









SPRUCE COMMONS

1533 SPRUCE STREET
RIVERSIDE, CA 92507

TOTAL BUILDING ±24,025 SF			
Suite	Sq. Ft.	Description	Video
100	±6,266	Shell space	
320	TBD	2 private offices, open space, kitchen	
330	TBD	2 private offices, breakroom, kitchen, conference room, storage room, open space, balcony	
340	TBD	2 private offices, open space, kitchen	
350	TBD	4 private offices, open space, kitchen, breakroom, balcony	
360	TBD	3 private offices, open space, kitchen, breakroom, storage room	

LEASE RATE	\$2.45 PSF
LEASE TYPE	Modified Gross (MG) Tenant is responsible for their own separately metered electrical costs. Landlord provides janitorial.
RENT ADJUSTMENTS	Three percent (3%) per year
LEASE TERM	Five (5) years



EV Charging Stations



Common Meeting Spaces



Fully Updated Title 24 Compliant Interior



Key Card Access



New Exterior Facade



New State-Of-The-Art HVAC System



New Asphalt Parking Lot

PROPERTY FEATURES



Three (3) Story Office Building



±24,025 Total Square Feet



High Image Office Building
with Quality Improvements



Minutes To Downtown
Riverside With Numerous
Restaurants, Retail Amenities
& Business Services, Free
Surface Parking



Prominent Building Signage
Available



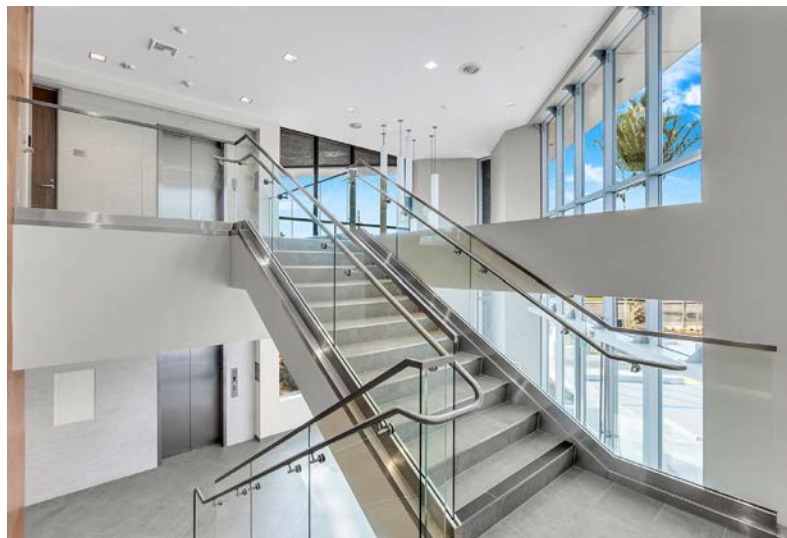
Professionally Managed for
"Best of Class" Service



