

CHICAGO GATEWAY

1935-B CHICAGO AVENUE | RIVERSIDE, CA 92507



OFFICE CONDO FOR SALE OWNER/USER

PROPERTY HIGHLIGHTS

- 1935-B Chicago Avenue at Chicago Gateway is a rare opportunity to acquire a highly desirable office condominium in Riverside, CA at an exceptionally low basis.
- This single-story office consisting of $\pm 2,983$ square feet is located in the heart of Riverside in the Hunter Park market, near Restaurants, Retail, the University of California at Riverside, and Downtown Riverside.
- As an owner, you would immediately be able to occupy $\pm 2,893$ square feet of highly improved space.
- Excellent visibility on Chicago Avenue within the beautifully landscaped, master planned, $\pm 160,000$ square foot Chicago Gateway campus.
- Ownership in Southern California's Inland Empire with a population of 4.6 million people and whose \$200-billion economy is equal to that of the State of Utah.
- Great Access to 60, 91 and 215 Freeways and only 17 miles from Ontario International Airport.
- High quality interior improvements built with a very functional and flexible floorplan to accommodate your specific needs.
- Priced significantly below the cost to replace this type of property and offering new ownership the opportunity for significant after tax savings of owning vs. leasing.
- Single Story building with immediate access to parking.
- Excellent signage opportunity for ownership to increase visibility and promote their organization.
- Easily accessed 4:1 parking providing ample parking for employees and visitors.

