

DIG

MARKET STREET CORPORATE CENTER

2190, 2280 & 2300 MARKET STREET, RIVERSIDE, CA

NEW OWNERSHIP
Interior & Exterior
Renovations
in Progress

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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DRE #00982027

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Professional Office

Market Street Corporate Center is a 133,577-square-foot Class A office project featuring one (1) 6,290-square-foot medical/office building and two (2) 3-story, ±63,500-square-foot professional office buildings. The 3-story 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.

Market Street Corporate Center is located adjacent to the on/off ramp to the 60 freeway with great visibility at the 60/91/215 freeway interchange, providing direct commutes to/from Los Angeles, Orange, and San Diego Counties.

Market Street Corporate Center is in immediate proximity to Riverside’s downtown civic center with numerous restaurants, retail amenities, hotels and business services. The project offers free surface parking at a ratio of 4:1,000 - a rare and desirable benefit for a professional office location in the downtown core.

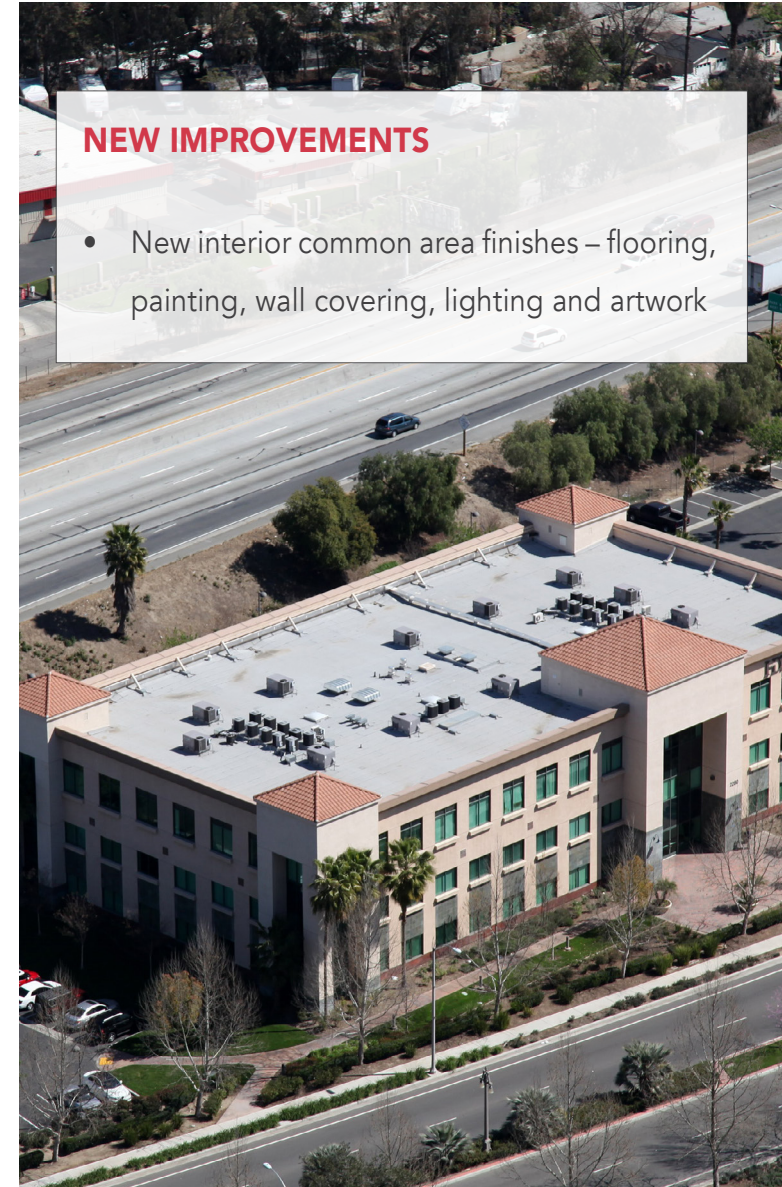


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NEW IMPROVEMENTS

- New interior common area finishes – flooring, painting, wall covering, lighting and artwork



