

FREEWAY INDUSTRIAL PARK

1600-2060 Chicago Avenue | Riverside, CA

FOR LEASE

\$100

TOURING BONUS for qualified tours of Office Units. Must be accompanied by a member of the listing team. Expires 6/30/2017

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

For Leasing Information, Please Contact:



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Industrial:

TOBY TEWELL
951.276.3662

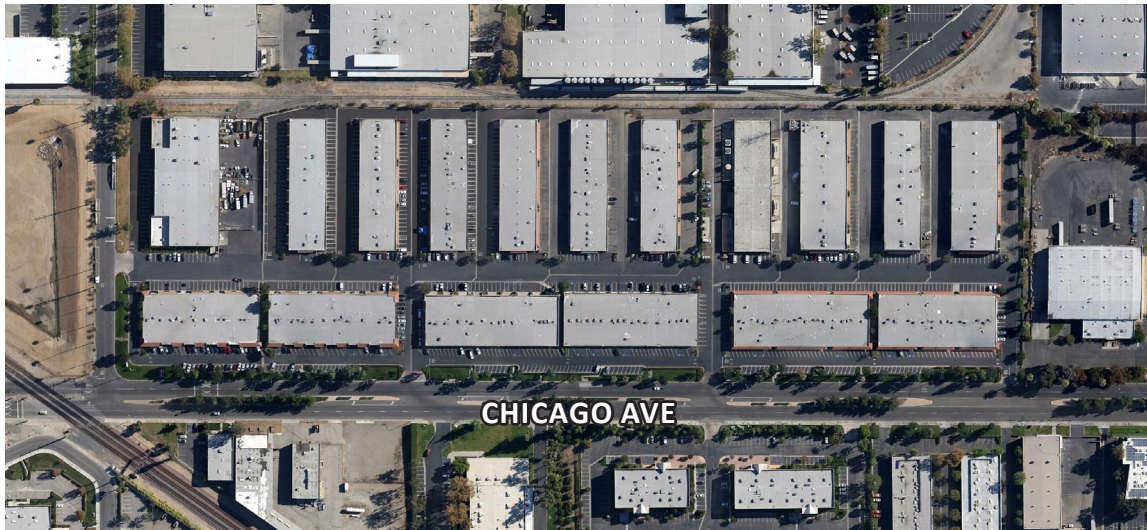
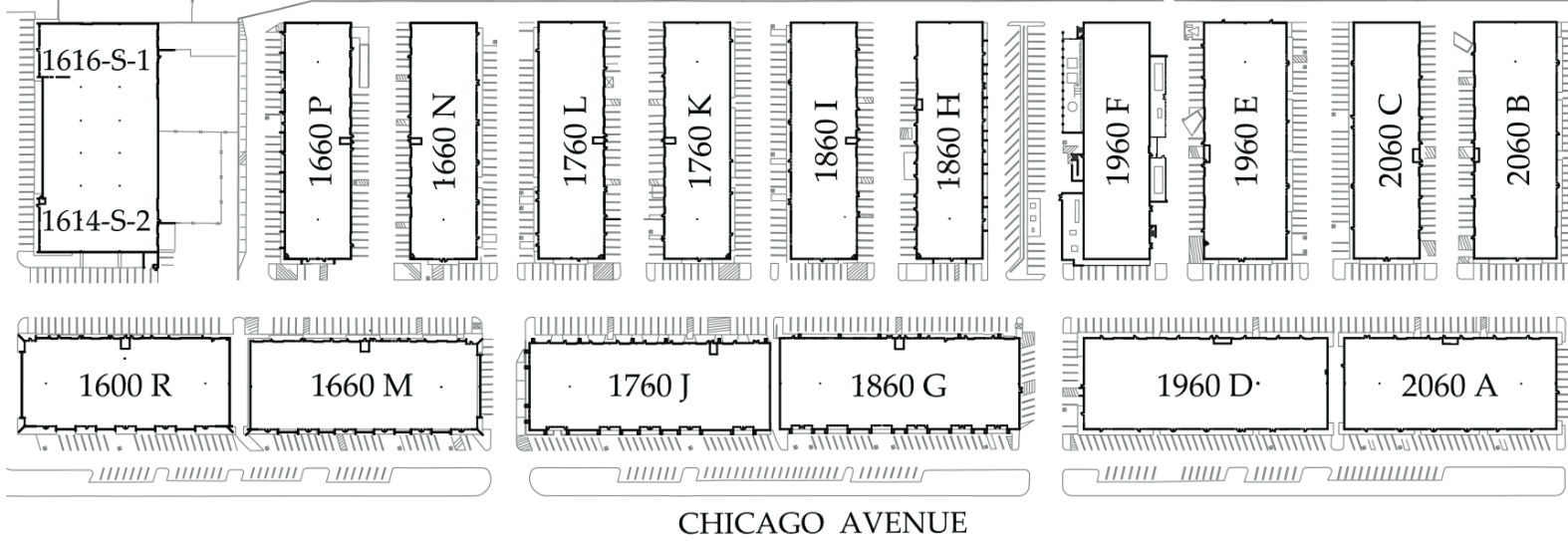
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 4193 Flat Rock Drive, Suite 100 Riverside, CA 92505 | Corporate ID# 01048055

WWW.LEE-ASSOCIATES.COM

SITE PLAN



FREEWAY INDUSTRIAL PARK

1600 – 2060 Chicago Avenue | Riverside, California 92507

AVAILABLE OFFICE UNITS

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description
2060 Chicago Avenue, Suite C 6	1,131 SF	\$1.00 MG + \$0.06 CAM	\$1,198.86 MG	3 Private Offices, Bonus Storage Room, Kitchenette, 1 Restroom
1960 Chicago Avenue, Suite D 15	1,225 SF	\$1.00 MG + \$0.06 CAM	\$1,298.50 MG	2 Private Offices, Reception, 1 Restroom; FRONTAGE
1960 Chicago Avenue, Suite D 17	1,309 SF	\$1.00 MG + \$0.06 CAM	\$1,387.54 MG	Reception, 1 Private Office, 1 Restroom; FRONTAGE
2060 Chicago Avenue, Suite A 15	1,493 SF	\$1.00 MG + \$0.06 CAM	\$1,582.58 MG	Conference Room, 1 Office, 1 Restroom; FRONTAGE
1860 Chicago Avenue, Suite G 10	1,803 SF	\$1.00 MG + \$0.06 CAM	\$1,911.18 MG	3 Private Offices, Open Space, 1 Restroom

AVAILABLE INDUSTRIAL UNITS

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description
1860 Chicago Avenue, Suite H 13	1,656 SF	\$0.75 MG + \$0.06 CAM	\$1,341.36 MG	3 Offices, 1 Restroom, Storage Room, 1 GL Door, Available July 1, 2017
2060 Chicago Avenue, Suite A 1	5,704 SF	\$0.65 MG + \$0.06 CAM	\$4,049.84 MG	Reception, 2 Offices, 2 Restrooms, Kitchenette
**Units share an Electrical Meter				

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:

\$0.06 Per Sq. Ft.

HVAC Maintenance Fee:

\$10.00 Per Unit Monthly



For additional information:
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