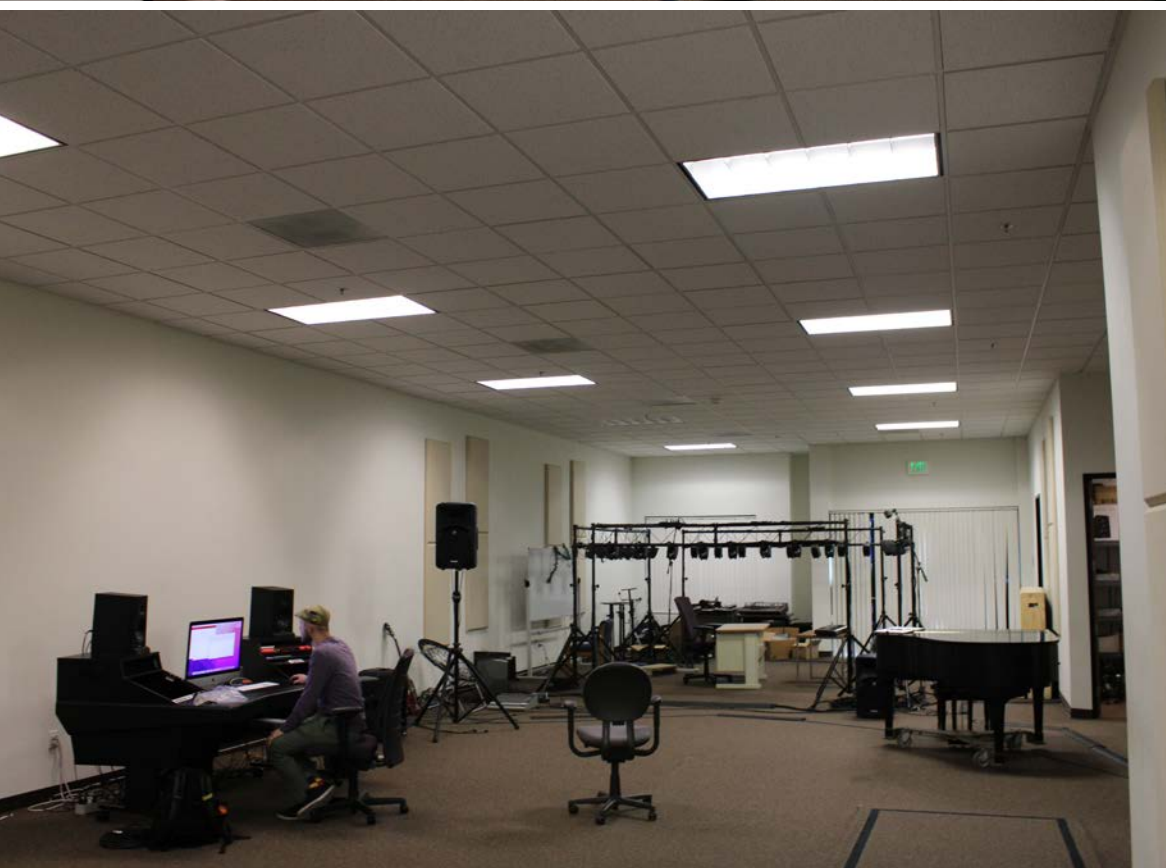


BUILDING INFORMATION

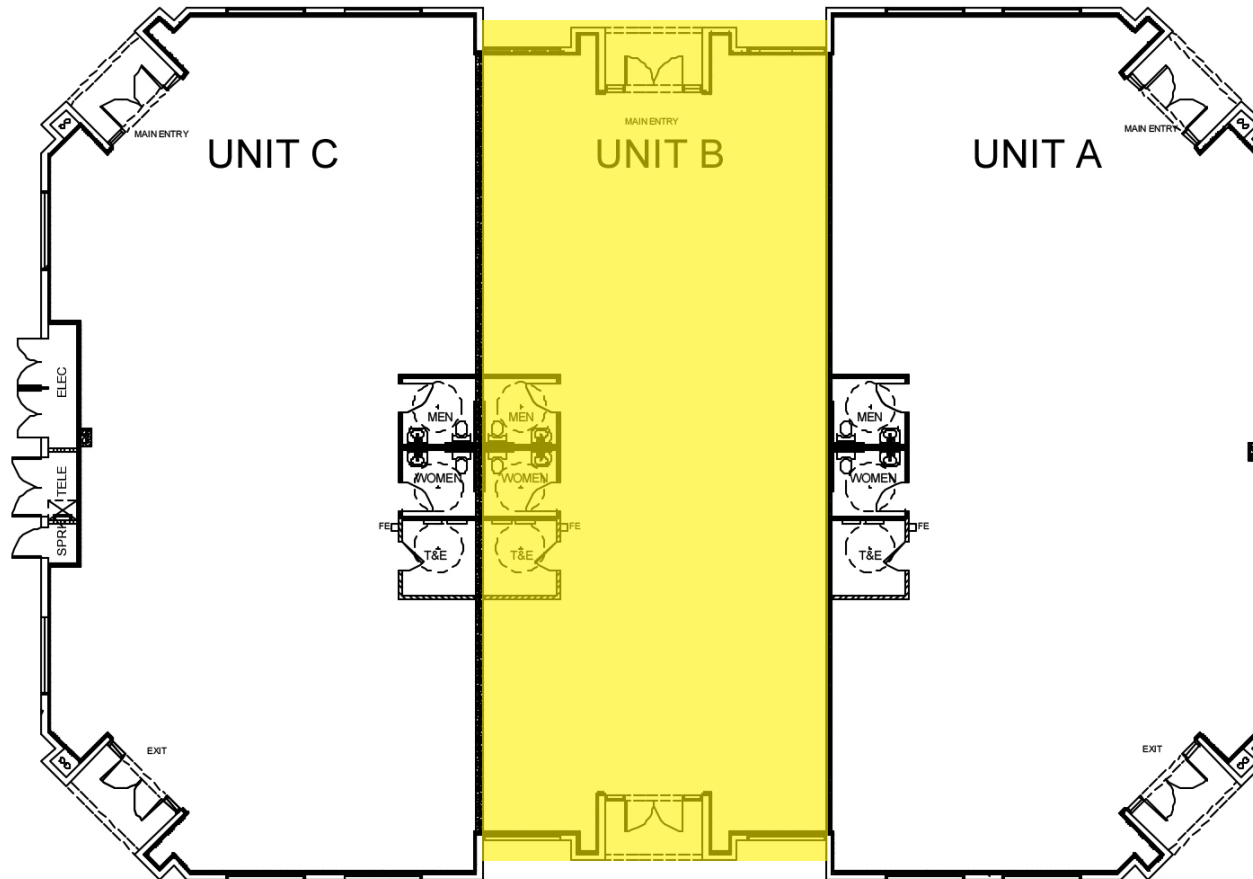
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RIVERSIDE, CA 92507

