

CORONA CORPORATE CENTER

495 E. RINCON STREET, CORONA, CA 92879



AVAILABILITIES

CORONA CORPORATE CENTER 495 E RINCON STREET				
TOTAL SQUARE FEET ±48,461 RENTABLE SQUARE FEET				
Suite	Square Footage	Description	Floor Plan	Video
100	±4,900 PSF	Reception, 7 Private Offices, Break Room, Conference Room, Training Room, Open Area		
101	±1,600 PSF	Reception, 3 Private Offices, Glass Conference Room, Kitchen, Available 11/1/2026		
203	±1,422 PSF	Reception, 3 Private Offices, Conference Room		
206	±604 PSF	Open Area, 1 Private Office		

LEASE RATE	\$2.40 PSF
LEASE TYPE	Full Service Gross
RENT ADJUSTMENTS	Three percent (3%) per year
LEASE TERM	Two (2) to Five (5) years
PARKING	4:1,000 Square Feet Surface

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PROPERTY HIGHLIGHTS

Two-Story, Class B Professional Office Building

Outdoor Courtyard & Fountain

Entire Interior Recently Renovated

Flexible Suite Sizes

Abundant Free Surface Parking Freeway and a Metolink Station

CITY OF CORONA

The City of Corona is located approximately 45 miles southeast of Los Angeles in western Riverside County. The City limits encompass 39.2 square miles and the population is over 160,000. Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.



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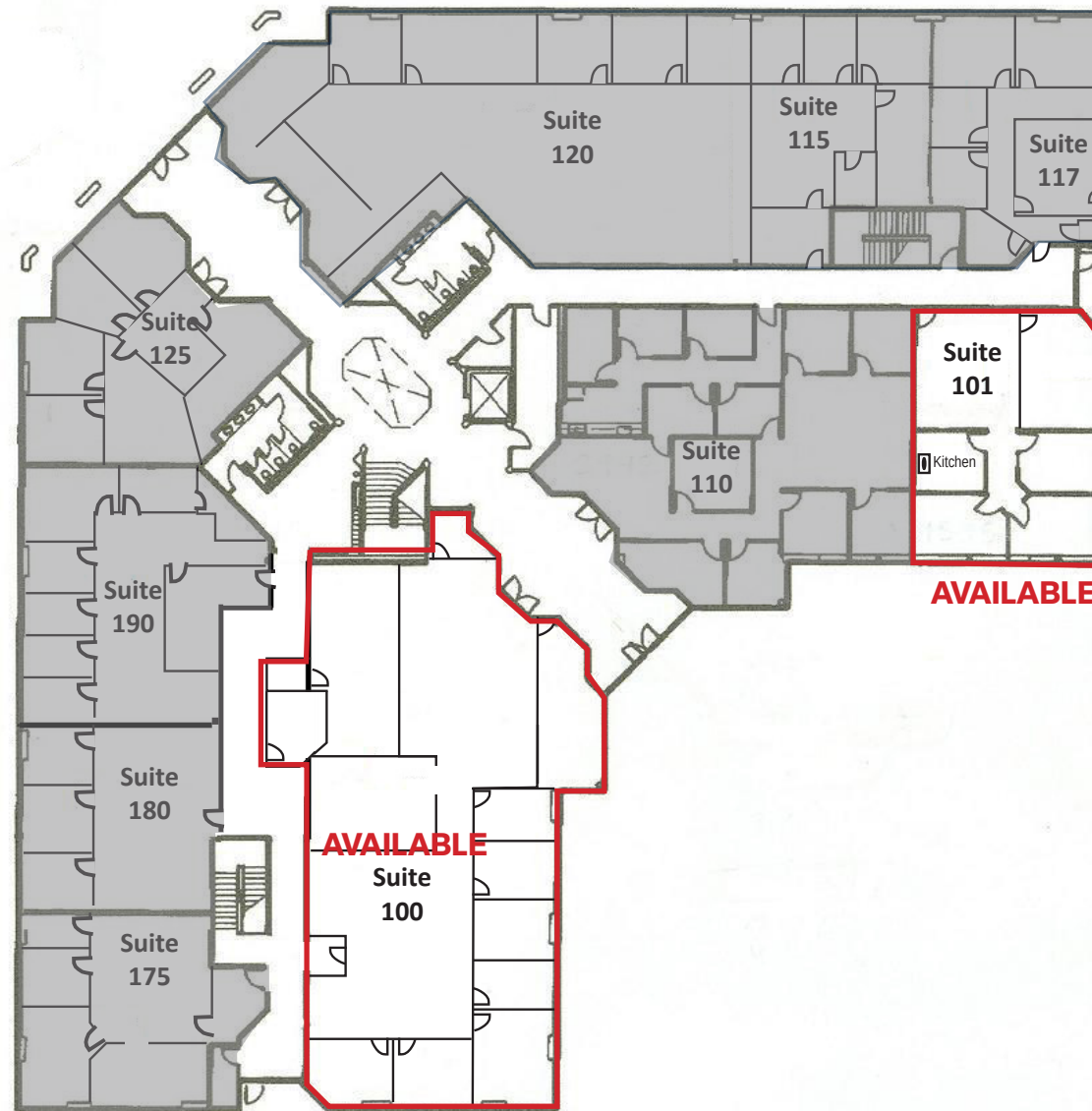
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FIRST FLOOR



