

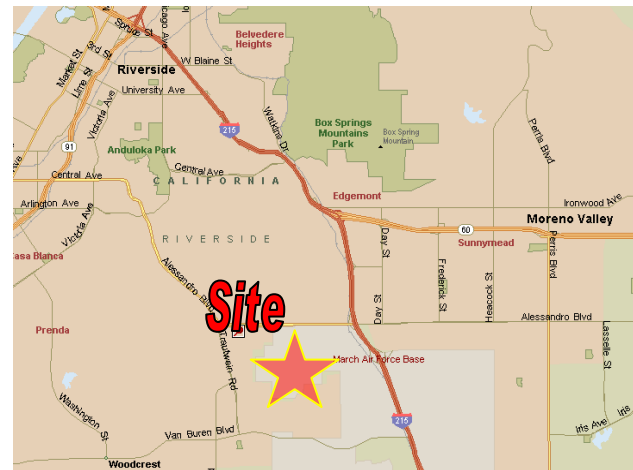
7888 - 7898 MISSION GROVE PARKWAY SOUTH - RIVERSIDE, CA



PROPERTY HIGHLIGHTS:

- » Over 5:1 Parking Ratio
- » Located in the Thriving Mission Grove Submarket of Riverside
- » Excellent Access to the I-215
- » Minutes to Ontario International Airport
- » Excellent Proximity to Orange County, Los Angeles, and the

Inland Empire Labor Markets

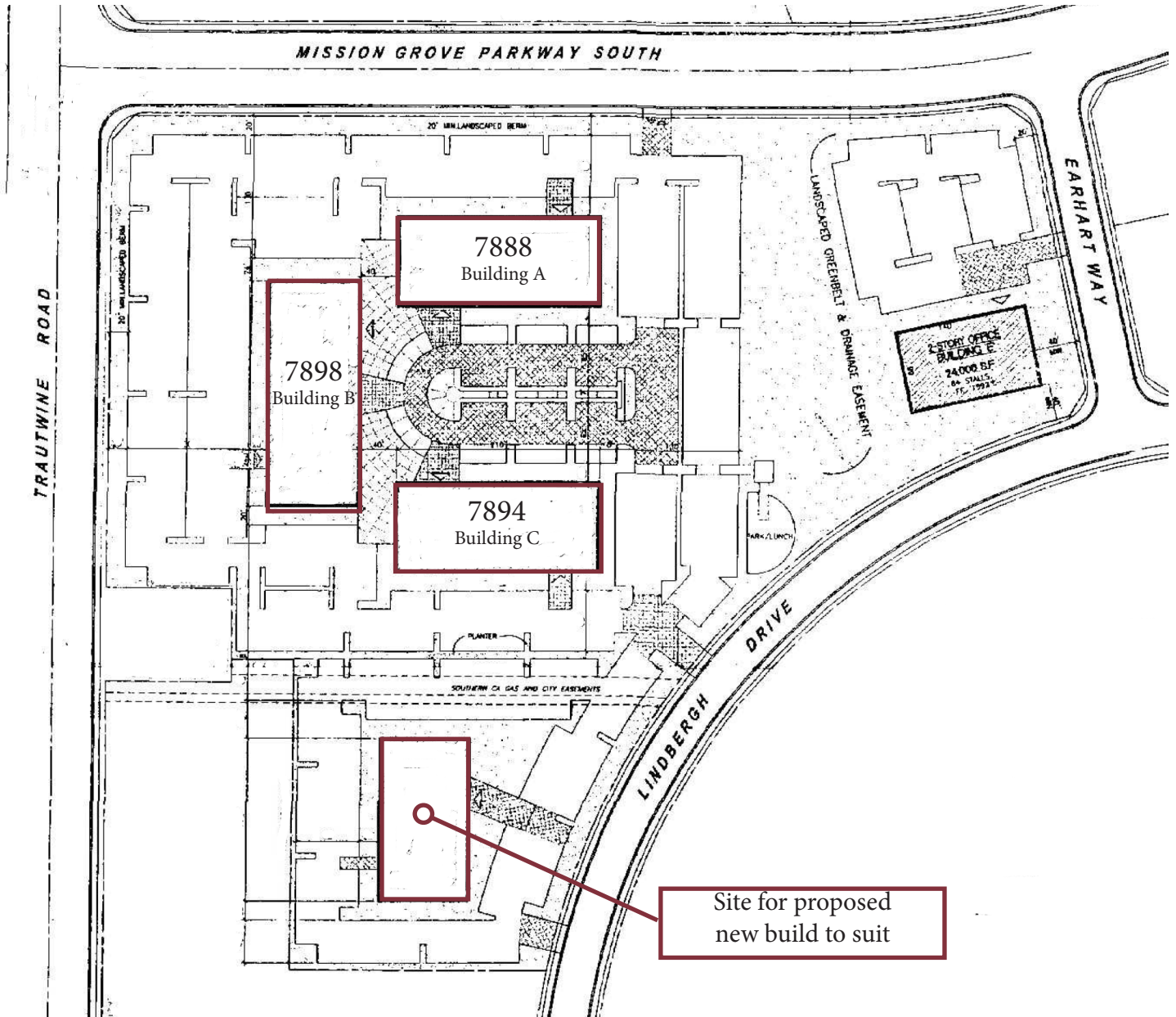


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MISSION GROVE CORPORATE PLAZA

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MISSION GROVE CORPORATE PLAZA

7888-7898 Mission Grove Parkway South
Riverside, California

| | |
|----------------------|---|
| BUILDING TYPE: | Two story, Class A office buildings |
| AVAILABLE SPACE: | 7888 Mission Grove Parkway S Building A (±41,181 square feet) Suite 125 1,327 square feet Suite 201 4,339 square feet (shell) |
| | 7898 Mission Grove Parkway S Building B (±45,548 square feet) Suite 200 22,968 square feet |
| | 7894 Mission Grove Parkway S Building C (±41,000 square feet) <i>100% Leased</i> |
| LEASE RATE: | \$2.10 Full Service Gross |
| TENANT IMPROVEMENTS: | Negotiable |
| RENTAL INCREASE: | Annual 4% |
| LEASE TERM: | 5 - 10 years |
| PARKING: | 5 per 1,000 square feet |
| COMMENTS: | Located in Mission Grove submarket |

For additional information:

LEE & ASSOCIATES® COMMERCIAL REAL ESTATE

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