

**OFFICE PROPERTY AVAILABILITY REPORT – MARCH 2010**



Flyer

**495 E Rincon Street, Ste 206, Corona**

Space Available:	590 SF	Lease Rate (PSF):	\$1.65 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$973.50	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	0	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			Tim Hawke
Break Room:	No				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Two-story office building in professional corporate environment. Smallest suite available.				



Flyer

**250 E Rincon Street, Ste 104, Corona**

Space Available:	880 SF	Lease Rate (PSF):	\$1.50 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,320.00	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			Tim Hawke
Break Room:	No				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	Yes				(951) 280-1733
Additional Info:	Two-story office building in professional corporate environment. Small suite with copy/file room.				



**250 E Rincon Street, Ste 215, Corona**

Space Available:	1,115 SF	Lease Rate (PSF):	\$1.50 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,672.50	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	1	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Two-story office building in professional corporate environment. Small suite with private office.				



**271 Ott Street, Ste 25, Corona**

Space Available:	1,244 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,057.40	Contact:	Jason Palda
Parking Ratio:		Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	No	CAM Fee:	\$0.05 PSF		Tim Hawke
Break Room:	No				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	This suite has a large reception area, private restrooms, and an open bull pen.				



Flyer  
[www.norcocampus.com](http://www.norcocampus.com)

**1761 Third Street, Ste F101, Norco**

Space Available:	1,283 SF	Lease Rate (PSF):	\$1.65 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,116.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$513.00		Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	Yes				(951) 280-1733
Additional Info:	Dramatic reception area with natural stone finishes, energy efficient lighting and HVAC system, and 10' ceilings. <b>BRAND NEW!</b>				

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 Flyer  
[www.norcocampus.com](http://www.norcocampus.com)
**1761 Third Street, Ste F103, Norco**

Space Available:	1,315 SF	Lease Rate (PSF):	\$1.60 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,104.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$526.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Dramatic reception area with natural stone finishes, energy efficient lighting and HVAC system, and 10' ceilings. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733


**268 N. Lincoln Avenue, Ste 7B, Corona**

Space Available:	1,319 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,212.15	Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Suite has a nice reception area with built-in desk and built-in storage cabinets.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer

**495 E Rincon Street, Ste 203, Corona**

Space Available:	1,380 SF	Lease Rate (PSF):	\$1.65 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,277.00	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			
Break Room:	No				
Conference Rm(s):	No				Tim Hawke
Additional Info:	Two-story office building in professional corporate environment. Small suite with private offices and mountain views.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer

**495 E Rincon Street, Ste 202, Corona**

Space Available:	1,480 SF	Lease Rate (PSF):	1.65 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,508.00	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			
Break Room:	Yes				
Conference Rm(s):	Yes				Landon Hawke
Additional Info:	Great functioning office suite located in newly remodeled, two-story office building.				<a href="mailto:lhawke@stratarealty.com">lhawke@stratarealty.com</a>
					(951) 280-1733


**495 E Rincon Street, Ste 125, Corona**

Space Available:	1,520 SF	Lease Rate (PSF):	1.65 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,508.00	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			
Break Room:	Yes				
Conference Rm(s):	Yes				Landon Hawke
Additional Info:	Great functioning office suite located in newly remodeled, two-story office building.				<a href="mailto:lhawke@stratarealty.com">lhawke@stratarealty.com</a>
					(951) 280-1733

**OFFICE PROPERTY AVAILABILITY REPORT – MARCH 2010**

**250 E Rincon Street, Ste 106, Corona**

Space Available:	1,580 SF	Lease Rate (PSF):	1.50 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,370.00	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	3	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			Landon Hawke
Break Room:	Yes				<a href="mailto:lhawke@stratarealty.com">lhawke@stratarealty.com</a>
Conference Rm(s):	Yes				(951) 280-1733
Additional Info:	Great functioning office suite located in newly remodeled, two-story office building.				



Flyer

**495 E Rincon Street, Ste 201, Corona**

Space Available:	1,580 SF	Lease Rate (PSF):	\$1.65 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,607.00	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	3	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			Tim Hawke
Break Room:	No				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Two-story office building in professional corporate environment. Small suite with private offices and training area. Flexible layout.				



Flyer

**250 E Rincon Street, Ste 107, Corona**

Space Available:	1,738 SF	Lease Rate (PSF):	\$1.50 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,607.00	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	5	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	First floor suite with large open reception area. Private office along the window line, upgraded features.				



