

CHICAGO GATEWAY

1825 CHICAGO AVENUE | RIVERSIDE, CA 92507



OFFICE BUILDING FOR SALE OWNER/USER

PROPERTY HIGHLIGHTS

- 1825 Chicago Avenue at Chicago Gateway is a rare opportunity to acquire a highly desirable owner/user office condominium building in Riverside, CA at an exceptionally low basis.
- This two-story office consisting of $\pm 26,648$ 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 up to $\pm 26,648$ square feet within the building.
- Excellent visibility on Chicago Avenue within the beautifully landscaped, master planned, $\pm 160,000$ square foot Chicago Gateway campus.
- Ownership opportunity 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.
- Elevator served offering easy access as needed to the second floor.
- 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

1825 CHICAGO AVENUE
RIVERSIDE, CA 92507

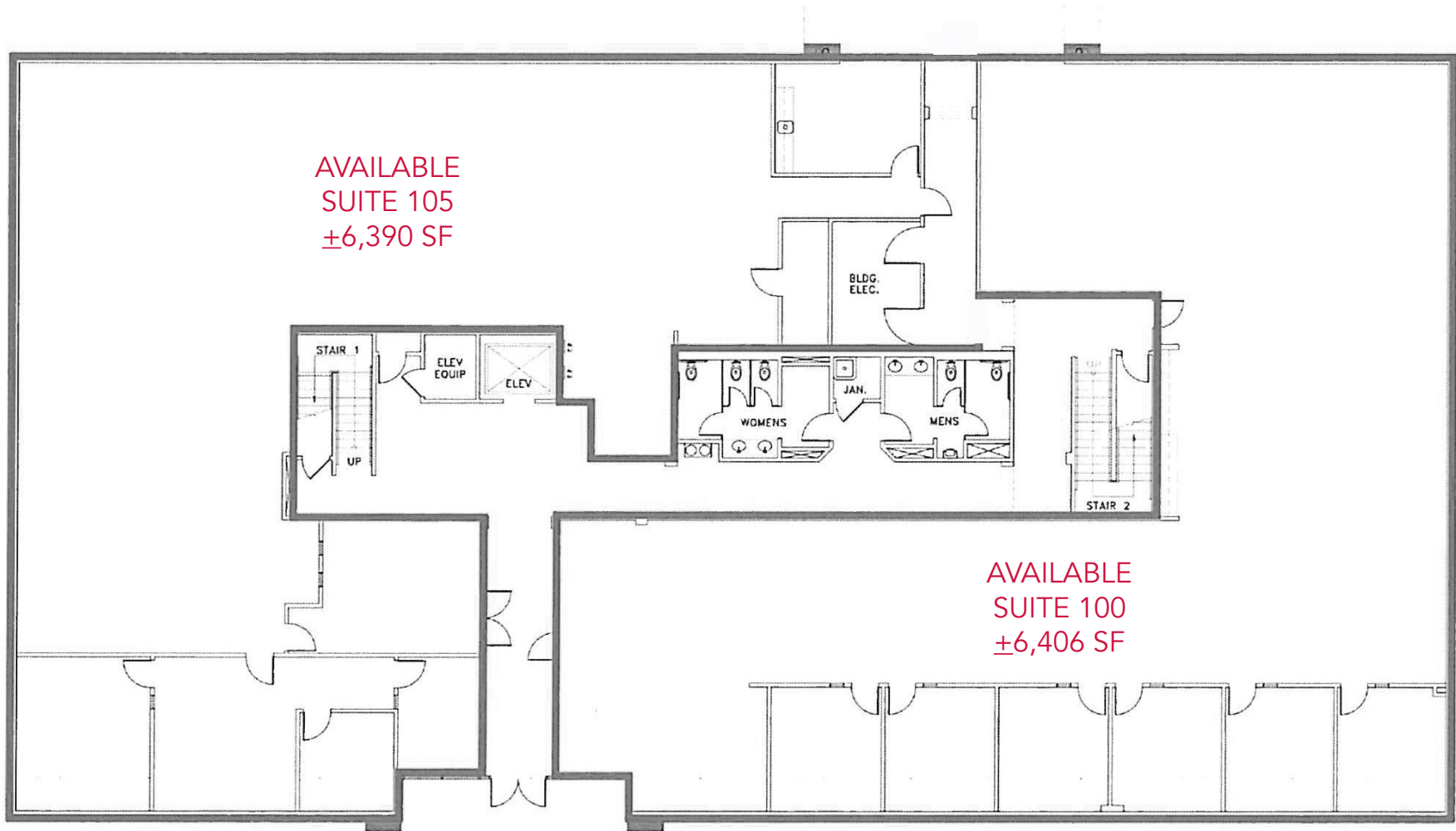
SALE PRICE	\$5,200,000/\$195 PSF
SQUARE FOOTAGE	26,648 SF
VACANT	Partially Occupied
APN	210-081-001
AVAILABLE SPACE	22,387 SF
LEASED SPACE	4,261 SF*
YEAR BUILT	2006
STORIES	Two-Story - Elevator Served
PARKING RATIO	4.00 per 1,000 square feet
ACCESS	24 hours a day/7 days a week

