



CORONA CORPORATE CENTRE

OFFICE BUILDINGS FOR SALE
1,400 – 26,000 SQUARE FEET



ONTARIO AVENUE & I-15 FREEWAY
CORONA, CALIFORNIA



Voit
Real Estate Services



**ONTARIO AVENUE & I-15 FREEWAY
CORONA, CALIFORNIA**

Building	Address	Suite	Sq. Ft.
1	2097 Compton Ave	101	2,979
1	2097 Compton Ave	102	2,410
1	2097 Compton Ave	103	1,503
1	2097 Compton Ave	104	3,262
1	2097 Compton Ave	105	1,503
1	2097 Compton Ave	101-105	11,657
1	2097 Compton Ave	201	2,945
1	2097 Compton Ave	202	2,568
1	2097 Compton Ave	203	1,474
1	2097 Compton Ave	204	3,197
1	2097 Compton Ave	205	1,474
1	2097 Compton Ave	201-205	11,658
Building 1	2097 Compton Ave	101-205	23,315
2	2083 Compton Ave	101	2,979
2	2083 Compton Ave	102	2,410
2	2083 Compton Ave	103	1,503
2	2083 Compton Ave	104	3,262
2	2083 Compton Ave	105	1,503
2	2083 Compton Ave	101-105	11,657
2	2083 Compton Ave	201	2,945
2	2083 Compton Ave	202	2,568
2	2083 Compton Ave	203	1,474
2	2083 Compton Ave	204	3,197
2	2083 Compton Ave	205	1,474
2	2083 Compton Ave	201-205	11,658
Building 2	2083 Compton Ave	101-205	23,315
3	2079 Compton Ave	A Total	6,330
3	2079 Compton Ave	A101	3,043
3	2079 Compton Ave	A102	3,287
3	2079 Compton Ave	B Total	4,748
3	2079 Compton Ave	B101	2,274
3	2079 Compton Ave	B102	2,474
Building 3	2079 Compton Ave	A+B	11,078
4	2071 Compton Ave	100+102A	6,590
4	2071 Compton Ave	100A	3,302
4	2071 Compton Ave	102A	3,288
4	2071 Compton Ave	100+102B	6,247
4	2071 Compton Ave	100B	2,959
4	2071 Compton Ave	102B	3,288
Building 4	2071 Compton Ave	A+B	12,837

Building	Address	Suite	Sq. Ft.
5	2065 Compton Ave	101	2,904
5	2065 Compton Ave	102	3,120
5	2065 Compton Ave	103	1,754
5	2065 Compton Ave	104	3,426
5	2065 Compton Ave	105	1,943
5	2065 Compton Ave	101-105	13,147
5	2065 Compton Ave	201	2,863
5	2065 Compton Ave	202	3,076
5	2065 Compton Ave	203	1,915
5	2065 Compton Ave	204	3,378
5	2065 Compton Ave	205	1,915
5	2065 Compton Ave	201-205	13,147
Building 5	2065 Compton Ave	101-205	26,294
6	2057 Compton Ave	A Total	4,904
6	2057 Compton Ave	100A	2,484
6	2057 Compton Ave	102A	2,420
6	2057 Compton Ave	100B	5,550
Building 6	2057 Compton Ave	A+B	10,454
7	2045 Compton Ave	101	2,097
7	2045 Compton Ave	102	2,323
7	2045 Compton Ave	103	1,435
7	2045 Compton Ave	104	2,782
7	2045 Compton Ave	105	1,629
7	2045 Compton Ave	101-105	10,266
7	2045 Compton Ave	201	2,057
7	2045 Compton Ave	202	2,279
7	2045 Compton Ave	203	1,603
7	2045 Compton Ave	204	2,730
7	2045 Compton Ave	205	1,599
7	2045 Compton Ave	201-205	10,268
Building 7	2045 Compton Ave	101-205	20,534



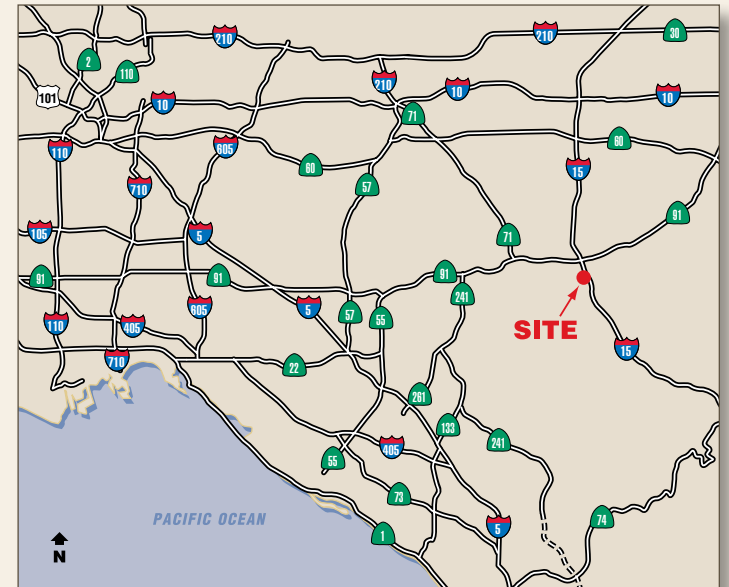
■ SOLD



PROPERTY FEATURES

- High image single story and two story style construction
- State-of-the-art design
- Flexible sizes: 1,400 - 26,000 Sq. Ft.
- Two-story buildings include: lobby core, restrooms and elevators
- Ample surface parking 4:1,000
- High visibility location, frontage on I-15 Freeway and Compton Ave.
- Minutes from the Riverside 91 Freeway and I-15 Freeway interchange
- Ownership opportunity at the cost of leasing
- Buyer will realize the tax benefits of ownership
- Nearby retail and food service

