



### 3480 & 3550 Vine Street, Riverside, CA

**Riverside Gateway** is a 90,154-square-foot Class A office project featuring two (2) 3-story, ±45,000-square-foot professional office buildings. The buildings boast a 2-story atrium lobby, attractive finishes and flexible floorplates. The buildings are equipped with state-of-the-art HVAC and security systems.

Riverside Gateway is located adjacent to the on/off ramp to the 91 freeway with great visibility at the 60/91/215 freeway interchange, providing direct commutes to/from Los Angeles, Orange, and San Diego Counties.

Riverside Gateway is located in Riverside's downtown civic center within walking distance of numerous restaurants, retail amenities, hotels and business services. The project offers free surface parking at a ratio of 4.56:1,000 - a rare and desirable benefit for a professional office location in the downtown core.

### Location



#### BROKER CONTACT:

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**3480 Vine Street, Riverside, CA**  
 44,354 Square Feet  
 Class A Office

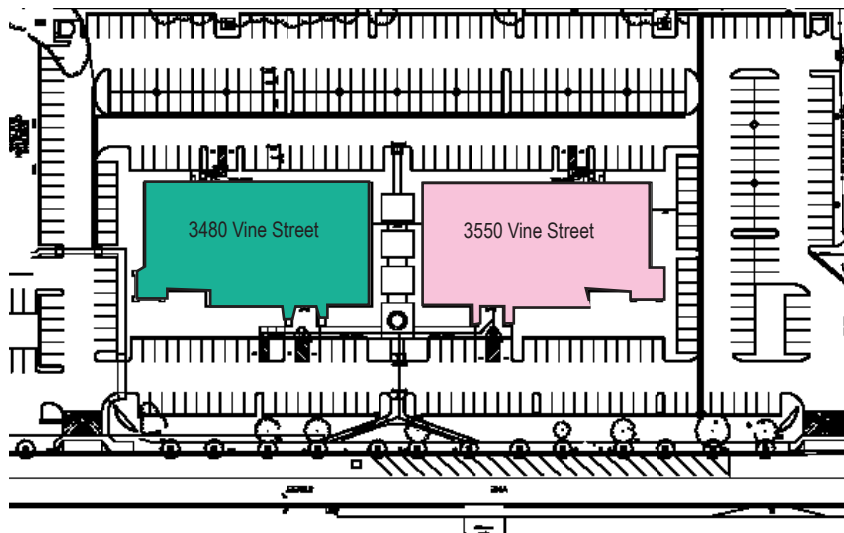
Suite	Size	Lease Rate
Suite 110*	±3,018 SF	TBD

\*Available 11/1/18



**3550 Vine Street, Riverside, CA**  
 45,800 Square Feet  
 Class A Office

Suite	Size	Lease Rate
Suite 125	±2,777 SF	TBD



**Broker Contact**

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