* Additional Information regarding existing tenancy can be provided.





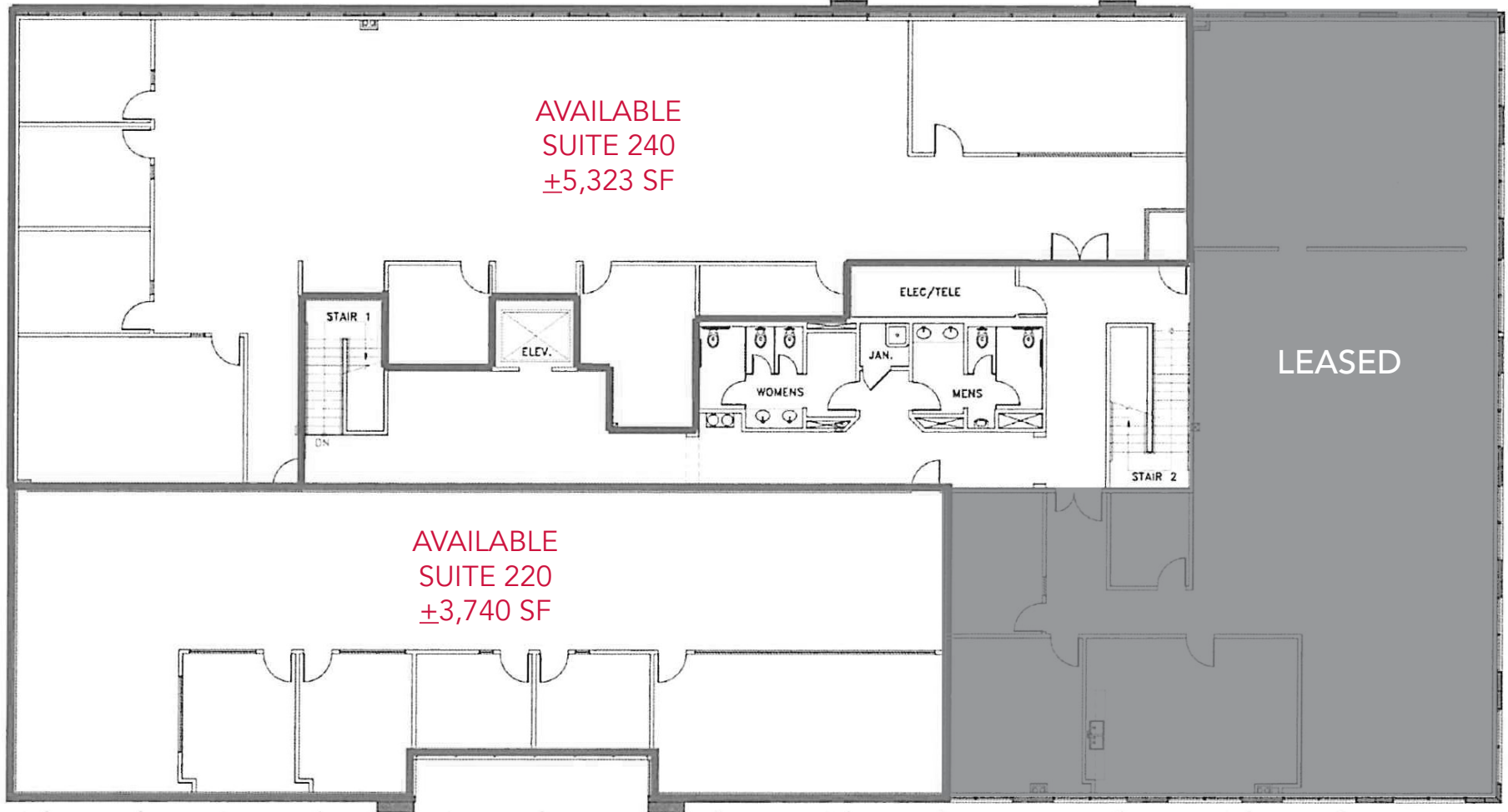
FIRST FLOOR



AVAILABLE
SUITE 105
