





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.

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

Location





COMMERCIAL REAL ESTATE SERVICES Corp. ID 01048055

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. 3240 MISSION INN AVENUE, RIVERSIDE, CALIFORNIA 92507 No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR LEASE

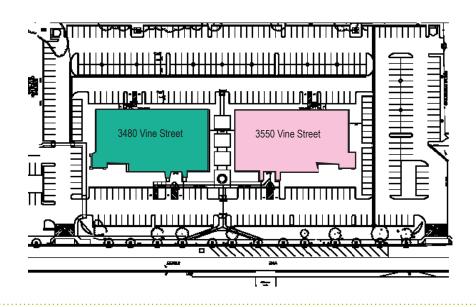




3480 Vine Street, Riverside, CA 44,354 Square Feet Class A Office 100% Leased



45,800 Squar Class A Office		
Suite	Size	Lease Rate
Suite 120	+5 325 SF	TBD



Broker Contact

LEE &

COMMERCIAL REAL ESTATE SERVICES

Corp. ID 01048055

ASSOCIATES

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

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. 3240 MISSION INN AVENUE, RIVERSIDE, CALIFORNIA 92507 No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.