Flyer

**268 N. Lincoln Avenue, Ste 5, Corona**

Space Available:	2,048 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,740.80	Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	5	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	Yes				(951) 280-1733
Additional Info:	Suite also has private restrooms.				


**495 E Rincon Street, Ste 209, Corona**

Space Available:	2,050 SF	Lease Rate (PSF):	\$1.65 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$3,379.20	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	6	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			Tim Hawke
Break Room:	No				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Two-story office building in professional corporate environment. Nice suite with private offices and bull pen. Double door entry off second floor lobby. Fountain views.				

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Flyer

**268 N. Lincoln Avenue, Ste 3, Corona**

Space Available:	2,102 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,786.70	Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	3	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			Tim Hawke
Break Room:	No				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Suite has a reception area with a service window, open bull pen and warehouse area with roll-up door.				



Flyer

**268 N. Lincoln Avenue, Ste 1, Corona**

Space Available:	2,173 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,847.05	Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			Tim Hawke
Break Room:	No				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Corner suite with coffee bar and private restrooms.				



Flyer

**268 N. Lincoln Avenue, Ste 9, Corona**

Space Available:	2,225 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,891.25	Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	Yes				(951) 280-1733
Additional Info:	Tiled reception area, large open bull pen, and private restrooms. Facing Lincoln Avenue.				



Flyer

**268 N. Lincoln Avenue, Ste 10, Corona**

Space Available:	2,276 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$1,934.60	Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	1	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			Tim Hawke
Break Room:	No				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Large open suite with private restrooms.				



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[www.coronaspectrum.com](http://www.coronaspectrum.com)

**1365 Old Temescal Road, Ste 101, Corona**

Space Available:	2,416 SF	Lease Rate (PSF):	\$1.50 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$3,691.00	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:	\$861.00		Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Great visibility on Old Temescal Road. Private Restrooms and large open bull pen.				

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[www.coronaspectrum.com](http://www.coronaspectrum.com)

**1861 California Avenue, Ste 102, Corona**

Space Available:	2,564 SF	Lease Rate (PSF):	\$1.50 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$3,846.00	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$897.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Highly upgraded tenant improvements, plug and play space ready for occupancy.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



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[www.norcocampus.com](http://www.norcocampus.com)

**1761 Third Street, Ste F105, Norco**

Space Available:	2,631 SF	Lease Rate (PSF):	\$1.60 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$4,209.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,052.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Private rear location with oversized conference room and large open bull pen. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



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[www.norcocampus.com](http://www.norcocampus.com)

**1761 Third Street, Ste F106, Norco**

Space Available:	2,631 SF	Lease Rate (PSF):	\$1.60 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$4,209.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,052.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Private rear location with oversized conference room and large open bull pen. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



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[www.norcocampus.com](http://www.norcocampus.com)

**1761 Third Street, Ste F202, Norco**

Space Available:	2,687 SF	Lease Rate (PSF):	\$1.60 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$4,299.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,074.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Large glass conference room, reception area, large open bull pen and private offices with operable windows. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



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[www.norcocampus.com](http://www.norcocampus.com)

**1761 Third Street, Ste F203, Norco**

Space Available:	2,687 SF	Lease Rate (PSF):	\$1.60 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$4,299.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,074.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Large glass conference room, reception area, large open bull pen and private offices with operable windows. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733

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[www.norcocampus.com](http://www.norcocampus.com)

**1761 Third Street, Ste F201, Norco**

Space Available:	2,738 SF	Lease Rate (PSF):	\$1.65 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$4,517.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,095.00		
Break Room:	No				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Located on the corner with lots of natural light. Large reception area, private office with operable windows. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



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[www.norcocampus.com](http://www.norcocampus.com)

**1761 Third Street, Ste F204, Norco**

Space Available:	2,738 SF	Lease Rate (PSF):	\$1.65 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$4,517.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,095.00		
Break Room:	No				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Located on the corner with lots of natural light. Large reception area, private office with operable windows. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer

**250 E Rincon Street, Ste 203, Corona**

Space Available:	2,998 SF	Lease Rate (PSF):	1.50 FSG	Date Available:	Now
Divisible Portion(s):	1,500 SF	Lease Rate (mo.):	\$4,497.00	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	6	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			
Break Room:	Yes				
Conference Rm(s):	Yes				Landon Hawke
Additional Info:	Two entrances, private offices and large open bull pen area. Common area restrooms and new lobby area.				<a href="mailto:lhawke@stratarealty.com">lhawke@stratarealty.com</a>
					(951) 280-1733



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[www.norcocampus.com](http://www.norcocampus.com)

