

FREEWAY INDUSTRIAL PARK

1600-2060 Chicago Avenue | Riverside, CA

FOR LEASE



PROJECT FEATURES

- Immediate occupancy
- Highly visible location / Chicago Ave. frontage
- Minutes to I-215, 60 and 91 freeways, downtown Riverside and UC Riverside
- Close proximity to numerous restaurants and hotels
- On-site leasing and management
- Ground level loading



Virtual Tours Available

For Leasing Information, Please Contact:



Office:

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951.276.3644

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Industrial:

TOBY TEWELL
951.276.3662

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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. 4193 Flat Rock Drive, Suite 100 Riverside, CA 92505 | Corporate ID# 01048055

WWW.LEE-ASSOCIATES.COM

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AVAILABLE OFFICE UNITS

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description
2060 Chicago Avenue, Suite A 15	1,493 SF	\$1.00 MG + \$0.09 CAM	\$1,627.37 MG	Conference Room, 1 Office, 1 Restroom, Frontage, Available with 30 Days' notice 
1860 Chicago Avenue, Suite G 13*	1,950 SF	\$1.00 MG + \$0.09 CAM	\$2,125.50 MG	Large Open Bullpen/Reception, 1 Private Office, 1 Restroom, Frontage  
1660 Chicago Avenue, Suite N-1	6,038 SF	\$0.70 MG + \$0.09 CAM	\$4,770.02 MG	Reception, 9 Private Offices, Conference Room, Open Area, 2 Restrooms, 1 GL Door, ±900 SF Warehouse  
*Units share an Electrical Meter				



CLICK ICON FOR SUITE FLOOR PLAN



CLICK ICON FOR SUITE VIRTUAL TOUR

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AVAILABLE INDUSTRIAL UNITS

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description
1860 Chicago Avenue, Suite G 14	1,950 SF	\$0.90 MG + \$0.09 CAM	\$1,930.50 MG	Reception, 1 Private Office, 1 Restroom, Storage Room, 1 GL Door 
2060 Chicago Avenue, Suite C 2	2,099 SF	\$0.90 MG + \$0.09 CAM	\$2,078.00 MG	Reception, 1 Private Office, 2 Restrooms, Large Warehouse with GL Door 
1860 Chicago Avenue, Suite I 9/11	4,019 SF	\$0.75 MG + \$0.09 CAM	\$3,375.96 MG	Reception, 8 Private Offices, 2 Restrooms, Conference Room, Storage Room 
1660 Chicago Avenue, Suite N 1	6,038 SF	\$0.70 MG + \$0.09 CAM	\$4,770.02 MG	Reception, 9 Private Offices, Conference Room, Open Area, 2 Restrooms, 1 GL Door, ±900 SF Warehouse  
1660 Chicago Avenue, Suite M 21	8,176 SF	\$0.75 MG + \$0.09 CAM	\$6,867.84 MG	Multiple Offices, Kitchen, Restrooms, 3 GL Doors, Warehouse 
1860 Chicago Avenue, Suite H 1/H 3	10,669 SF	\$0.70 MG + \$0.09 CAM	\$8,428.51 MG	Reception, 4 Private Offices, Open Areas, 3 Restrooms, 4 GL Doors 

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AVAILABLE OFFICE/INDUSTRIAL UNITS

Tenant Improvements:	Negotiable
Uses:	Office/Light Industrial/Flex Uses
Parking:	Office 4:1,000 Industrial: 2:1,000
Rent Adjustments:	4% Annual
Common Area Maintenance Fee:	\$0.09 Per Sq. Ft.
HVAC Maintenance Fee:	\$10.00 Per Unit Monthly

