

CENTRAL PLAZA PROFESSIONAL OFFICE SPACE

3600-3610 CENTRAL AVENUE - RIVERSIDE, CA



PROPERTY HIGHLIGHTS:

- » Professional Office Tower Provides a Corporate Image
- » ±1,020 - ±12,500 SF Contiguous Space Available
- » Located in the Heart of the Inland Empire
- » Pedestrian Courtyard Provides On Site Amenities Including Restaurants and Retail Shops
- » Directly Across from Riverside Plaza
- » Newly Remodeled Lobby



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3590 Central Avenue – a 18,246 square foot, two-story office/retail building with frontage

Suite No.	Size (±SF)	Description	Lease Rate
		100% Leased	

3600 Central Avenue – a 9,711 square foot, single-story office/retail building with frontage

Suite No.	Size (±SF)	Description	Lease Rate
		100% Leased	

3610 Central Avenue – a 78,398 square foot, six-story office building with signage

Suite No.	Size (±SF)	Description	Lease Rate
#102	4,466 SF	Reception, multiple private offices, conference room, storage, server room and break room	\$1.85 FSG
#108	1,404 SF	2 offices and a conference room	\$1.85 FSG
#200	2,960 SF	6 private Offices, Kitchen, and break room	\$1.85 FSG
#204	1,321 SF	2 private offices and an open area	\$1.85 FSG
#205	1,020 SF	2 private offices and an open area	\$1.85 FSG
#400	12,500 SF	Turnkey floor, modern finishes, multiple private offices; furnishings and phone system included in lease rate	\$1.85 FSG

Parking Ratio: 4:1,000 square feet

Tenant Improvements: Negotiable

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