

CHICAGO GATEWAY

1955 CHICAGO AVENUE | RIVERSIDE, CA 92507



OFFICE BUILDING FOR SALE OWNER/USER

PROPERTY HIGHLIGHTS

- 1955 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 $\pm 34,531$ 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 $\pm 34,531$ 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

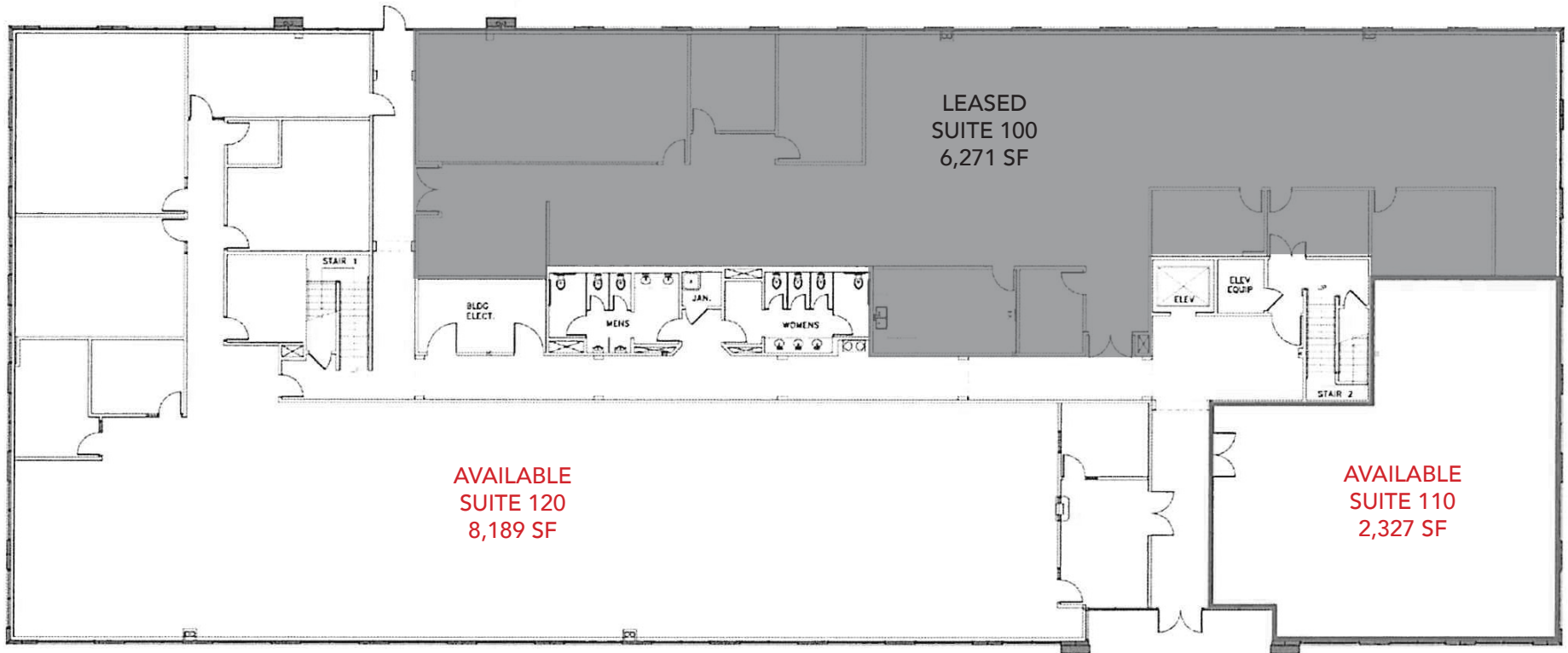
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SALE PRICE	\$6,734,000/\$195 PSF	
SQUARE FOOTAGE	34,531 SF	
VACANT	54% Available	
APN	210-081-002	
AVAILABLE SPACE	18,710 SF	
AVAILABLE SUITES	Suite 110	2,327 SF
	Suite 120	8,189 SF
	Suite 240	8,194 SF
YEAR BUILT	2006	
STORIES	Two-Story	
PARKING RATIO	4.00 per 1,000 square feet	
ACCESS	24 hours a day/7 days a week	