±6,390 SF

AVAILABLE
SUITE 100
±6,406 SF

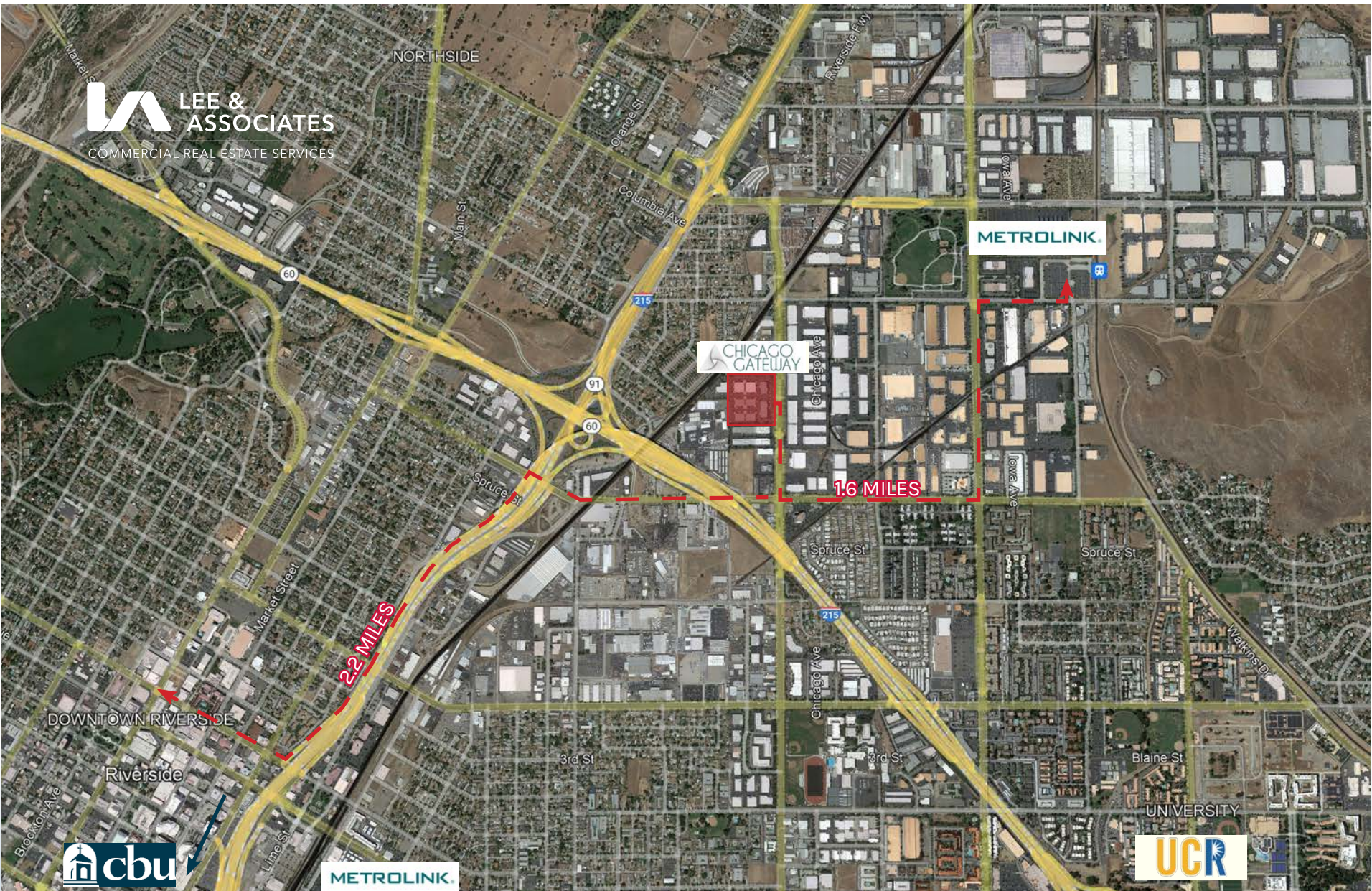
SECOND FLOOR



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