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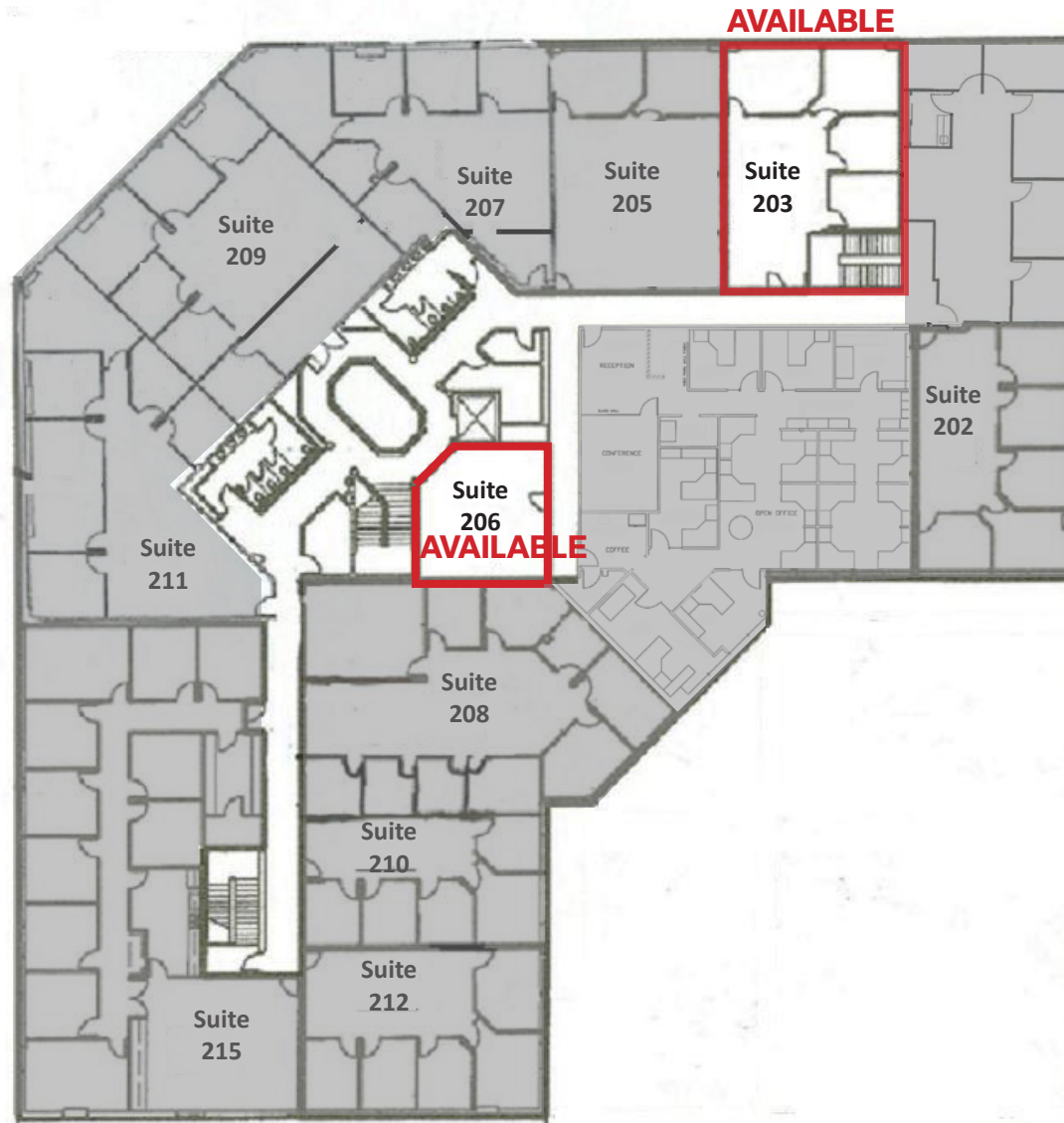
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SECOND FLOOR



