



# CORONA CORPORATE II PROFESSIONAL BUILDING

255 RINCON STREET, CORONA, CA 92879 | FOR LEASE



**LEE & ASSOCIATES**  
MUDGE TEAM  
COMMERCIAL REAL ESTATE ADVISORS

#### CONTACT:

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**ELM COMMERCIAL**  
REAL ESTATE SERVICES

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## PROPERTY FEATURES

- Corporate Image Three-Story Office Building Located Off Main Street Just Minutes from Downtown Corona, Known as "The Circle"
- Abundant Parking at 4.2:1,000 SF
- Convenient Freeway & Toll Lane Access at Main St. Off-Ramp
- Walking Distance to the New Luxury Apartment, Retail and Restaurant Development, "Metro at Main"
- \$2.45 Per SF; Full Service Gross

## MARKET DEMOGRAPHICS

5 mile radius



Population  
**246,581**



Ave. HH Income  
**\$140,735**



Employees  
**89,669**



Rincon St & Main St  
**31,483 CPD**



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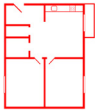
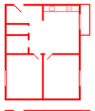



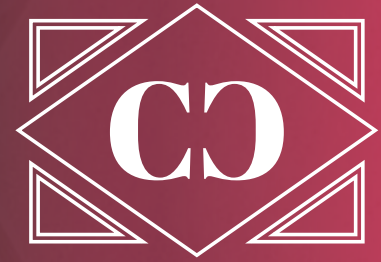
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## Availability

SUITE	SF	FEATURES	FLOOR PLAN	VIRTUAL TOUR
<b>200</b>	±2,682 RSF	Double-door Entry from Elevator Lobby, Large Reception, Conference Room/Show Room, Three Private Offices, Open Office, and Kitchen/Break Room		<a href="#">View</a>
<b>227</b>	±3,015 RSF	Turnkey Space with Multiple Private Offices, Kitchenette, and Open Office		<a href="#">View</a>
<b>312</b>	±3,530 RSF	Turnkey Space with Multiple Private Offices, Break Room, Conference Room, IT, and Reception		<a href="#">View</a>



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## AREA OVERVIEW

Discover the prime opportunity for you in Corona, California, where strategic location and innovative development converge. Positioned at the heart of the Inland Empire, Corona offers unparalleled access to major highways like the 91, 15, and 71, ensuring seamless connectivity to Los Angeles, Orange County, and Riverside.

Corona's office spaces provide a blend of sophistication and functionality, with a variety of options ranging from state-of-the-art business parks to contemporary office buildings. Enjoy modern amenities, and the potential for future expansion as your business grows. Corona is known for its commitment to infrastructure development and business innovation, providing a supportive environment for companies seeking to enhance their operational footprint.

Beyond its impressive redevelopment, Corona offers a high quality of life, with excellent schools, a thriving cultural scene, and picturesque parks that support a balanced work-life experience. The city's commitment to business growth and sustainability ensures a supportive environment where your company can not only succeed but thrive.



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CORONA HILLS PLAZA

**3.2 MILES**

71 FREEWAY

**5 MILES**

CROSSINGS AT CORONA

**6.8 MILES**

THE SHOPS AT DOS LAGOS

**7.8 MILES**

ONTARIO

**17.2 MILES**

ORANGE COUNTY

**25 MILES**



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