For Additional Information, Go To www.coronacc.com



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Voit
Real Estate Services

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Irvine, CA 92614

949.851.5100 / 949.261.9092 Fax

Corona Corporate Centre Pricing Matrix



Building	Address	Suite	Price PSF*	Square Footage
1	2097 Compton Avenue	101	\$180.00	2,979
		102	\$180.00	2,410
		103	\$175.00	1,503
		104	\$175.00	3,262
		105	\$175.00	1,503
		101-105	\$177.00	11,657
		201	\$180.00	2,945
		202	\$180.00	2,568
		203	\$175.00	1,474
		204	\$175.00	3,197
		205	\$175.00	1,474
		201-205	\$177.00	11,658
		101-205	\$177.00	23,315
		2	2083 Compton Avenue	101
102	\$180.00			2,410
103	\$175.00			1,503
104	\$175.00			3,262
105	\$175.00			1,503
101-105	\$177.00			11,657
201	\$180.00			2,945
202	\$180.00			2,568
203	\$175.00			1,474
204	\$175.00			3,197
205	\$175.00			1,474
201-205	\$177.00			11,658
101-205	\$177.00			23,315
3	2079 Compton Avenue			A101
		A102	\$180.00	3,287
		A Total	\$180.00	6,330
		B101	\$180.00	2,274
		B102	\$180.00	2,474
		B Total	\$180.00	4,748
		A+B	\$180.00	11,078
		4	2071 Compton Avenue	100A
102A	Sold			3,288
100B	Sold			2,959
102B	Sold			3,288
5	2065 Compton Avenue			101
		102	\$180.00	3,120
		103	\$175.00	1,754
		104	\$175.00	3,426
		105	\$175.00	1,943
		101-105	\$177.00	13,147
		201	\$180.00	2,863
		202	\$180.00	3,076
		203	\$175.00	1,915
		204	\$175.00	3,378
		205	\$175.00	1,915
		201-205	\$177.00	13,147
		101-205	\$177.00	26,294

*Please Note: ADD + \$20 PSF for Medical Use; + \$5 PSF for West or South Sign; +10 PSF for Fwy Sign / Subject to Availability

Corona Corporate Centre Pricing Matrix



Building	Address	Suite	Price PSF*	Square Footage
6	2057 Compton Avenue	100A	\$180.00	2,484
		102A	\$180.00	2,420
		A Total	\$180.00	4,904
		100B	\$180.00	5,550
		A+B	\$180.00	10,454
7	2045 Compton Avenue	101	\$180.00	2,097
		102	\$180.00	2,323
		103	\$175.00	1,435
		104	\$175.00	2,782
		105	\$175.00	1,629
		101-105	\$177.00	10,266
		201	\$180.00	2,057
		202	\$180.00	2,279
		203	\$175.00	1,603
		204	\$175.00	2,730
		205	\$175.00	1,599
		201-205	\$177.00	10,268
		101-205	\$177.00	20,534

*Please Note: ADD + \$20 PSF for Medical Use; + \$5 PSF for West or South Sign; +10 PSF for Fwy Sign / Subject to Availability

CORONA CORPORATE CENTRE

OPERATING EXPENSE ESTIMATE

Size
 Approx. # of owners
 Type:

Operating Expenses

Security
Cleaning
Management Fee
HVAC
Repairs & Maintenance
Utilities
Parking Lot
Landscaping
Common Area Fees
Insurance
Taxes
Other Misc.
Reserves

Total Operating Expenses

Total psf/mo.

ESSEX Budget	psf/yr
127,827	
51	
Office Condos	
\$13,860	\$0.11
\$61,050	\$0.48
\$60,000	\$0.47
\$6,000	\$0.05
\$25,400	\$0.20
\$52,200	\$0.41
\$5,100	\$0.04
\$37,800	\$0.30
\$0	\$0.00
\$33,957	\$0.27
\$0	\$0.00
\$5,650	\$0.04
\$62,424	\$0.49
\$363,441	\$2.84
	\$0.24

Comments

Fire Sprinkler Monitoring & Phone Lines.
Common Area Cleaning, Supplies, Dayporter, & Window Cleaning
Fee to Essex for Mgmt Services.
Assumed Full Service on Units Serving Common Areas Only
Miscellaneous Repairs and Maintenance
House & Parking Meters Only, Gas and Water & Trash
Parking Lot Sweeping & Lighting Maintenance.
Monthly Maintenance plus Quarterly Color Changes.
N/A
Estimate for Liability, <u>Property</u> , and Board Only (No Earthquake).
Nothing Budgeted (Owners Pay Their Own Taxes).
Administrative Costs, Legal & Accounting.
See Attached Reserve Budget.

