



COMMERCIAL REAL ESTATE
OPPORTUNITY

**4351 LATHAM STREET
RIVERSIDE, CA 92501**



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STANCE

PROPERTY HIGHLIGHTS

FOR SALE - \$3,375,000

FOR LEASE - TBD

Owner Motivated

+/- 21,357 Square Foot Two Story Building

+/- 1.18 Acre or 51,400 Square Foot Parcel (APN: 207-130-032)

85 Parking Spaces (4.00/1,000 SF)

Newer Exterior Paint

Newer Roof (Under Warranty)

High Image Corporate Headquarters

Elevator Served

Building will accommodate single user or multiple users (Divisible)

2nd Floor Balconies

Employee Break Areas

Zoning - Office (O)

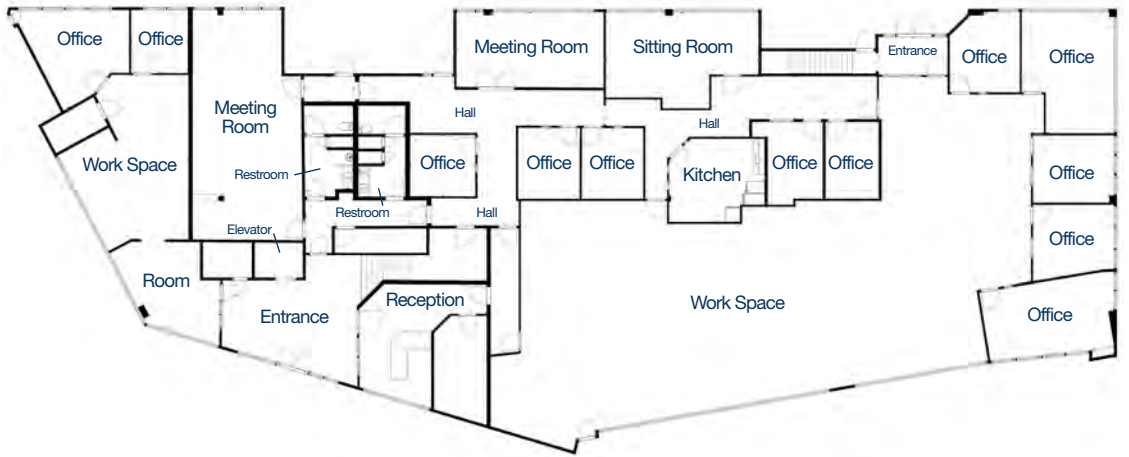
Built in 1990

STANCE
COMMERCIAL REAL ESTATE

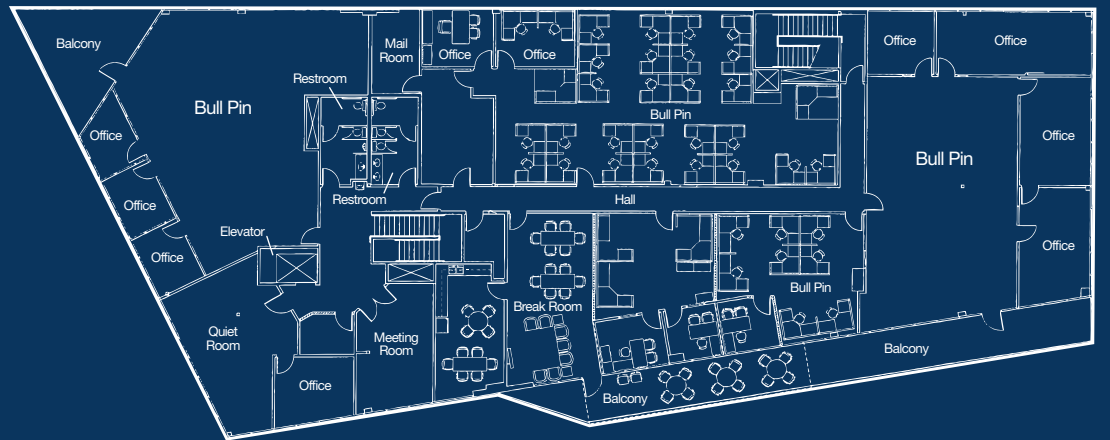
JOE STANCE
JOE@STANCEREAL ESTATE.COM
909.772.1212



FIRST FLOOR



SECOND FLOOR



STANCE
COMMERCIAL REAL ESTATE



STANCE COMMERCIAL REAL ESTATE is pleased to offer an exciting opportunity to acquire a Corporate Headquarters Office Building. The total building size is approximately 21,375 square feet and locate close to the 91, 60, 215 interchange in Riverside near Downtown and UCR. Leased until May of 2020 to Springboard Home Loans who is willing to retract with in the building or leave at close of escrow. This gives the new owner a unique opportunity to transition into the building and offset some of the moving costs while the tenant continues to pay rent. Because of the willingness of the tenant to work with the buyers needs this presents a new owner the ability to have a smooth transition into their new building. One of the best corporate headquarter for the price in all of Riverside.





