

DIG

NEW OWNERSHIP
Interior & Exterior
Renovations
in Progress

RIVERSIDE GATEWAY
3480 & 3550 VINE STREET, RIVERSIDE, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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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.

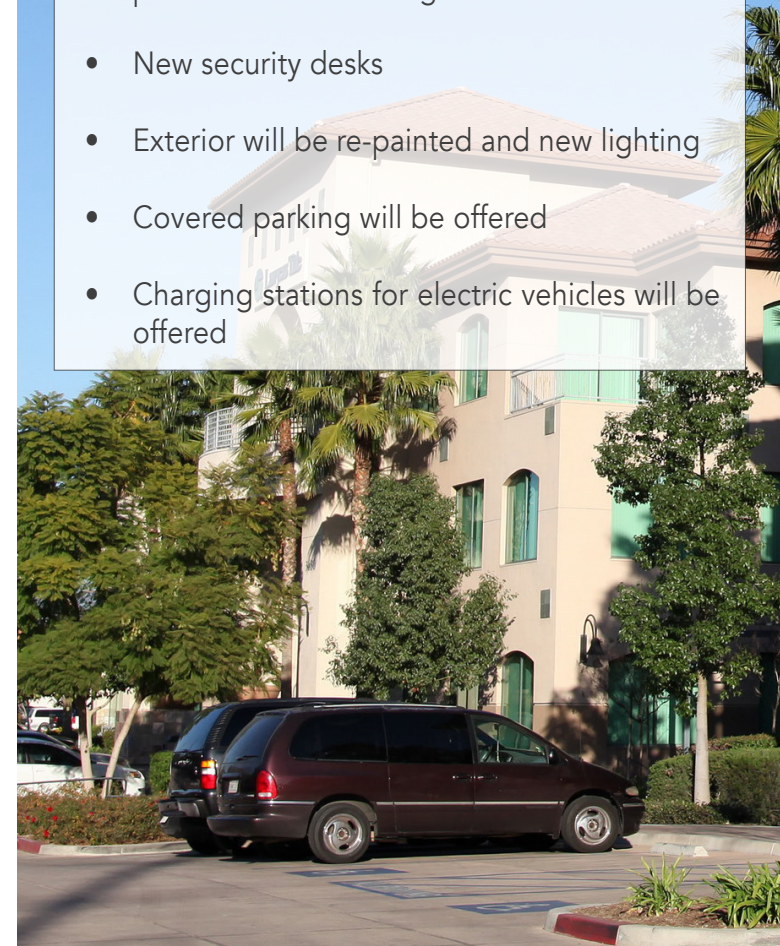


RIVERSIDE GATEWAY Professional Office

3480 & 3550 VINE STREET, RIVERSIDE, CA

NEW PLANNED IMPROVEMENTS

- All new common area finishes – Flooring, paint and wall coverings
- New security desks
- Exterior will be re-painted and new lighting
- Covered parking will be offered
- Charging stations for electric vehicles will be offered





RIVERSIDE GATEWAY

3480 & 3550 VINE STREET, RIVERSIDE, CA

3480 Vine Street, Riverside, CA 44,354 Square Feet Class A Office			
SUITE	SF	RATE	DESCRIPTION
110	3,018	\$2.35 FSG	Reception Area, 6 Private Offices, 2 Open Offices
3550 Vine Street, Riverside, CA 45,800 Square Feet Class A Office			
SUITE	SF	RATE	DESCRIPTION
220	1,561	\$2.35 FSG	2 Private Offices, Open Area



Please Contact Agents for Touring Instructions

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 SENIOR VICE PRESIDENT
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 DRE #00982027

