# **REDLANDS CORPORATE PLAZA** 1980 ORANGE TREE LANE, REDLANDS, CA



# PROFESSIONAL OFFICE SPACE FOR LEASE

DAVID MUDGE, CCIM, SIOR 951.276.3611 // DRE#: 01070762 DMUDGE@LEERIVERSIDE.COM

LINDSAY MINGEE 951.276.3622 // DRE#: 01920658 LMINGEE@LEERIVERSIDE.COM

### **AVAILABILITIES**

Suite	Sq. Ft.	Features
101*	1,479 RSF	2 Private Offices, Conference Room, and Storage Room
102/103*	2,217 RSF	Reception, 4 Private Offices, Bullpen, and Conference Room
107	2,448 RSF	Multiple Private Offices, Built-in Bullpen, Break Room, and Formal Reception Area
230*	1,737 RSF	4 Private Offices and Break Room
240*	3,519 RSF	Open Office, 4 Private Offices, Break Room, Work Room, and Storage Available January 1, 2024
250*	2,054 RSF	5 Private Offices and Conference Room Available November 1, 2023

\*101/102/103 can be contiguous \*and 230/240/250 can be contiguous

LEASE RATE \$2.00 PSF

LEASE TYPE Full Service Gross

**EXPENSES** Base Year Pass Through

LEASE TERM Three (3) to Five (5) Years



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### **PROPERTY FEATURES**



ELEVATOR SERVED, 2-STORY 57,246 SF PROFESSIONAL OFFICE BUILDING



LOBBY AND COMMON AREA UPDATED SUMMER OF 2023



±1,479 SF - 7,310 SF AVAILABLE



MOUNTAIN VIEWS AND EXCELLENT FREEWAY VISIBILITY



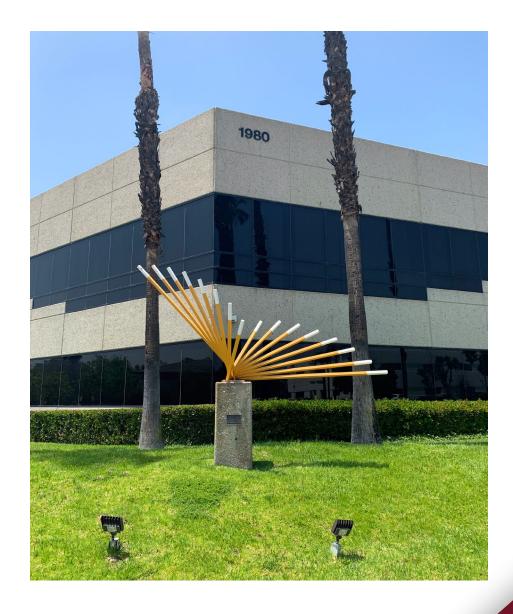
CLOSE PROXIMITY TO NUMEROUS AMENITIES INCLUDING RESTAURANTS AND RETAIL



MINUTES FROM I-10/215 INTERCHANGE WITH IMMEDIATE ACCESS TO I-10 FREEWAY



4:1,000 SURFACE PARKING WITH COVERED PARKING AVAILABLE AT AN ADDITIONAL CHARGE





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# **FLOOR PLAN**





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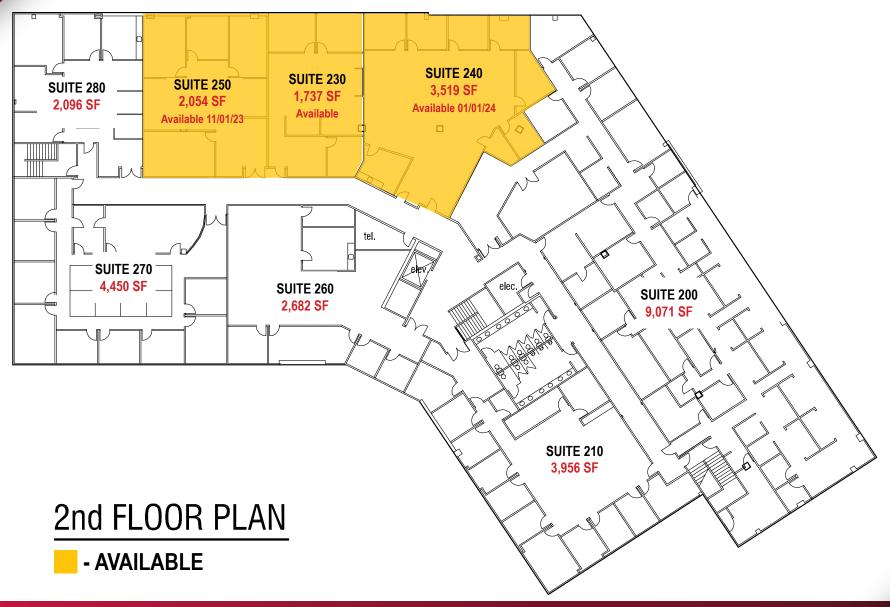
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# **FLOOR PLAN**





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951.276.3611 // DRE#: 01070762 DMUDGE@LEERIVERSIDE.COM

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# **INTERIOR PHOTOS**











**DAVID MUDGE, CCIM, SIOR** 951.276.3611 // DRE#: 01070762

DMUDGE@LEERIVERSIDE.COM

LINDSAY MINGEE

951.276.3622 // DRE#: 01920658 LMINGEE@LEERIVERSIDE.COM

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

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# **EXTERIOR PHOTOS**















DAVID MUDGE, CCIM, SIOR 951.276.3611 // DRE#: 01070762 DMUDGE@LEERIVERSIDE.COM

# **LINDSAY MINGEE** 951.276.3622 // DRE#: 019206.

951.276.3622 // DRE#: 01920658 LMINGEE@LEERIVERSIDE.COM

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

# **AMENITIES**





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