



### 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:

**THOMAS P. PIERIK, SIOR**  
951.276.3610  
tpierik@lee-associates.com  
BRE Lic. #00982027

**DAVID G. MUDGE, CCIM, SIOR**  
951.276.3611  
dmudge@lee-associates.com  
BRE Lic. #01070762



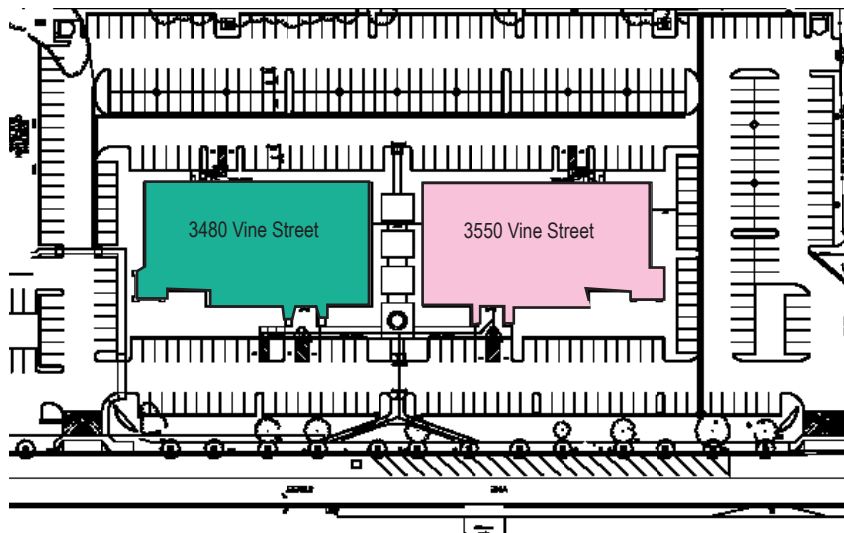
**3480 Vine Street, Riverside, CA**  
 44,354 Square Feet  
 Class A Office

100% Leased



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

Suite	Size	Lease Rate
Suite 120	±5,325 SF	TBD



**Broker Contact**

**THOMAS P. PIERIK, SIOR**  
 951.276.3610  
 tpierik@lee-associates.com  
 BRE Lic. #00982027

**DAVID G. MUDGE, CCIM, SIOR**  
 951.276.3611  
 dmudge@lee-associates.com  
 BRE Lic. #01070762