

CORONA GATEWAY

OFFICE BUILDING FOR LEASE

4740 GREEN RIVER RD
CORONA | CA 92878

**NOW WITH
FREE EV
CHARGING
STATIONS**

ANDREW PEAKE

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AVAILABILITIES

CORONA GATEWAY AVAILABLE SUITES				
TOTAL SQUARE FEET ±68,027 RENTABLE SQUARE FEET				
Suite	Sq. Ft.	Description	Floor Plan	Video
107	±1,800	Reception, five (5) private offices, and conference room		
113	±200	EXECUTIVE SUITES. Reception/lobby and conference room One (1) private office. Lease Rate starting \$900 per month		
117	±200	EXECUTIVE SUITES. Reception/lobby and conference room One (1) private office. Lease Rate starting \$900 per month		
208/209	±2,532	Reception, seven (7) private offices, kitchen, and large conference room		
210/211	±2,529	Reception, three (3) private offices, kitchen, open bullpen, and large conference room		
315/316	±2,400	Open area, six (6) private offices, two (2) conference rooms		

LEASE RATE \$2.35 PSF

LEASE TYPE Modified Gross (All tenants pay their separately
metered interior electricity)

Property Highlights

- ◇◇◇ Three story office building
- ◇◇◇ ±68,027 total building square footage
- ◇◇◇ 2 hours of free EV charging per day
- ◇◇◇ Executive suite offices available
- ◇◇◇ Prominent building signage available
- ◇◇◇ Professionally managed for “best of class” service
- ◇◇◇ Abundant free parking
- ◇◇◇ Two elevators
- ◇◇◇ Access controlled system after hours
- ◇◇◇ Fully sprinklered with fire/life safety
- ◇◇◇ Easy access from Green River Drive
- ◇◇◇ On-site ownership and management office
- ◇◇◇ Visibility from the 91 freeway
- ◇◇◇ Owner occupied

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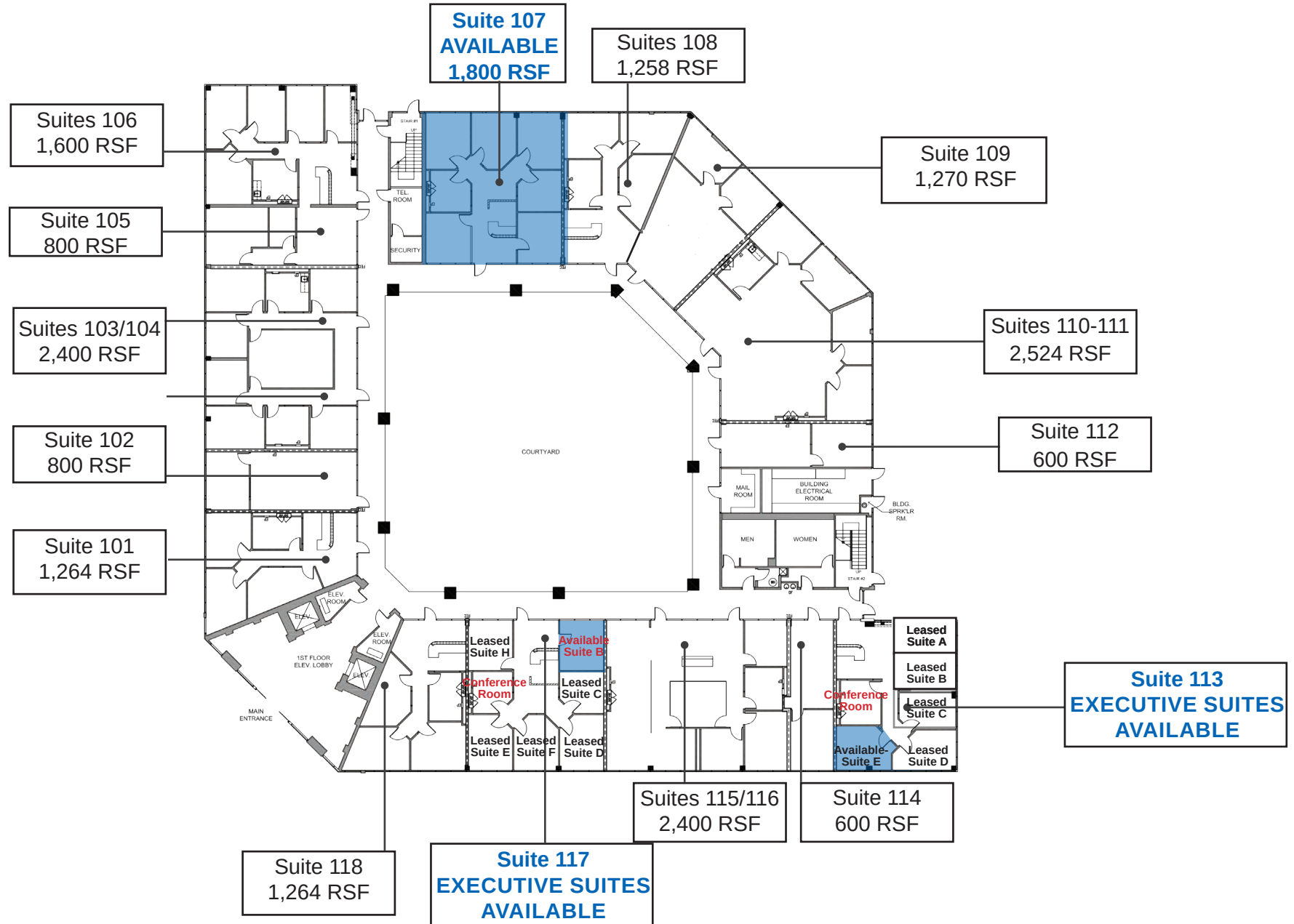
BEAUTIFUL OFFICE SETTING WITH WATERFALL ATRIUM



