


INLAND EMPIRE AVAILABLE SUBLEASE SPACES

	Project	Available Space	Lease Rate	Comments
<i>Ontario Market</i>				
	Fairway Business Center 9445 Fairway View Place Rancho Cucamonga	<i>Suite 210:</i> 10,344 SF	\$1.25 FSG	<ul style="list-style-type: none"> • Master Lease expires July 31, 2010 • Cubicles available • 1 block from Ontario Mills
<i>San Bernardino Market</i>				
	Hospitality Executive Center 325 W Hospitality Lane San Bernardino	<i>Suites 100 & 112:</i> 11,242 SF	\$1.25 FSG	<ul style="list-style-type: none"> • Master Lease expires January 31, 2010 • Immediate access to I-10 and I-215 Freeways • Walking distance to amenities on Hospitality Lane
	1806 Orange Tree Lane Redlands	5,200 SF	\$1.55 FSG	<ul style="list-style-type: none"> • Flexible term • Divisible to 3,000 SF; Custom furniture included • Excellent access to I-10 Freeway
<i>Riverside Market</i>				
	Corona Corporate II 255 E Rincon Street Corona	<i>North Side:</i> 6,324 SF <i>South Side:</i> 9,010 SF	\$1.60 FSG	<ul style="list-style-type: none"> • Master Lease expires September 30, 2011 • Convenient access to CA-91 and I-15 Freeways • Furniture and copy machines available
	391 N Main Street Corona	<i>2nd Floor:</i> 4,256 SF <i>3rd Floor:</i> 6,000 SF	\$1.45 FSG	<ul style="list-style-type: none"> • Master Lease expires July 15, 2012 • Located in the heart of Corona; Excellent Freeway access • Furniture available
	1595 E 6th Street Corona	<i>2nd Floor:</i> 5,000 SF	\$1.00 MGR	<ul style="list-style-type: none"> • Master Lease expires November 30, 2014 • Located within a 22,369 SF industrial building
	Corona Pointe 1250 Corona Pointe Court Corona	<i>Suite 308:</i> 3,377 SF	\$1.50 FSG	<ul style="list-style-type: none"> • Master Lease expires December 14, 2010 • Easy access to CA-91 and I-15 Freeways • Close proximity to numerous amenities including restaurants and retail
	7111 Indiana Avenue Riverside	<i>2nd Floor:</i> 3,685 SF	\$1.50 FSG	<ul style="list-style-type: none"> • Master Lease expires April 14, 2010 • Excellent 91 Freeway visibility • Easy access to CA-91 Freeway
	Magnolia Town Center 6065 Magnolia Avenue Riverside	3,055 SF	\$1.50 NNN	<ul style="list-style-type: none"> • Master Lease expires February 28, 2010 • Office/Retail use acceptable • Located within a retail center with a variety of restaurants
	4201 Brockton Avenue Riverside	<i>Suite 200:</i> +/-7,000 SF	\$1.95 MGR	<ul style="list-style-type: none"> • Master Lease expires December 1, 2011 • Easy access to CA-91 Freeway via Fourteenth Street
	Market Street Corporate Center 2280 Market Street Riverside	<i>Suite 230:</i> 3,270 SF	\$1.50 FSG	<ul style="list-style-type: none"> • Master Lease expires April 30, 2011 • 60 Freeway visibility • Immediate access to 60 Freeway; minutes to 215 and 91 Freeways
	1485 University Avenue Riverside	<i>Suite B:</i> 1,600 SF	\$1.93 NNN	<ul style="list-style-type: none"> • Master Lease expires April 30, 2013 • Easy access to I-215 and CA-91 Freeways via University Avenue • Walking distance to a variety of restaurants and retail amenities
	Citrus Park 1700 Iowa Avenue Riverside	<i>Suite 240:</i> 3,077 SF	\$1.80 FSG	<ul style="list-style-type: none"> • Master Lease expires November 30, 2009 • Easy access to I-215/CA-60/CA-91 Freeway Interchange • Project features common area conference room and workout area with showers
	Citrus Park 1770 Iowa Avenue Riverside	<i>Suites 150-170:</i> 7,405 SF	\$1.40 FSG	<ul style="list-style-type: none"> • Master Lease expires November 30, 2010 • Easy access to I-215/CA-60/CA-91 Freeway Interchange • Project features common area conference room and workout area with showers
	Summit Business Centre 2010 Iowa Avenue Riverside	<i>Suite 100:</i> 3,000 – 5,400 SF	\$1.40 FSG	<ul style="list-style-type: none"> • Master Lease expires August 31, 2011 • Sublessee pays janitorial • Highly improved interior space • Furniture systems available
	23623 Sunnymead Boulevard Moreno Valley	<i>Suite E:</i> 2,400 SF	\$1.50 NNN	<ul style="list-style-type: none"> • Master Lease expires April 30, 2011 • End cap unit • Great office build-out

For More Information, Please Contact:

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...or visit our website at www.inlandempireoffice.com