**1771 Third Street, Ste G102, Norco**

Space Available:	3,031 SF	Lease Rate (PSF):	\$1.45 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$4,394.95	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	1	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,121.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Free-standing office building with a dramatic 20' high reception area. Private office and large open bull pen. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



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[www.norcocampus.com](http://www.norcocampus.com)

**1751 Third Street, Ste E101, Norco**

Space Available:	3,051 SF	Lease Rate (PSF):	\$1.45 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$4,423.95	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	3	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,128.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Free-standing office building with private offices and views of the courtyard. Private restrooms. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733

**OFFICE PROPERTY AVAILABILITY REPORT – MARCH 2010**


Flyer

**268 N. Lincoln Avenue, Ste 16, Corona**

Space Available:	3,236 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,750.60	Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			
Break Room:	Yes				
Conference Rm(s):	No				Tim Hawke
Additional Info:	Large open suite with private restrooms.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer

**495 E Rincon Street, Ste 204, Corona**

Space Available:	3,325 SF	Lease Rate (PSF):	\$1.65 FSG	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$5,486.25	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			
Break Room:	No				
Conference Rm(s):	Two				Tim Hawke
Additional Info:	Two-story office building in professional corporate environment. Nice suite with private offices and two training or conference rooms. Great for training or meeting space.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer

**268 N. Lincoln Avenue, Ste 13, Corona**

Space Available:	3,236 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$2,750.60	Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			
Break Room:	Yes				
Conference Rm(s):	No				Tim Hawke
Additional Info:	Large open space with private restrooms.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer

[www.corporateterrace.com](http://www.corporateterrace.com)
**361 Corporate Terrace Circle, Corona**

Space Available:	3,596 SF	Lease Rate (PSF):	\$1.75 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$5,733.00	Contact:	Tim Hawke
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,212.00		
Break Room:	Yes				
Conference Rm(s):	Yes				
Additional Info:	Beautiful, 91-freeway fronting office building with a gorgeous marble reception area.				



Flyer

[www.coronaspectrum.com](http://www.coronaspectrum.com)
**1867 California Avenue, Ste 102, Corona**

Space Available:	3,574 SF	Lease Rate (PSF):	\$1.50 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$5,559.00	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	6	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:	\$1,371.00		
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Single story office building with furnished private offices and conference room.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733

**OFFICE PROPERTY AVAILABILITY REPORT – MARCH 2010**



Flyer  
[www.norcocampus.com](http://www.norcocampus.com)

**1801 Third Street, Norco**

Space Available:	3,966 SF	Lease Rate (PSF):	\$2.25 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$19,440.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	Two				(951) 280-1733
Additional Info:	Zoned for retail, office, and medical. Major street frontage on Third Street. <b>BRAND NEW!</b>				



Flyer  
[www.coronaspectrum.com](http://www.coronaspectrum.com)

**1867 California Avenue, Ste 101, Corona**

Space Available:	3,706 SF	Lease Rate (PSF):	\$1.50 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$5,559.00	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	6	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,371.00		Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	No				(951) 280-1733
Additional Info:	Beautiful former design gallery space with crown molding, open ceiling and upgraded lighting.				



[www.corporateterrace.com](http://www.corporateterrace.com)

**371 Corporate Terrace Circle, Ste 102, Corona**

Space Available:	4,040 SF	Lease Rate (PSF):	\$1.65 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$6,666.00	Contact:	Tim Hawke
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
No. of Offices:		Sale Price:			(951) 280-1733
File Server Room:		Est. Net Exp.:	\$1,494.00		
Break Room:					
Conference Rm(s):					
Additional Info:	Part of a larger 8,040 sq. ft. building with common area entrance, common area and restrooms. Beautiful 91-freeway fronting unit.				



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[www.norcocampus.com](http://www.norcocampus.com)

**1771 Third Street, Ste G101, Norco**

Space Available:	4,088 SF	Lease Rate (PSF):	\$1.45 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$5,927.60	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	1	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,512.00		Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	2				(951) 280-1733
Additional Info:	Two glass conference rooms at reception area. Large open space with 10' ceiling and private restrooms. <b>BRAND NEW!</b>				



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[www.norcocampus.com](http://www.norcocampus.com)

**1741 Third Street, Norco**

Space Available:	4,281 SF	Lease Rate (PSF):	\$1.45 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$6,207.45	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	5	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,583.00		Tim Hawke
Break Room:	Yes				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
Conference Rm(s):	1				(951) 280-1733
Additional Info:	Dramatic 20' high ceiling reception area. Large open bull pen; corner location with views of courtyard. <b>BRAND NEW!</b>				



