



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

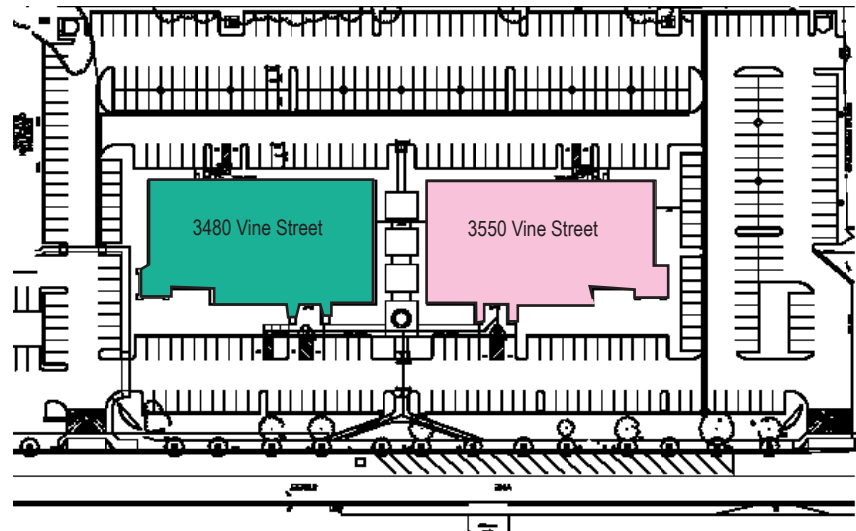
100% Leased

**3550 Vine Street, Riverside, CA**

45,800 Square Feet

Class A Office

Suite	Size	Lease Rate
Suite 125	±2,777 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



COMMERCIAL REAL ESTATE SERVICES

Corp. ID 01048055