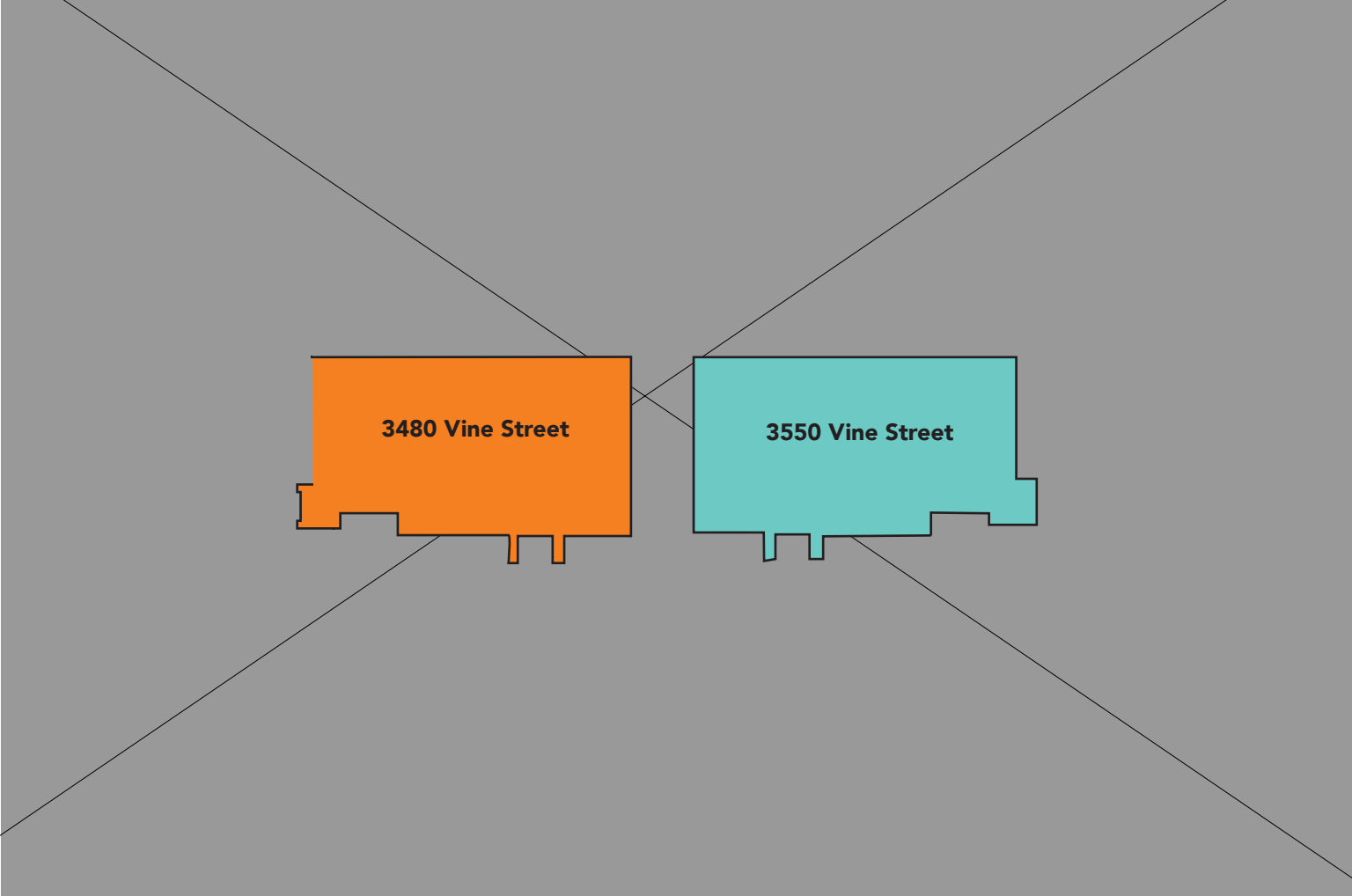
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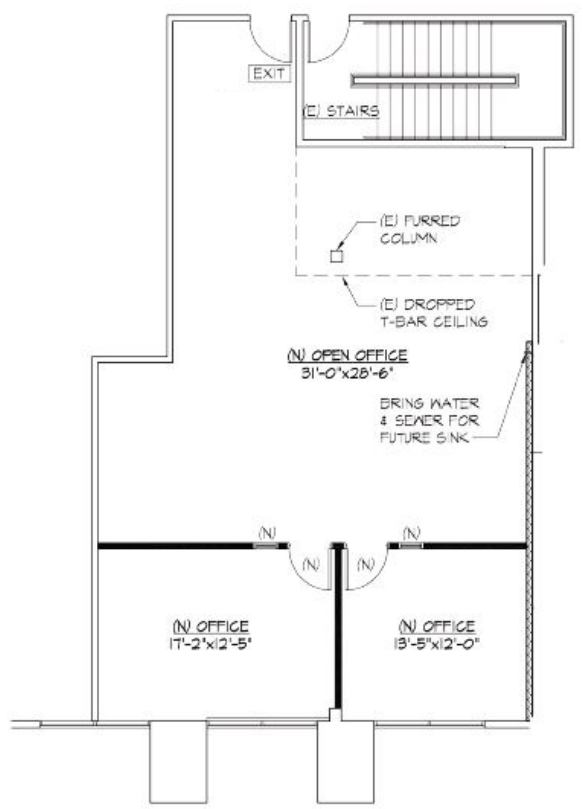
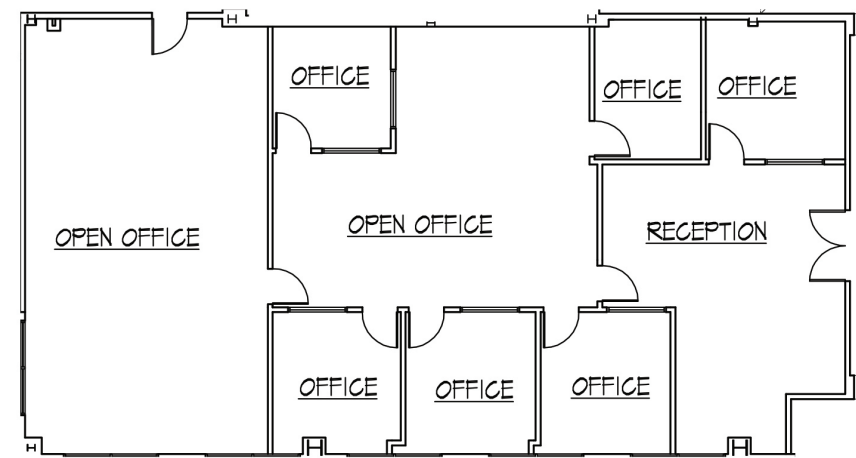




RIVERSIDE GATEWAY

3480 & 3550 VINE STREET, RIVERSIDE, CA

3480 Vine St, Suite 110
3,018 SF



3550 Vine St, Suite 220
1,561 SF