

# CORONA CORPORATE II

## PROFESSIONAL BUILDING

255 RINCON STREET  
CORONA, CA 92879



### Property Highlights:

- Three Story, Professional Office Building
- 4:1,000 SF Parking
- Well-Maintained Pride of Ownership
- Convenient Freeway & Toll Lane Access at Main Street Off-Ramp
- Close to Amenities Such as Restaurants and Shops
- \$2.35 Per SF; Full Service Gross



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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.*



# AREA INFORMATION (5 MILE RADIUS)



**29,649 CPD  
@ MAIN ST  
& RINCON ST**



**256,004  
ESTIMATED  
POPULATION**



**90,362  
TOTAL  
EMPLOYEES**



**75,539  
ESTIMATED  
HOUSEHOLDS**



**\$114,527  
AVERAGE  
HOUSEHOLD  
INCOME**



**NEAREST  
HOSPITAL 3.1  
MILES AWAY**

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## Availability

| SUITE      | SF         | FEATURES   | VIRTUAL TOUR         |
|------------|------------|--|----------------------|
| <b>200</b> | ±2,682 RSF | Reception, Conference Room, 3 Private Offices, Bullpen, Break Room, and IT Room                                  | N/A                  |
| <b>212</b> | ±1,879 RSF | Reception, 3 Private Offices, Bullpen and Work Area  | N/A                  |
| <b>227</b> | ±3,015 RSF | Built-Out as a Professional Real Estate Office   | <a href="#">View</a> |
| <b>312</b> | ±3,530 RSF | Brand-New Build-Out, Turnkey Space Ready for Move-in, Multiple Private Offices, Breakroom, Glass Conference Room | <a href="#">View</a> |
| <b>321</b> | ±3,268 RSF | Reception, Conference Room, 6 Private Offices, Bullpen, and Break Room   | N/A                  |



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# AERIAL OVERVIEW



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