



# PARKRIDGE BUSINESS CENTER: ±52,000 SF MIXED-USE PROJECT | NORCO, CA

Parkridge Business Center, a 52,000 square foot, mixed-use project that will include office and “flex-tech” condominiums. The project will feature two office buildings that span more than 13,000 square feet each as well as a 25,000 square foot building that can accommodate a diverse range of uses, from office/R&D to industrial and warehouse space. Completion is slated for second quarter of 2008.

For more info, visit: [www.parkridgecenter.com](http://www.parkridgecenter.com)

### AREA FEATURES

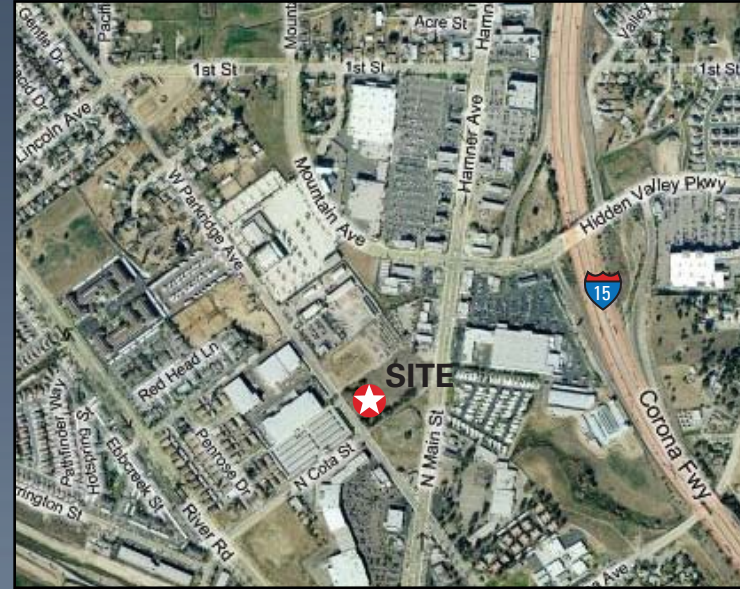
- The Greater Corona, Norco Area
- Planned Retail Development Across the Street
- Close to Post Office, Restaurants and Banks
- Large Labor Pool
- Easy Freeway Access to the 15, 91 and 60 Freeways

### OFFICE CONDOS

- Units from 874 SF to 13,250 SF
- Parking Ratio 4:1
- HVAC on the Roof
- Utilities and Electrical Stubbed to Each Unit
- Possible Turn Key Build-Out

### FLEX TECHNOLOGY CONDOS

- Units Range from 2,174 SF to 26,521 SF
- Office Space from 555 SF to 6,696 SF
- All Units have Finished Mezzanine space
- .33/3000 Calculated Fire Sprinklers
- Parking Ratio 3:1
- 12'x14' Ground Level Doors
- 20' Clearance Height
- Metal Halide Lighting in the Warehouse



**Eric Fikse**  
Associate Vice President | DAUM  
909.652.9056  
eric.fikse@daumcommercial.com

**Tal Siglar**  
Executive Vice President | DAUM  
909.652.9047  
tal.siglar@daumcommercial.com