**OFFICE PROPERTY AVAILABILITY REPORT – MARCH 2010**



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[www.coronaspectrum.com](http://www.coronaspectrum.com)

**1871 California Avenue, Corona**

Space Available:	4,303 SF	Lease Rate (PSF):	\$1.50 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$6,454.50	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	8	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,592.00		
Break Room:	Yes				
Conference Rm(s):	1				Tim Hawke
Additional Info:	Great visibility with easy access to nearby retail amenities and freeways. Completely furnished bullpen area with 12 cubicle stations.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer

**1181 California Avenue, Ste 102, Corona**

Space Available:	4,529 SF	Lease Rate (PSF):	\$1.55 FSG	Date Available:	Now
Divisible Portion(s):	3,574 SF	Lease Rate (mo.):	\$7,019.95	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	7	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			
Break Room:	No				
Conference Rm(s):	1				Tim Hawke
Additional Info:	Reception area, upgraded conference room, large open bullpen and private offices. Close to common restrooms.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer  
[www.coronaspectrum.com](http://www.coronaspectrum.com)

**1881 California Avenue, Corona**

Space Available:	4,595 SF	Lease Rate (PSF):	\$1.50 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$6,892.50	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$1,700.00		
Break Room:	Yes				
Conference Rm(s):	1				Tim Hawke
Additional Info:	Freestanding office building with dramatic reception area, private restrooms, and a large bullpen area.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer  
[www.coronaspectrum.com](http://www.coronaspectrum.com)

**1861 California Avenue, Ste 101, Corona**

Space Available:	5,145 SF	Lease Rate (PSF):	\$1.50 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$7,717.50	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	3	Sale Price:			(951) 280-1733
File Server Room:	No	Est. Net Exp.:			
Break Room:	Yes				
Conference Rm(s):	Yes				Tim Hawke
Additional Info:	Dramatic reception area with 14' ceiling. Private restrooms.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer

**110 N. Lincoln Avenue, Ste 200, Corona**

Space Available:	5,793 SF	Lease Rate (PSF):	\$0.99 Gross	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$5,735.07	Contact:	Adam Silverman
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:asilverman@stratarealty.com">asilverman@stratarealty.com</a>
No. of Offices:	10	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:			
Break Room:	Yes				
Conference Rm(s):	Yes				Landon Hawke
Additional Info:	Entire second floor of a three-story building. Immediate freeway access at the adjacent Lincoln Avenue freeway on/off ramp.				<a href="mailto:lhawke@stratarealty.com">lhawke@stratarealty.com</a>
					(951) 280-1733

**OFFICE PROPERTY AVAILABILITY REPORT – MARCH 2010**



Flyer  
[www.corporateterrace.com](http://www.corporateterrace.com)

**301 Corporate Terrace Circle, Corona**

Space Available:	6,599 SF	Lease Rate (PSF):	\$1.45 NNN	Date Available:	Now
Divisible Portion(s):		Lease Rate (mo.):	\$9,568.55	Contact:	Tim Hawke
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
No. of Offices:	4	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$2,441.00		
Break Room:	Yes				
Conference Rm(s):	Yes				
Additional Info:	Private offices with room for expansion. Floor-to-ceiling windows with direct views of the fountain.				



Flyer  
[www.norcocampus.com](http://www.norcocampus.com)

**1771 Third Street, Norco**

Space Available:	7,119 SF	Lease Rate (PSF):	\$1.45 NNN	Date Available:	Now
Divisible Portion(s):	3,031 SF	Lease Rate (mo.):	\$10,322.55	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	2	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$2,634.00		
Break Room:	Yes				
Conference Rm(s):	3				Tim Hawke
Additional Info:	Large, freestanding office building. Corner location with great access to parking. <b>BRAND NEW!</b>				
					<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer  
[www.coronaspectrum.com](http://www.coronaspectrum.com)

**1867 California Avenue, Corona**

Space Available:	7,280 SF	Lease Rate (PSF):	\$1.40 NNN	Date Available:	Now
Divisible Portion(s):	3,574 SF	Lease Rate (mo.):	\$10,192.00	Contact:	Jason Palda
Parking Ratio:	4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	12	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$2,693.00		
Break Room:	Yes				
Conference Rm(s):	2				Tim Hawke
Additional Info:	Beautiful, free-standing concrete tilt-up office building. Partially furnished, full working kitchen with all the upgrades.				
					<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer  
[www.norcocampus.com](http://www.norcocampus.com)