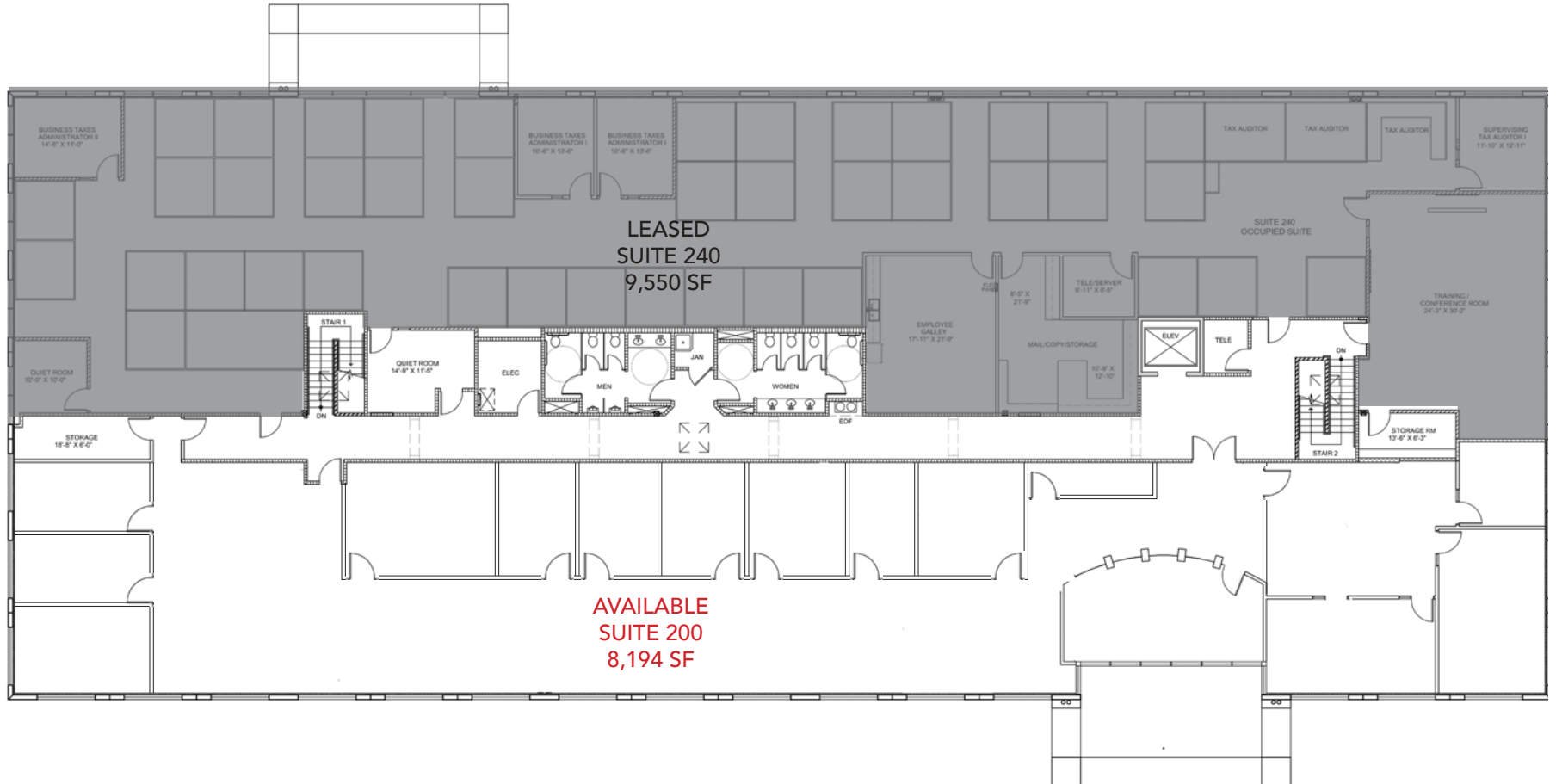




FIRST FLOOR



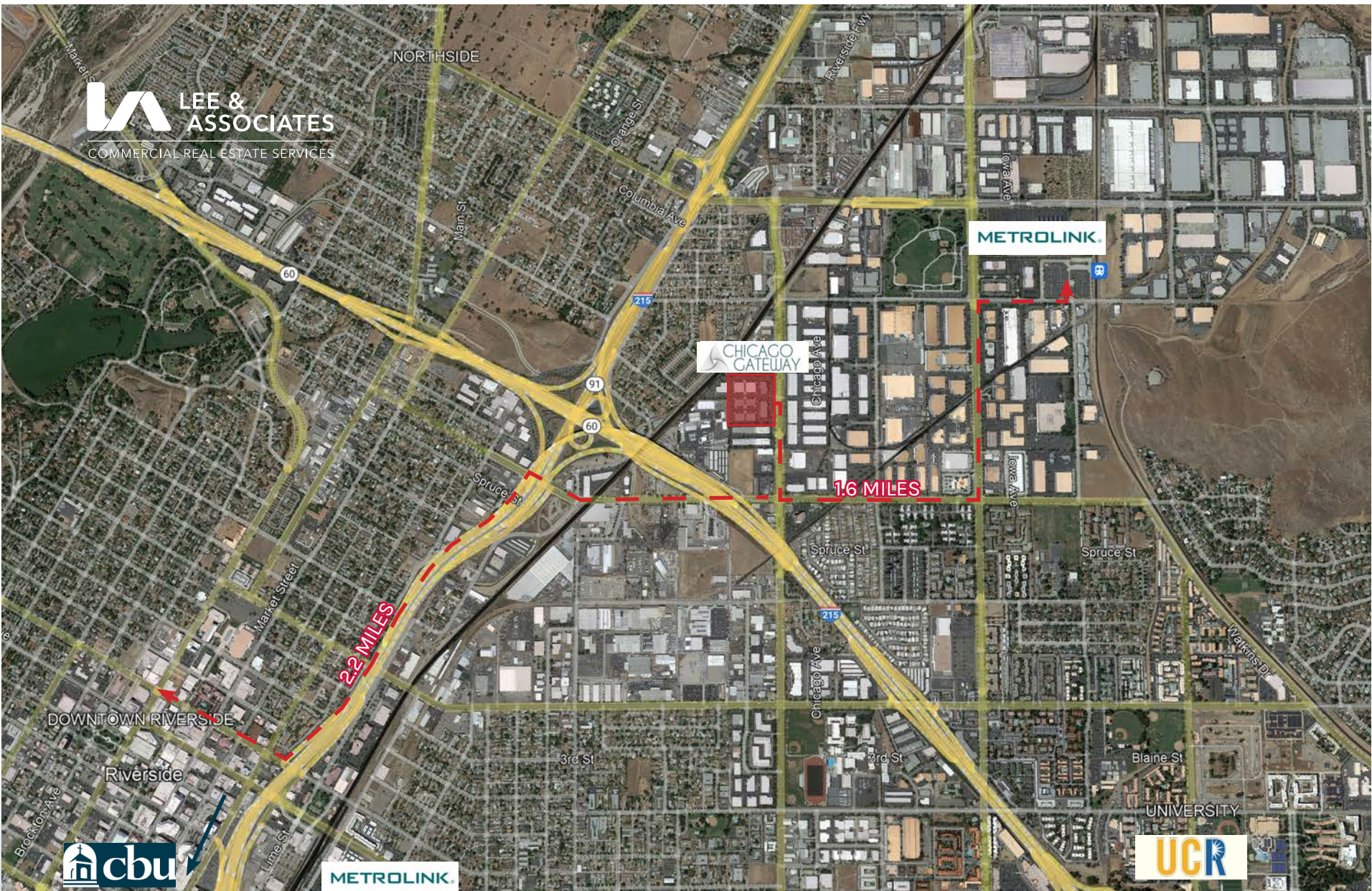
SECOND FLOOR



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