

FOR LEASE | MAGNOLIA CORPORATE CENTER

6370 Magnolia Avenue | Riverside, CA 92506



FEATURES

- 3-Story Professional Office Building
- Available Office Space from
±2,295 - 2,780 SF
- Located in the Heart of the Magnolia Center
- Ample Free Parking
- Signage Available
- Elevator Serviced
- Professionally Managed



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

www.lee-associates.com

Jennifer Kapur

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055

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AVAILABILITIES

SIZE	SUITE	FEATURES
±2,780 RSF	Suite L-140	Lower Level Office
±2,435 RSF	Suite 220	Second Floor Office, Large Open Area Needs TI's
±2,295 RSF	Suite 340	Third Floor Office

RENT: \$1.75 Per Square Foot Per Month, Full Service Gross

TENANT IMPROVEMENTS: Negotiable

ELEVATOR: One

PARKING: 5 Cars Per 1,000 Square Feet Leased

RENT ADJUSTMENTS: Three Percent (3%) Annually



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