

PROJECT DESCRIPTION



Raincross Tower is a Seven (7) story Class A Office building located in the heart of Downtown Riverside. The building features ±124,826 Square Feet of office space and ±8,742 Square Feet of ground floor retail.



Major renovations to include new upgraded lobbies, common areas and restrooms with parking structure and courtyard enhancements.



Spaces available from ±1,000 – 36,000 rentable square feet



Direct access to the 60/91/215 Freeways, which provides convenient accessibility to San Bernardino, Los Angeles, and Orange Counties.



Located in Downtown Riverside, which serves as the Economic, Legal and Government Hub for the Inland Empire, the 13th largest metropolitan area in the US.



Unsurpassed walkable amenities, including quick service restaurants, white table cloth restaurants, numerous hotels, banking, convention center, luxury apartments, and Downtown Riverside entertainment.

PRICING SHEET



LEASE RATE	\$2.35-\$2.65 per rentable square foot, full service gross
LEASE TERM	3 – 10 years
OPERATING EXPENSES	Landlord pays all base year expenses
TENANT IMPROVEMENTS	Negotiable based on rate, term, size, and credit



Parking Ratio:

3.5/1,000 per rentable square foot available in adjacent six (6) level parking structure
Unreserved: \$50.00 per month, per stall
Reserved: \$70.00 per month, per stall



Building Signage:

Available for qualified tenant



Hours of Operation:

8:00 a.m. to 6:00 p.m. Monday through Friday
9:00 a.m. to 1:00 p.m. Saturdays, closed Sunday
24-hour access available with Security IDISC system



**RAINCROSS
TOWER**

SUITE	AVAILABLE SQ. FT.	DESCRIPTION
First Floor		
110	2,505	Ready for custom design
125	1,514	Ready for custom design
150	4,383	Ready for custom design
Suites 110 & 125 can be combined for up to 4,019 sq. ft. of contiguous space		
Second Floor		
200	2,734	Ready for custom design
220	1,801	Ready for custom design
230	2,060	Ready for custom design
270	8,023	Reception/lobby, eleven (11) private offices, one (1) large and (1) small conference room, workroom, breakroom, one (1) large and one (1) small bullpen, IT room
Suites 220 & 230 can be combined for up to 3,861 sq. ft. of contiguous space		
Suites 200 & 270 can be combined for up to 10,757 sq. ft. of contiguous space		
Third Floor		
300	5,801	Reception, breakroom, twelve (12) private offices, conference room, storage room, IT room, workroom – double door entry
350	8,075	Ready for custom design
360	4,587	Ready for custom design
Whole floor available for up to 18,463 sq. ft. of contiguous space		

SUITE	AVAILABLE SQ. FT.	DESCRIPTION
Fourth Floor		
400	18,463	Ready for custom design
Third and Fourth Floors can be made contiguous		
Fifth Floor		
500	3,078	Reception, six (6) private offices, small bullpen, double-door entry.
510	4,712	Reception, eight (8) private offices, production room, one (1) large and one (1) small conference room, workstations, breakroom, IT room
Suites 500 & 510 can be combined for up to 7,790 sq. ft. of contiguous space		
Sixth Floor		
600	3,017	Ready for custom design
640	7,805	Reception, seven (7) private offices, two (2) large conference rooms, breakroom, two (2) workrooms, open area
Suites 600 & 640 can be combined for up to 10,822 sq ft. of contiguous space		
Seventh Floor		
710	3,790	Reception, ten (10) private offices, one (1) large conference room.
730	719	Reception, one (1) office