



2068  
ORANGE TREE LN



# AVAILABILITIES

Suite	Sq. Ft.	Lease Rate	Availability	Virtual Video
218	768	\$2.00 PSF	Now	<a href="#">Click Here for Virtual Tour</a> 
222	1,031	\$2.00 PSF	Now	

LEASE TYPE	Full Service Gross
RENT INCREASES	Annual CPI
EXPENSES	Base Year Pass Through
LEASE TERM	Five (5) to Ten (10) Years
TI ALLOWANCE	Negotiable

Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055  
 Contact Broker's: **RICH ERICKSON**, 951.276.3637, [RICH.ERICKSON@LEERIVERSIDE.COM](mailto:RICH.ERICKSON@LEERIVERSIDE.COM), DRE 01219183  
**DAVID MUDGE, CCIM, SIOR**, 951.276.3611, [DMUDGE@LEERIVERSIDE.COM](mailto:DMUDGE@LEERIVERSIDE.COM), DRE 01070762

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# PROPERTY FEATURES



2-STORY 37,435 SF PROFESSIONAL OFFICE BUILDING



AVAILABLE SPACE 768 SF & 1,031 SF



THE PROPERTY IS WELL MAINTAINED. THE LOBBY AND RESTROOMS ARE RECENTLY RENOVATED PROVIDING A FRESH NEW LOOK TO THE BUILDING INTERIOR