**1721 Third Street, Norco**

Space Available:	8,640 SF	Lease Rate (PSF):	\$2.25 NNN	Date Available:	Now
Divisible Portion(s):	1,200 SF	Lease Rate (mo.):	\$19,440.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:		Sale Price:			(951) 280-1733
File Server Room:		Est. Net Exp.:			
Break Room:					
Conference Rm(s):					Tim Hawke
Additional Info:	Currently in "warm shell" condition. Zoned for retail, office, and medical uses. Major street frontage on Third Street. <b>BRAND NEW!</b>				
					<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733



Flyer  
[www.corporateterrace.com](http://www.corporateterrace.com)

**391 Corporate Terrace Circle, Corona**

Space Available:	9,515 SF	Lease Rate (PSF):	\$1.35 NNN	Date Available:	Now
Divisible Portion(s):	2,855 SF	Lease Rate (mo.):	\$12,845.25	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):	\$280.00		<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:		Sale Price:	\$2,664,200.00		(951) 280-1733
File Server Room:		Est. Net Exp.:			
Break Room:					
Conference Rm(s):					Tim Hawke
Additional Info:	Direct frontage on 91 freeway. Open shell.				
					<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733

**OFFICE PROPERTY AVAILABILITY REPORT – MARCH 2010**

[Flyer](#)
**268 Lincoln Avenue, Corona**

Space Available:	16,356 SF	Lease Rate (PSF):	\$0.85 Gross	Date Available:	Now
Divisible Portion(s):	1,319 SF	Lease Rate (mo.):		Contact:	Jason Palda
Parking Ratio:	2.4:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:		Sale Price:			(951) 280-1733
File Server Room:		Est. Net Exp.:			
Break Room:					
Conference Rm(s):					Tim Hawke
Additional Info:	Great visibility on Lincoln Avenue.				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733


[www.norcocampus.com](http://www.norcocampus.com)
**1761 Third Street, Norco**

Space Available:	21,309 SF	Lease Rate (PSF):	\$1.65 NNN	Date Available:	Now
Divisible Portion(s):	1,283 SF	Lease Rate (mo.):	\$35,159.00	Contact:	Jason Palda
Parking Ratio:	5:1	Sale Price (PSF):			<a href="mailto:jpalda@stratarealty.com">jpalda@stratarealty.com</a>
No. of Offices:	20	Sale Price:			(951) 280-1733
File Server Room:	Yes	Est. Net Exp.:	\$8,523.00		
Break Room:	Yes				
Conference Rm(s):	10				Tim Hawke
Additional Info:	Two-story, multi-tenant office building. Three common area restrooms and two stairwells. <b>BRAND NEW!</b>				<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
					(951) 280-1733


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[www.corporateterrace.com](http://www.corporateterrace.com)
**290 Corporate Terrace Circle, Corona**

Space Available:	27,914 SF	Lease Rate (PSF):	\$1.45 NNN	Date Available:	Now
Divisible Portion(s):	1,500 SF	Lease Rate (mo.):	\$40,475.30	Contact:	Tim Hawke
Parking Ratio:	5:1	Sale Price (PSF):	\$190.00		<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
No. of Offices:		Sale Price:	\$5,303,660.00		(951) 280-1733
File Server Room:		Est. Net Exp.:	\$10,328.18		
Break Room:					
Conference Rm(s):					
Additional Info:	Two-story, concret tilt-up office building. Shell condition with elevator and restrooms in place. Direct. Major 91-freeway visibility.				


[Flyer](#)
[www.corporateterrace.com](http://www.corporateterrace.com)
**341 Corporate Terrace Circle, Corona**

Space Available:	31,811 SF	Lease Rate (PSF):	\$1.45 NNN	Date Available:	Now
Divisible Portion(s):	1,500 SF	Lease Rate (mo.):	\$46,125.95	Contact:	Tim Hawke
Parking Ratio:	5:1	Sale Price (PSF):	\$190.00		<a href="mailto:thawke@stratarealty.com">thawke@stratarealty.com</a>
No. of Offices:		Sale Price:	\$6,044,090.00		(951) 280-1733
File Server Room:		Est. Net Exp.:	\$11,700.00		
Break Room:					
Conference Rm(s):					
Additional Info:	Shell condition with elevator in place. Major 91-freeway visibility. Upgraded VAV HVAC system installed on the roof top.				

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts to legal, tax, environment, building construction, soil-drainage or other such matters. Copyright © 2009 Strata Realty. All rights reserved. Timothy Hawke's license number is 01403432; Adam Silverman's license number is 01397929; Landon Hawke's license number is 01770844; and Jason Palda's license number is 01820370.