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2280 Market Street, Riverside, CA 63,463 Square Feet			
SUITE	SF	RATE/SF	DESCRIPTION
230	3,874	\$2.25	5 Private Offices, Conference Room
320	6,840	\$2.25	Reception Area, 8 Private Offices, Open Offices, Break Room
2300 Market Street, Riverside, CA 63,463 Square Feet Class A Office			
SUITE	SF	RATE/SF	DESCRIPTION
100% LEASED			



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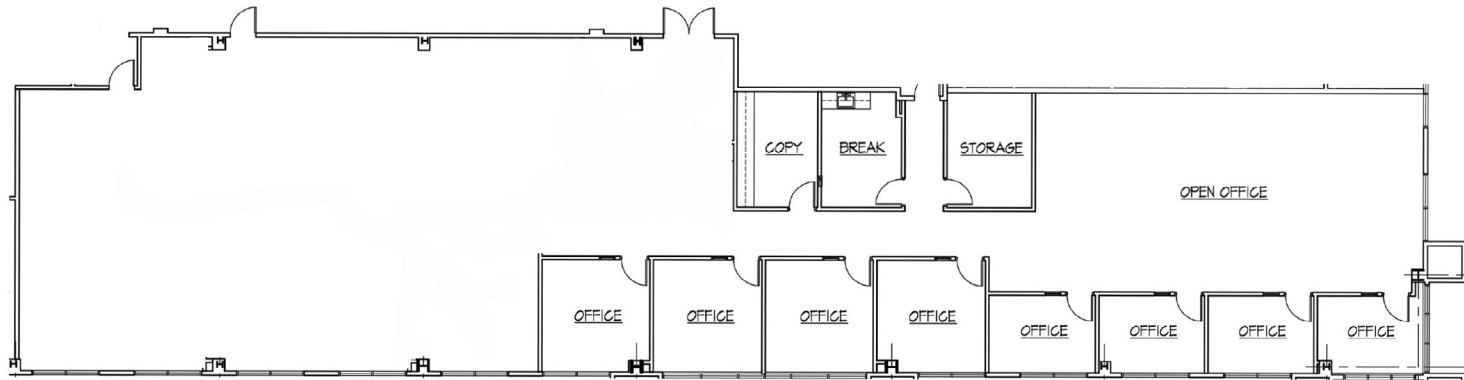
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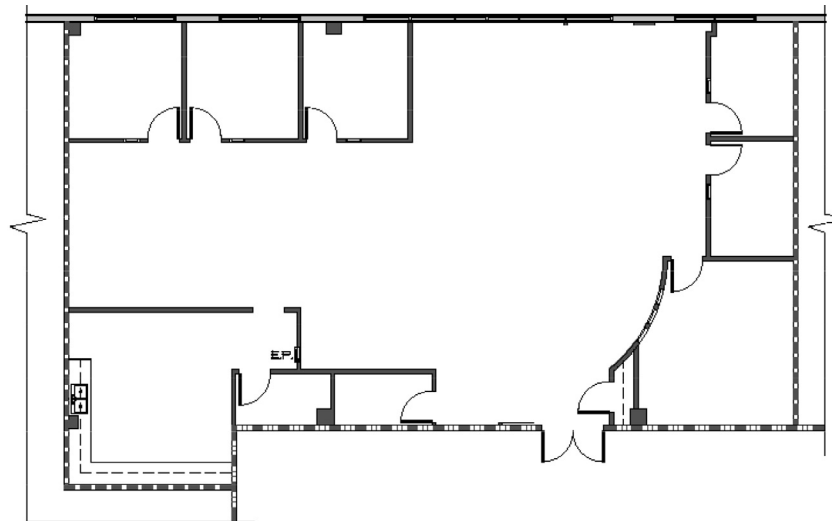


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2280 Market St, Suite 320
6,840 SF



2280 Market St, Suite 230
3,874 SF