CLOSE PROXIMITY TO NUMEROUS AMENITIES INCLUDING RESTAURANTS AND RETAIL



MINUTES FROM I-10/215 INTERCHANGE WITH IMMEDIATE ACCESS TO I-10 FREEWAY

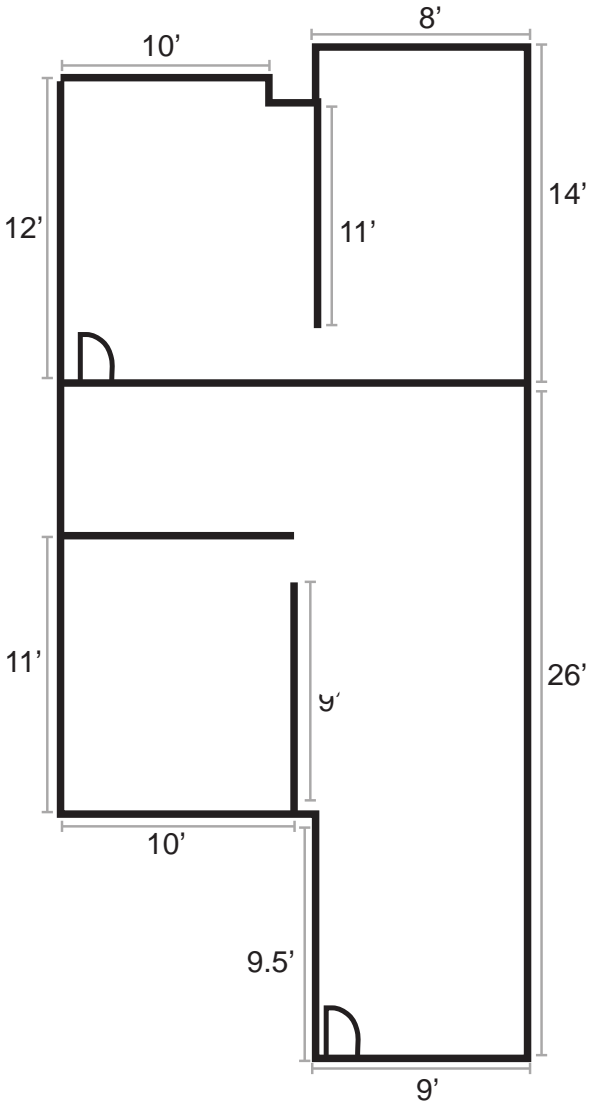


4:1,000 PARKING

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# FLOOR PLAN | SUITE 218

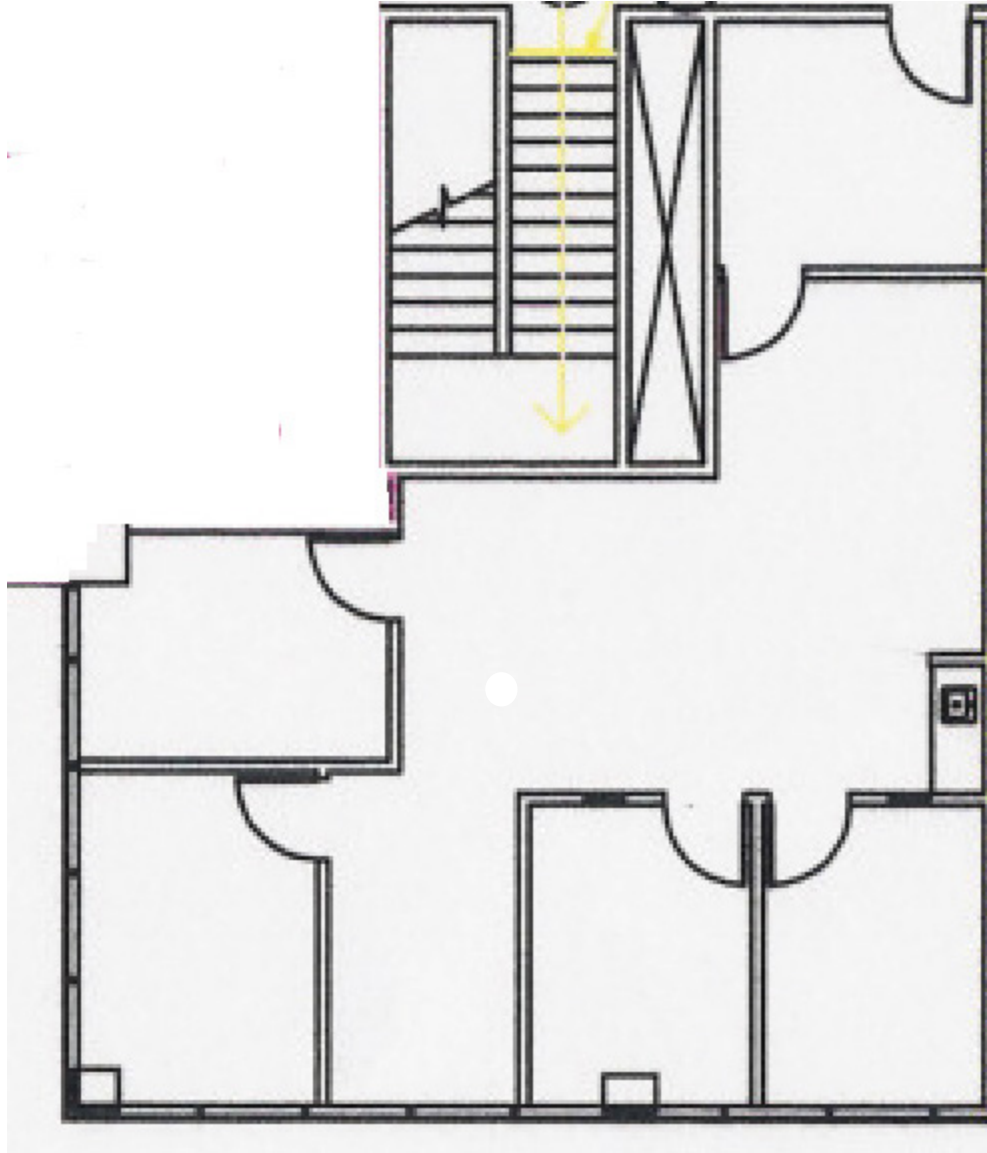