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|-----------------|------------------------------------|
| SALE PRICE | \$835,240/\$280 PSF |
| SQUARE FOOTAGE | 2,983 SF |
| TENANT | UCR EARS |
| APN | 210-081-012 |
| AVAILABLE SPACE | 2,983 SF |
| YEAR BUILT | 2006 |
| STORIES | Single |
| PARKING RATIO | 4.00 per 1,000 Square Feet |
| OFFICES | 3 |
| RESTROOMS | 2 |
| MISC ROOMS | IT/Storage Closet, Large Open Area |
| ACCESS | 24 Hours a Day/7 Days a Week |



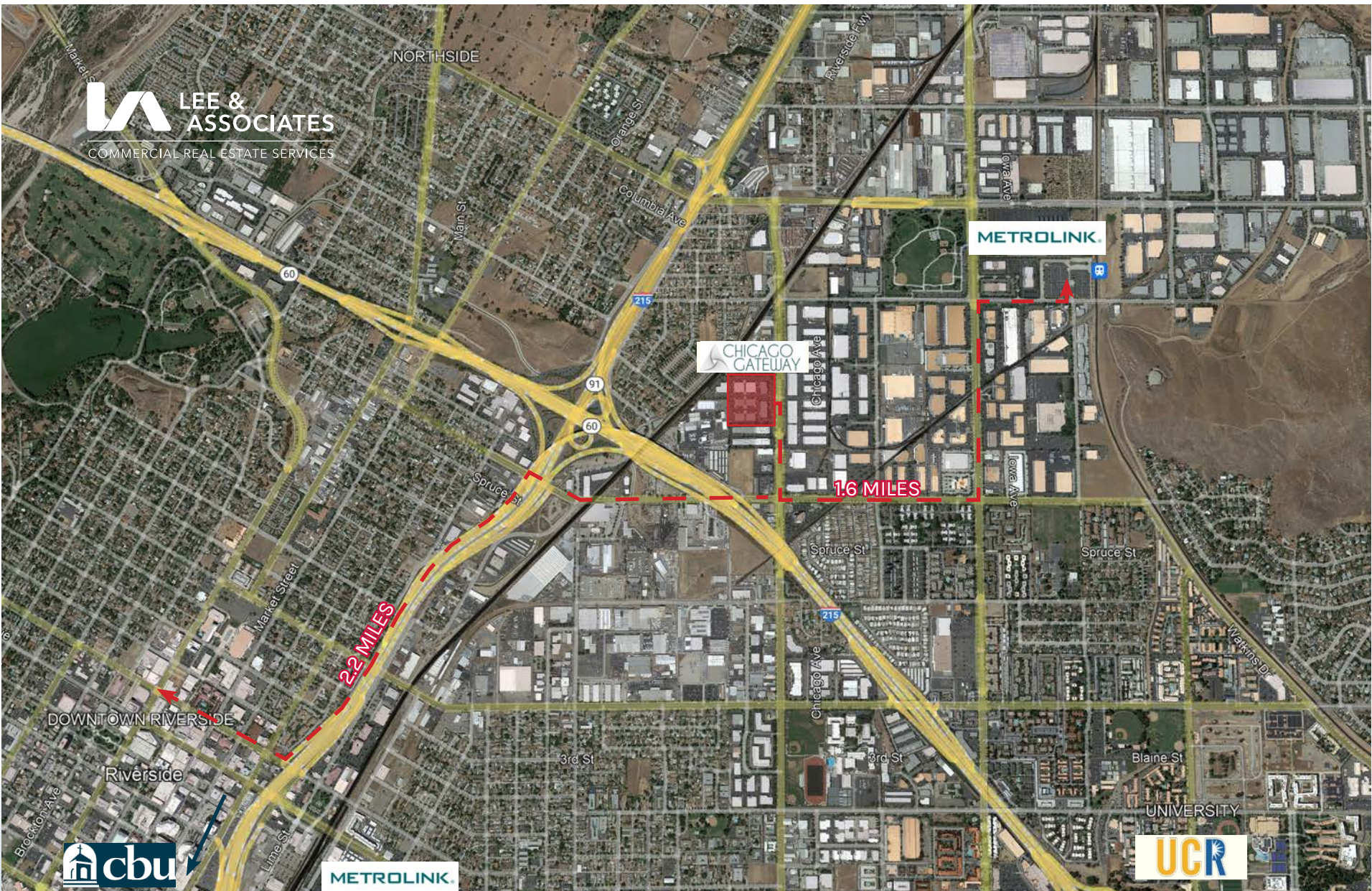


FLOOR PLAN



BLDG E - 1935 - FLOOR PLAN





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