



CORONA CORPORATE II PROFESSIONAL BUILDING

255 RINCON STREET, CORONA, CA 92879 | FOR LEASE



BUILDING UNDER NEW OWNERSHIP

LEE & ASSOCIATES
MUDGE TEAM
COMMERCIAL REAL ESTATE ADVISORS

CONTACT:

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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, Inc. Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507, 951.276.3600, Corporate DRE#: 01048055 www.lee-associates.com



PROPERTY FEATURES

- Corporate Image 3-Story Office Building
- 4:1,000 Parking
- Convenient Access to the CA-91 and I-15 Freeways, including 91 Fast Track Lane Access at Main Street On/Off Ramp for Downtown Corona
- Walking Distance to Luxury Apartments and Supporting Retail: Starbucks, Panera, US Bank, Fitness, Beauty, Dental, Auto Services
- \$2.45 PSF; Full Service Gross

DISTANCES

- 13.8 Miles to ONT (Ontario International) Airport
- 27.1 Miles to SNA (John Wayne) Airport
- 54.2 Miles to LAX (Los Angeles International) Airport
- 25.6 Miles to March Air Force Base



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Availability

| SUITE | SF | FEATURES | FLOOR PLAN | VIRTUAL TOUR |
|------------|------------|---|---|----------------------|
| 200 | ±2,682 RSF | Double-door Entry from Elevator Lobby, Large Reception, Conference Room/Show Room, Three Private Offices, Open Office, and Kitchen/Break Room |  | View |
| 227 | ±3,015 RSF | Turnkey Space with Multiple Private Offices, Kitchenette, and Open Office |  | View |
| 305 | ±1,490 RSF | Reception, 3 Private Offices, Conference Room, and Kitchen |  | N/A |
| 327 | ±1,038 RSF | Two (2) Private Offices and Reception |  | View |



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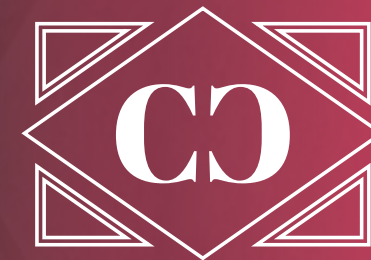


AREA OVERVIEW

Discover the prime opportunity for you in Corona, California, where strategic location and innovative development converge. Positioned at the heart of the Inland Empire, Corona offers unparalleled access to major highways like the 91, 15, and 71, ensuring seamless connectivity to Los Angeles, Orange County, and Riverside.

Corona's office spaces provide a blend of sophistication and functionality, with a variety of options ranging from state-of-the-art business parks to contemporary office buildings. Enjoy modern amenities, and the potential for future expansion as your business grows. Corona is known for its commitment to infrastructure development and business innovation, providing a supportive environment for companies seeking to enhance their operational footprint.

Beyond its impressive redevelopment, Corona offers a high quality of life, with excellent schools, a thriving cultural scene, and picturesque parks that support a balanced work-life experience. The city's commitment to business growth and sustainability ensures a supportive environment where your company can not only succeed but thrive.



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CORONA HILLS PLAZA

3.2 MILES

71 FREEWAY

5 MILES

CROSSINGS AT CORONA

6.8 MILES

THE SHOPS AT DOS LAGOS

7.8 MILES

ONTARIO

17.2 MILES

ORANGE COUNTY

25 MILES



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