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# FLOOR PLAN | SUITE 222



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# AMENITIES



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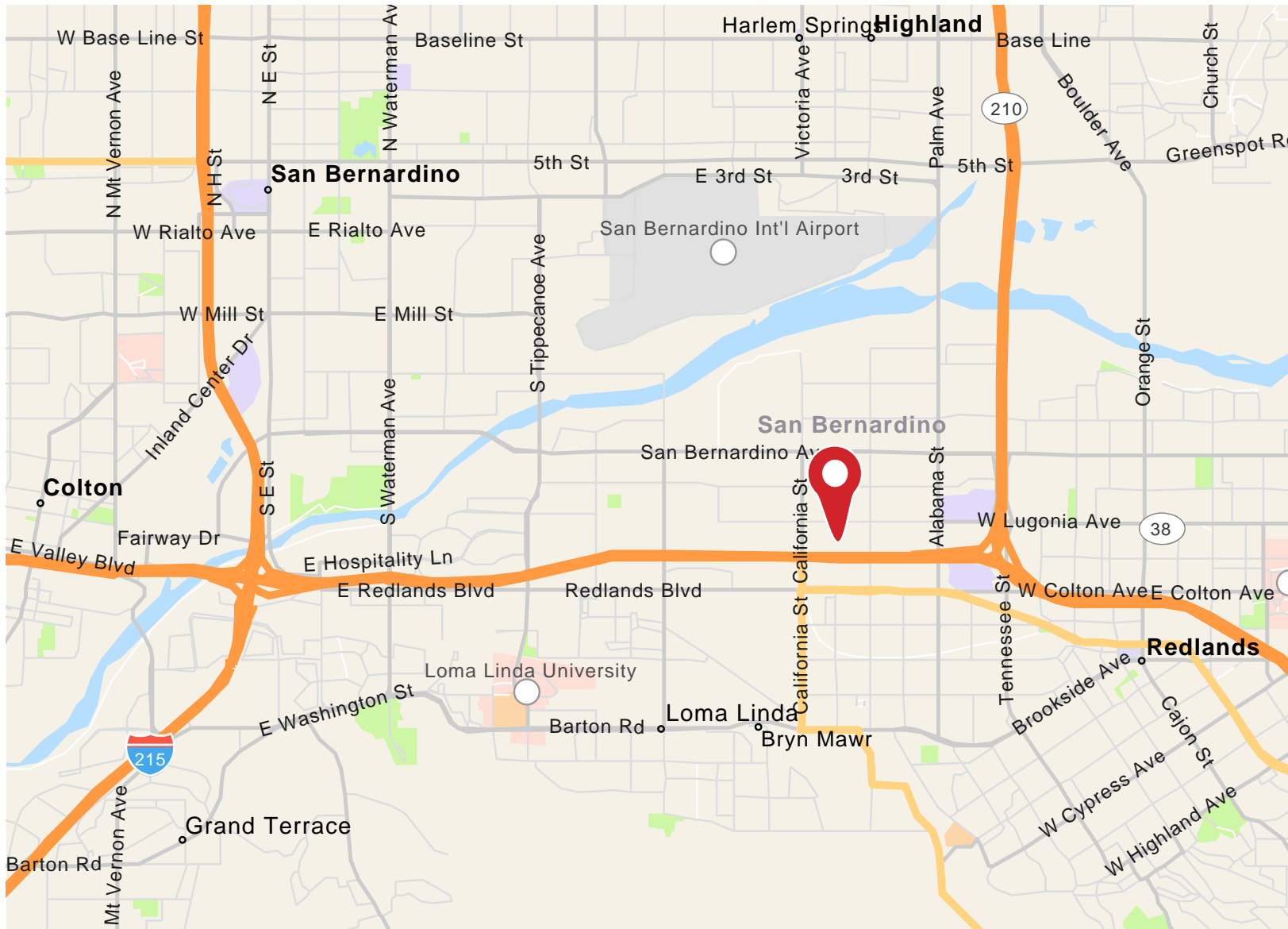
# AERIAL



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# LOCATION



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