLOOR PLAN

1177 IDAHO STREET, SUITE 202



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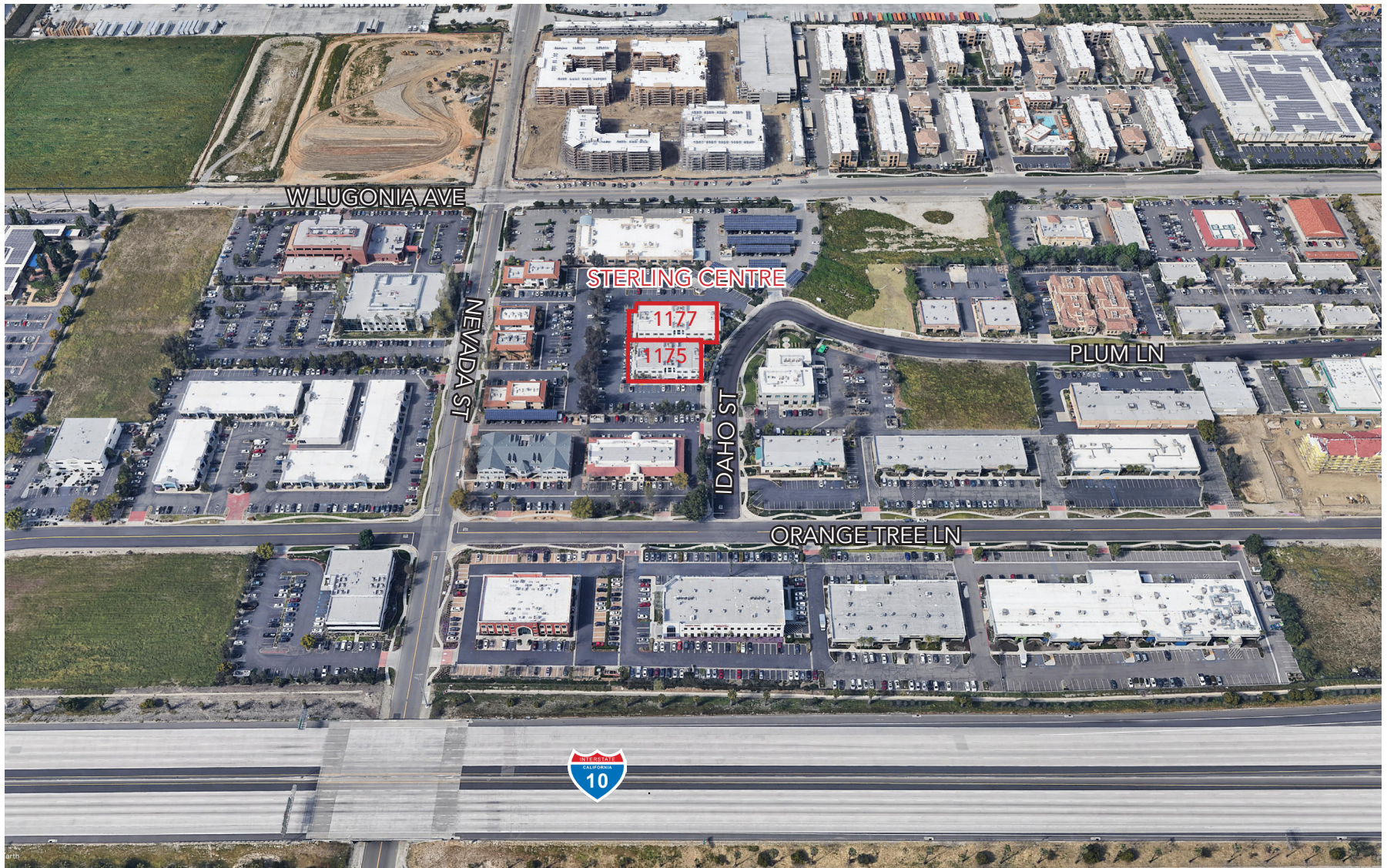
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# LOCATION



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