

RIVERWALK

11870 Pierce Street
Riverside, CA 92505



BUILDING HIGHLIGHTS

- Available Space: $\pm 6,411$ SF and $\pm 6,418$ SF
- Modern buildout
- Efficient layout
- Abundant perimeter windows
- High-tech telecommunications infrastructure
- Class "A" lobby and finishes

PROJECT HIGHLIGHTS

- Campus-Like Setting in a 73-Acre Master- Planned Business Park
- Excellent Access to the 91 (Riverside) and I-15 Freeways
- Lush Landscaping Including Lakes & Streams
- Abundant 4:1 Parking Ratio
- Close Proximity to Retail Services & Restaurants
- Offering Users Reliable Power at a Significant Discount to Southern California Edison through Riverside Public Utilities



CONTACT

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AVAILABLE LEASE

BUILDING:

11870 Pierce Street

Suite	Size
200	6,418 SF (Available 6/30/19)
250	6,411 SF (Available 3/31/2020)

RATE INCREASES:

Annual CPI

BUILDING TYPE:

Class A **Four-Story** Professional Office Building

TENANT IMPROVEMENTS:

Negotiable

LEASE RATE:

\$2.45 FSG

LEASE TERM:

5 – 10 Years

PARKING:

4:1,000 Square Feet
Surface

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