INSIDE ENTRY



BULL PIN



RELAXATION SPACE



RECEPTION OFFICE



EXECUTIVE BOARD ROOM



HALL WAY



EXECUTIVE OFFICE



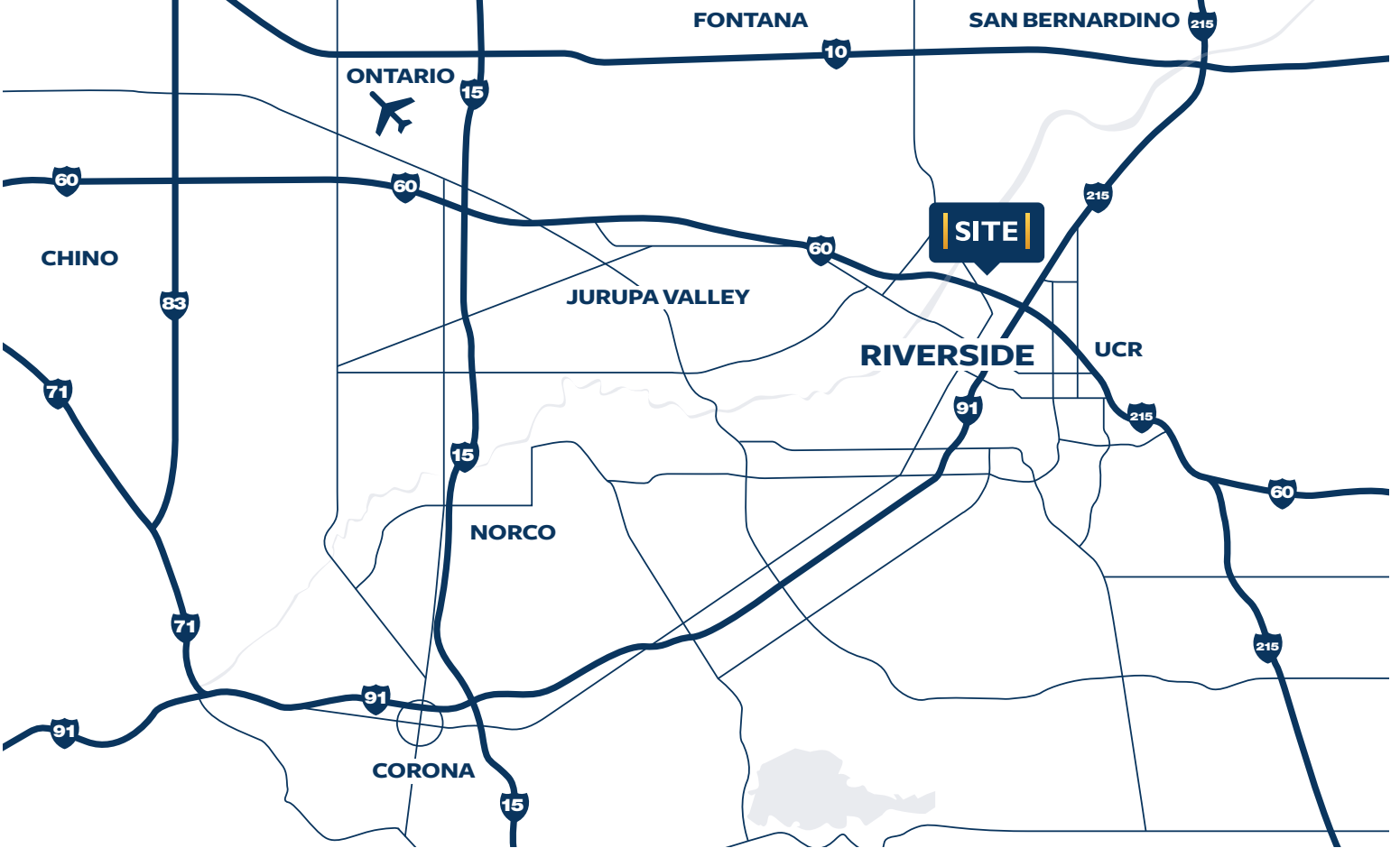
SECONDARY ENTRANCE



LOCATION HIGHLIGHTS

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CONFIDENTIALITY AGREEMENT Data and information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial analysis shown herein this Sale Memorandum Package are based on estimates and assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Sale Memorandum Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any warranties or representations, express or implied, as to the accuracy or completeness of this Sale Memorandum Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Sale Memorandum Package or its contents. Analysis and verification of the information contained in the Sale Memorandum Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no

legal commitment or obligations to any entity reviewing this Sale Memorandum Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Sale Memorandum Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Sale Memorandum Package, you unconditionally agree that you will hold and treat the Sale Memorandum Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Sale Memorandum Package or any part thereof, that you will not disclose the Sale Memorandum Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Sale Memorandum Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



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