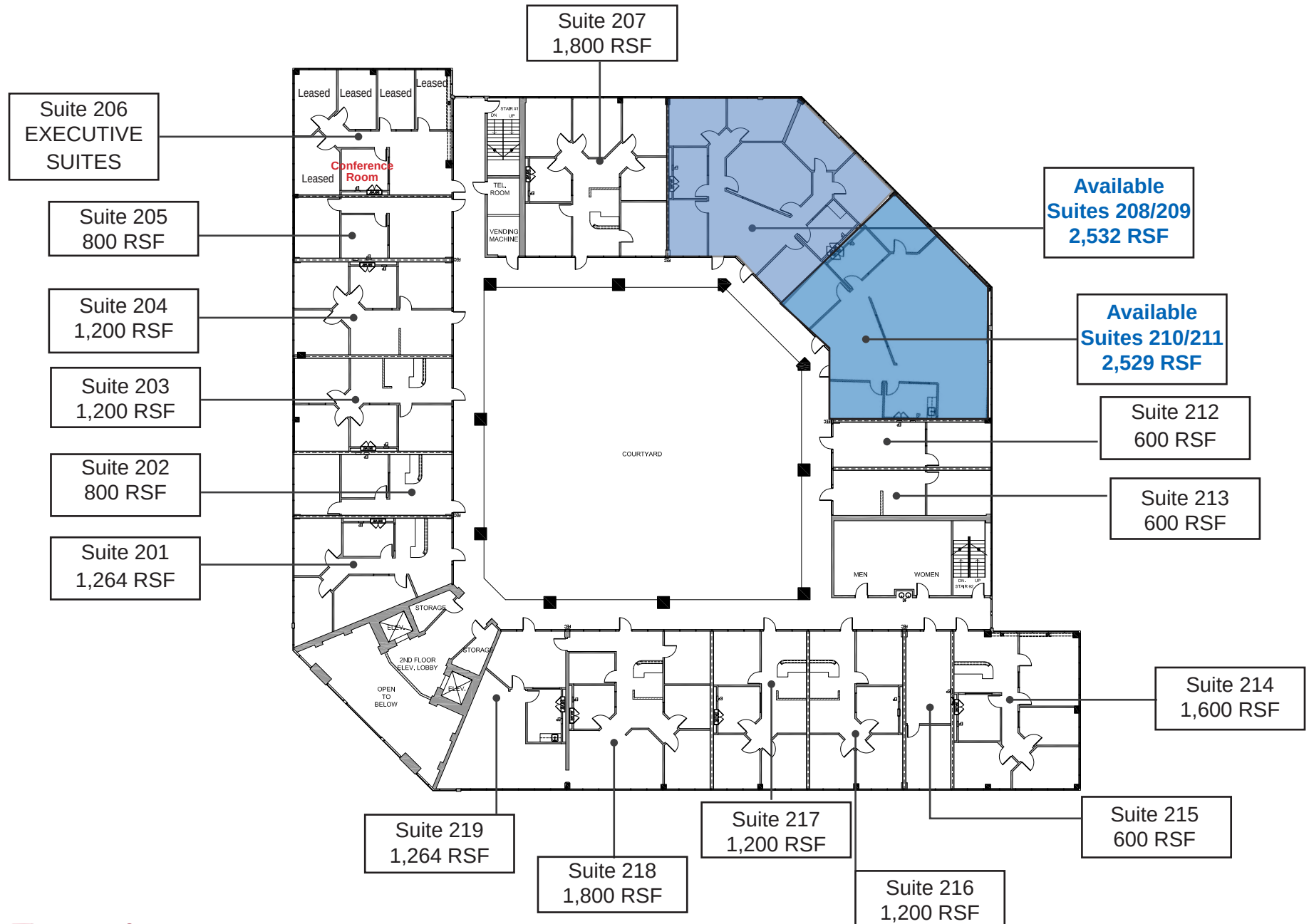
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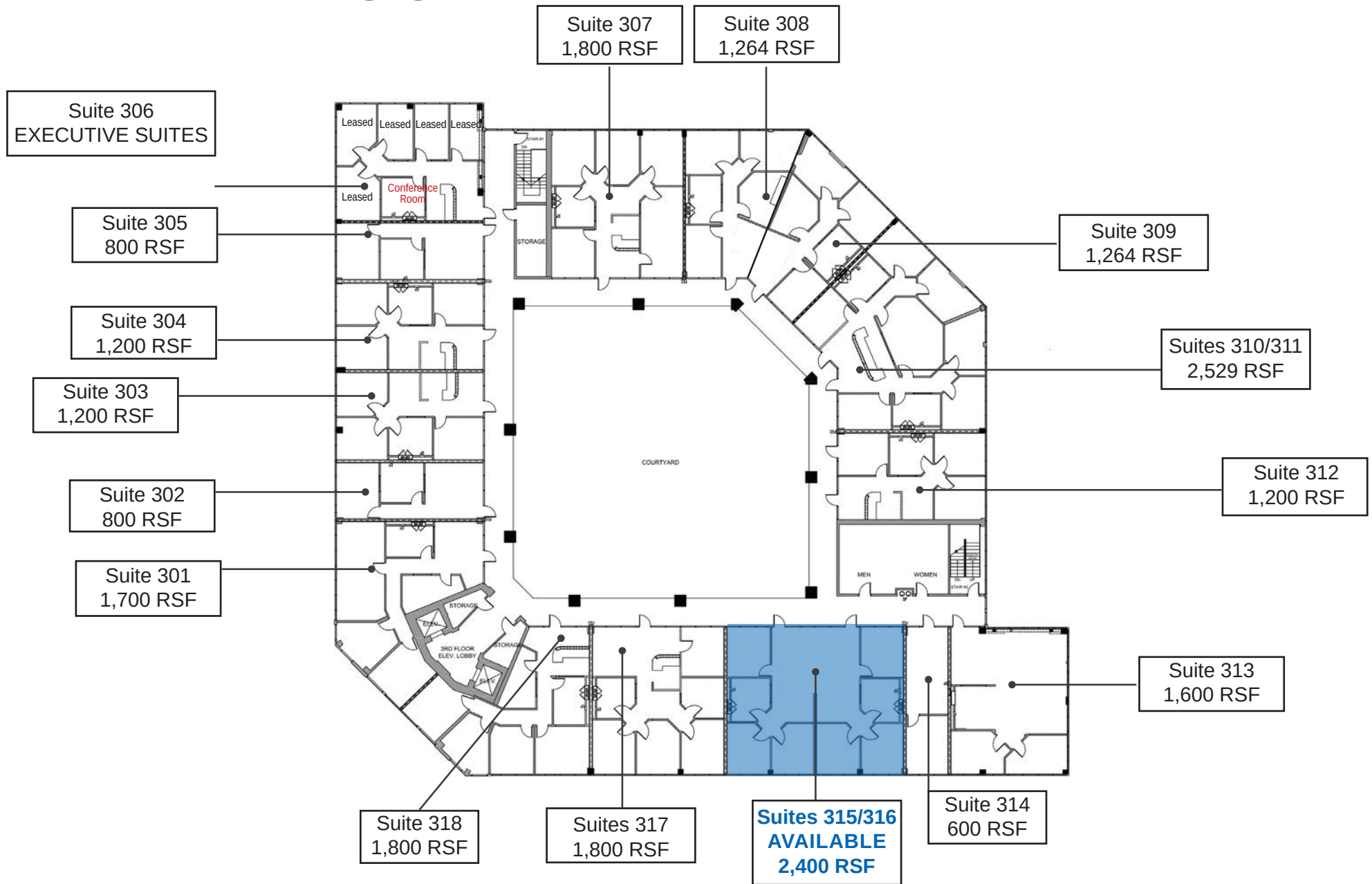
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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GREEN RIVER RD

GREEN RIVER RD ON RAMP

GREEN RIVER RD

GREEN RIVER RD OFF RAMP

CALIFORNIA
91

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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/Orange
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