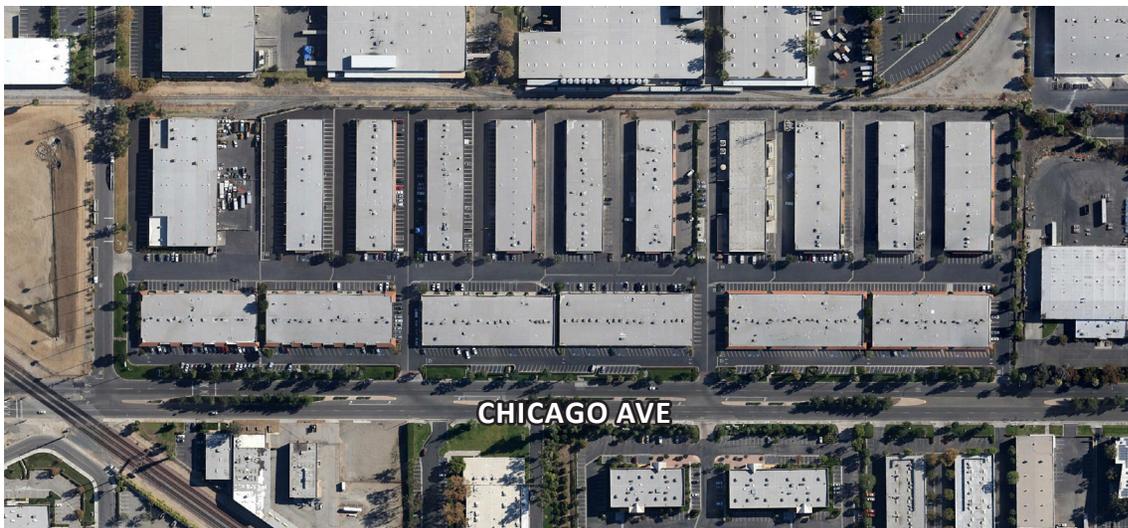
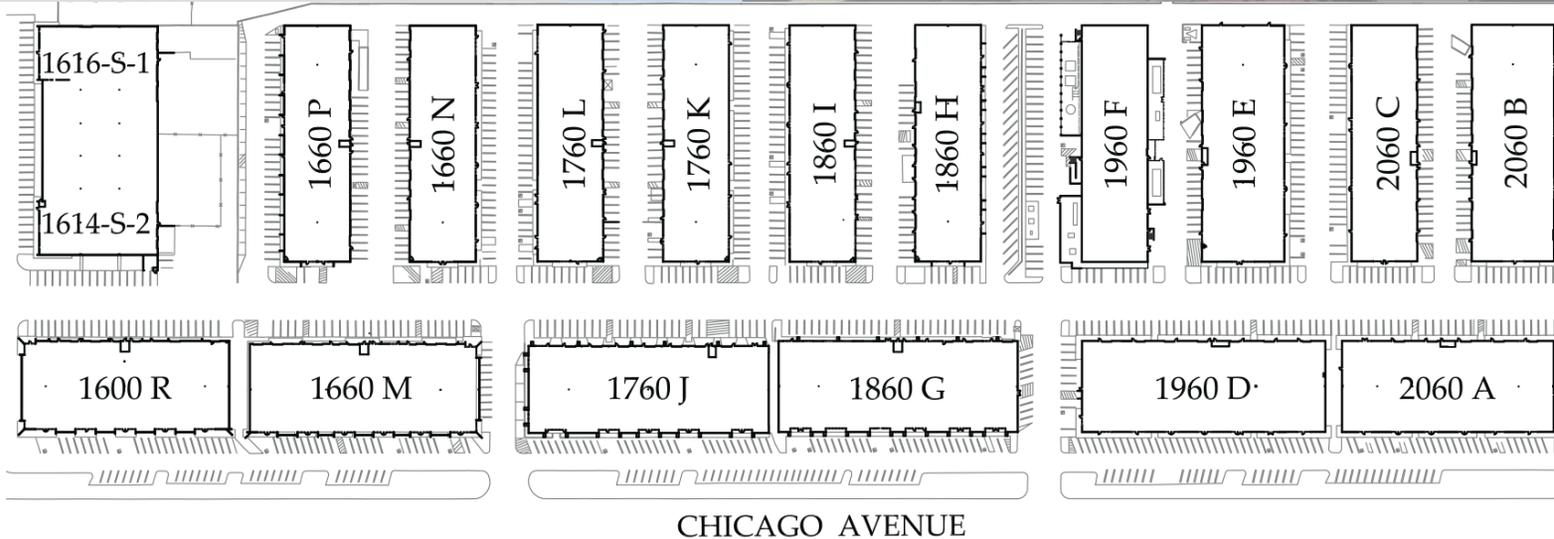


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SITE PLAN



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COMMERCIAL REAL ESTATE SERVICES

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