Immediate Freeway Access to
the 91/215/60



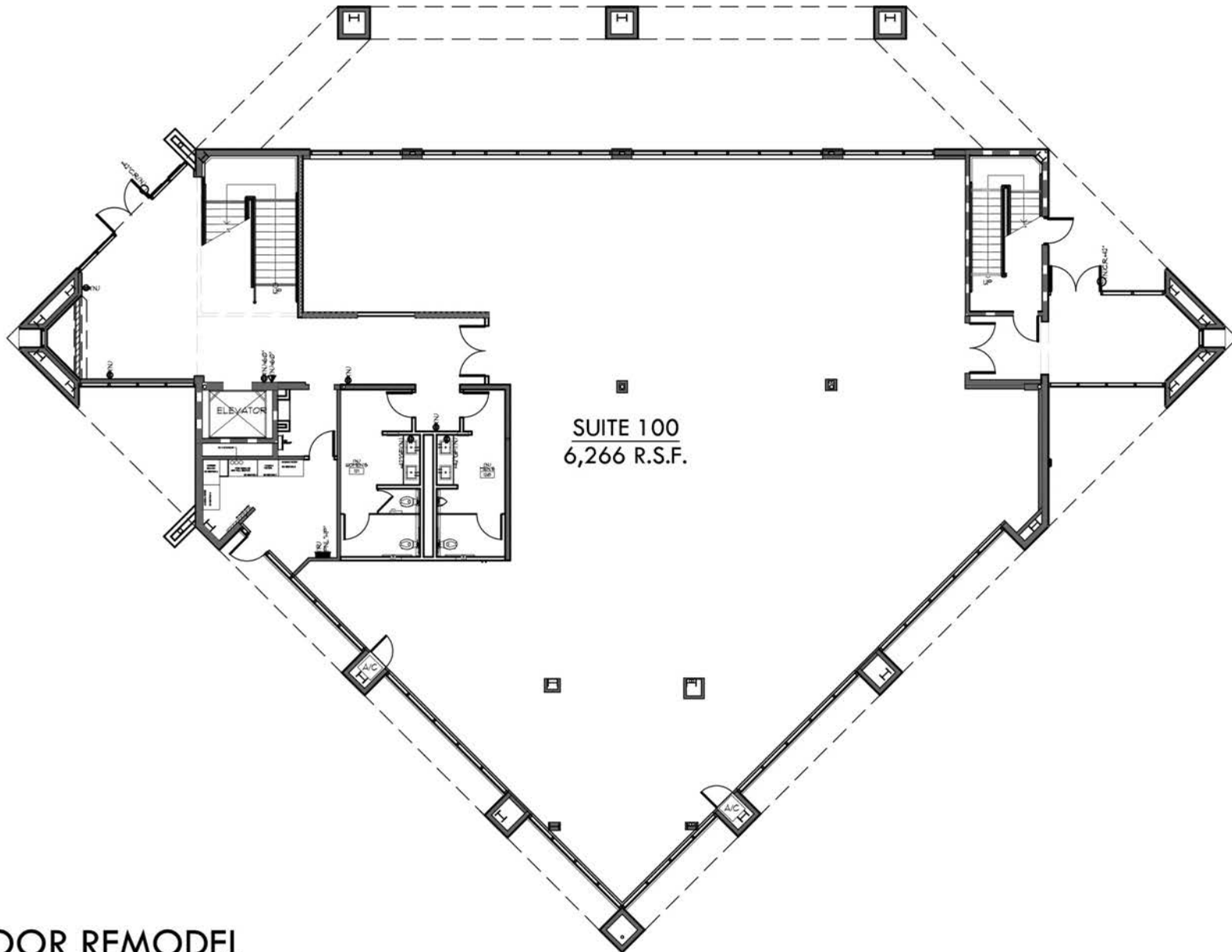
Abundant Free Parking



SPRUCE COMMONS

1533 SPRUCE STREET
RIVERSIDE, CA 92507

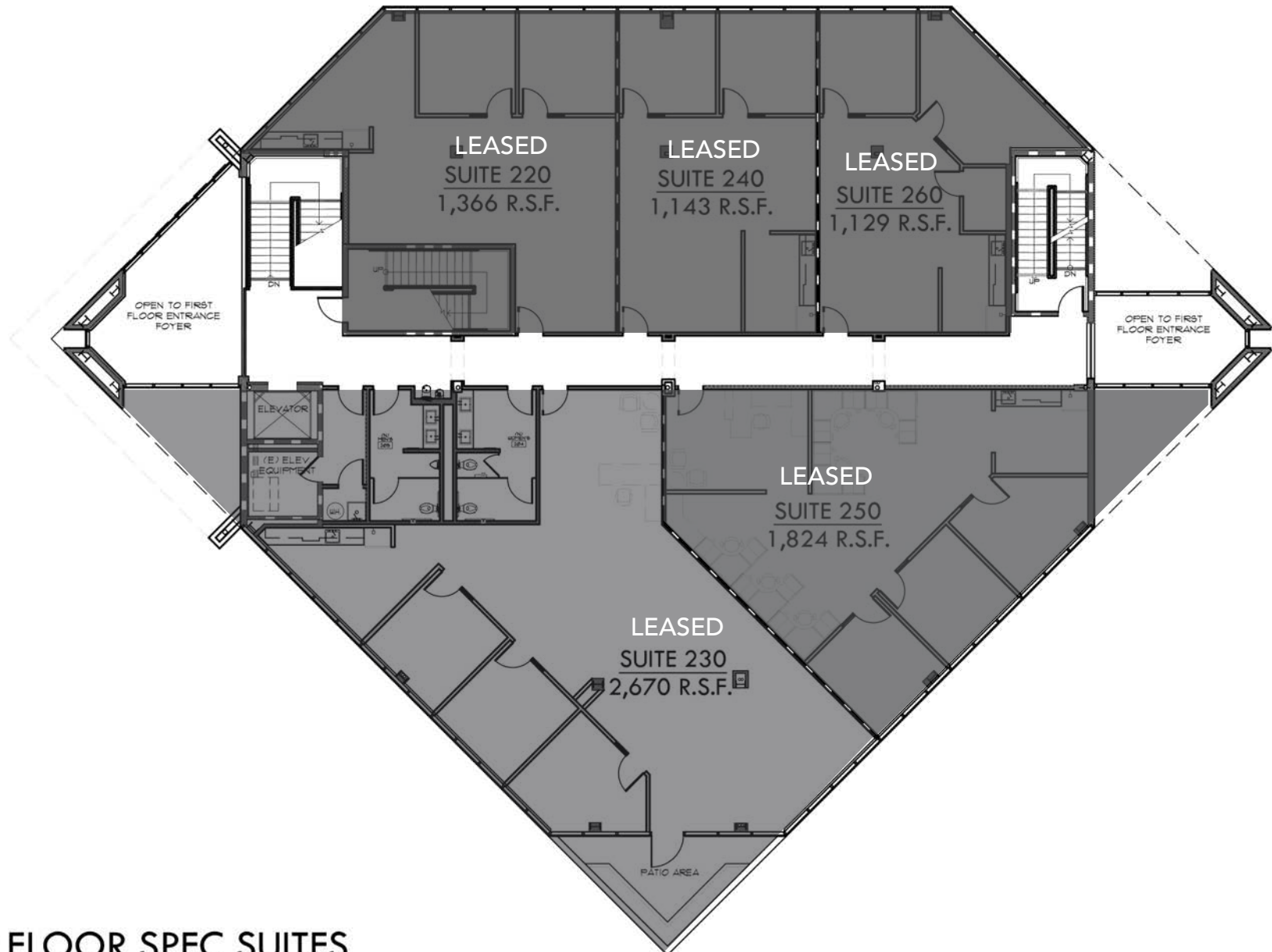
1ST FLOOR



1ST FLOOR REMODEL

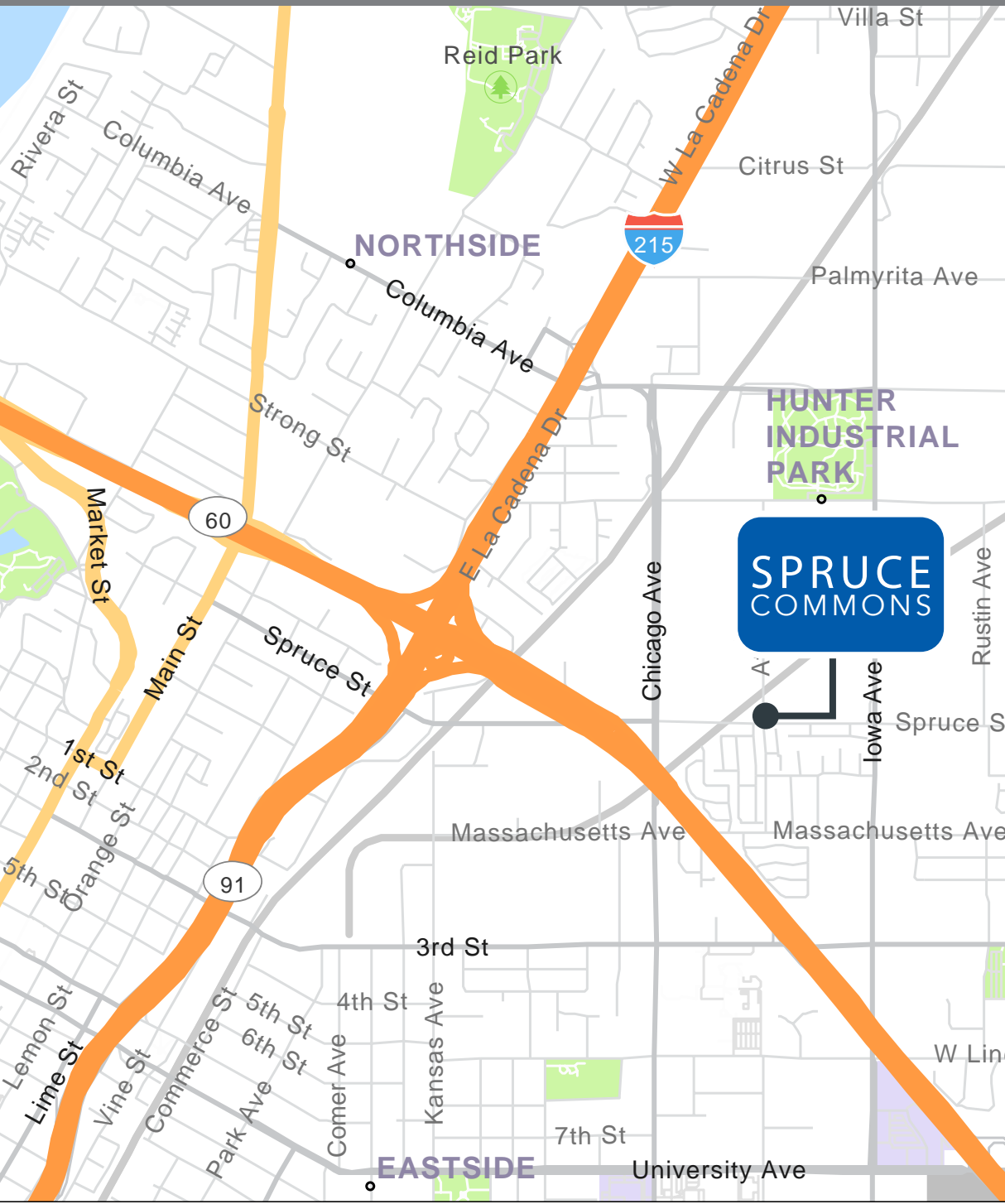


NORTH









SPRUCE COMMONS

1533 SPRUCE STREET
RIVERSIDE, CA 92507



ANDREW PEAKE

951.276.3644
apeake@lee-associates.com
DRE #01398894



RICH ERICKSON

951.276.3637
rich.erickson@lee-associates.com
DRE #01219183



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. 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055