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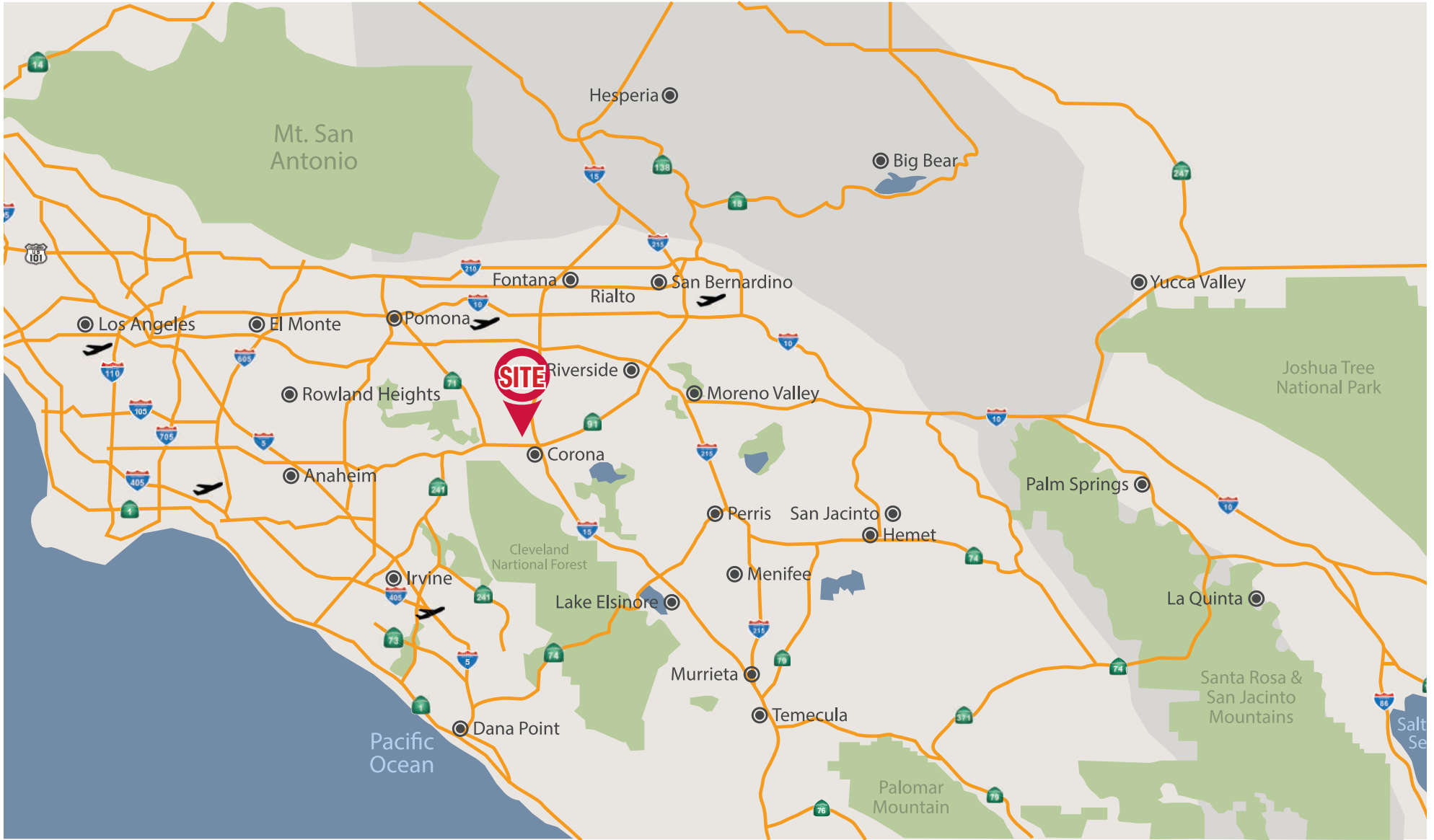
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LOCATION



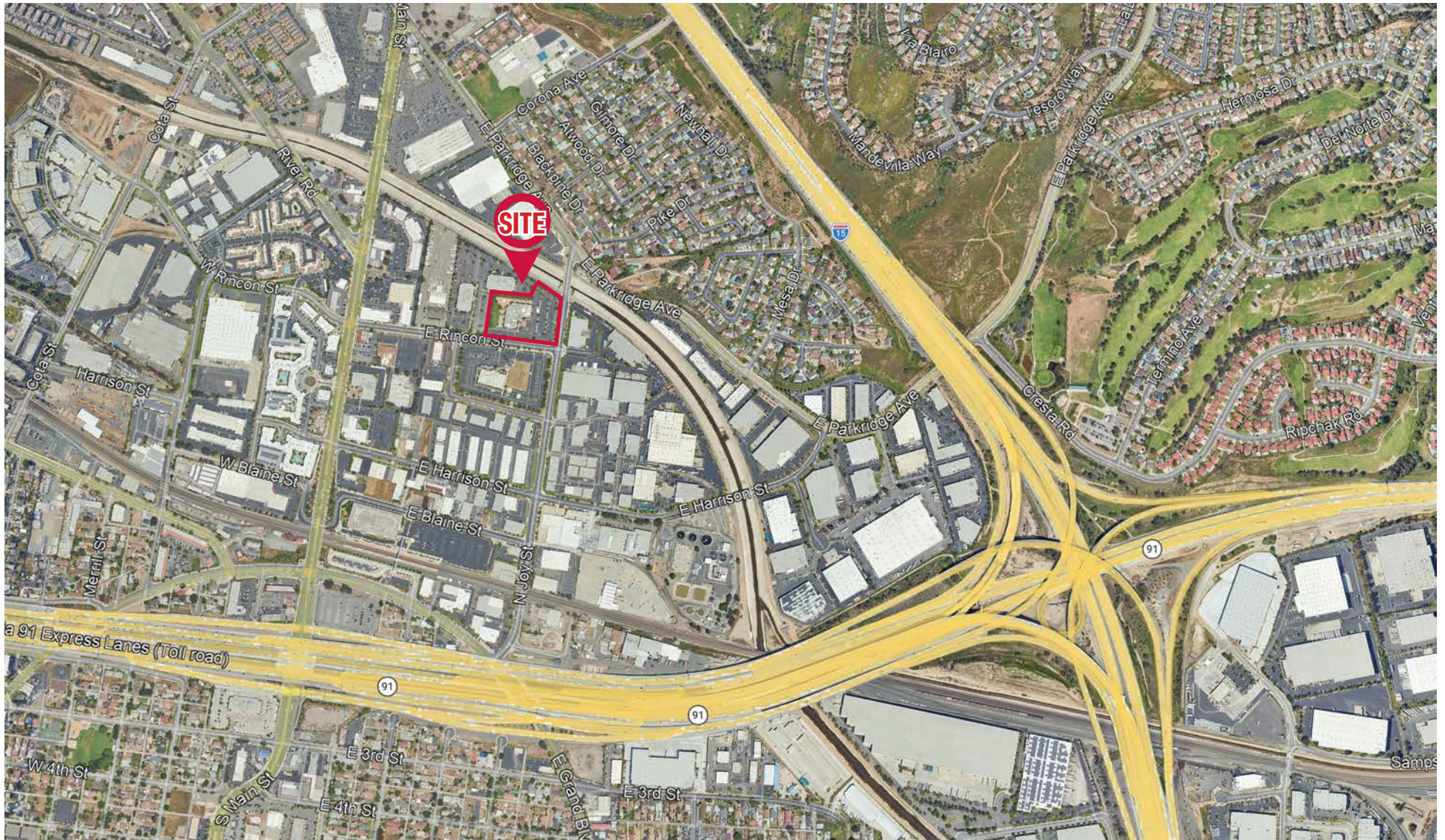
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