

MARKET STREET CORPORATE CENTER

2280 MARKET STREET, RIVERSIDE, CA 92501

**COMMON
AREAS
REMODELED!**



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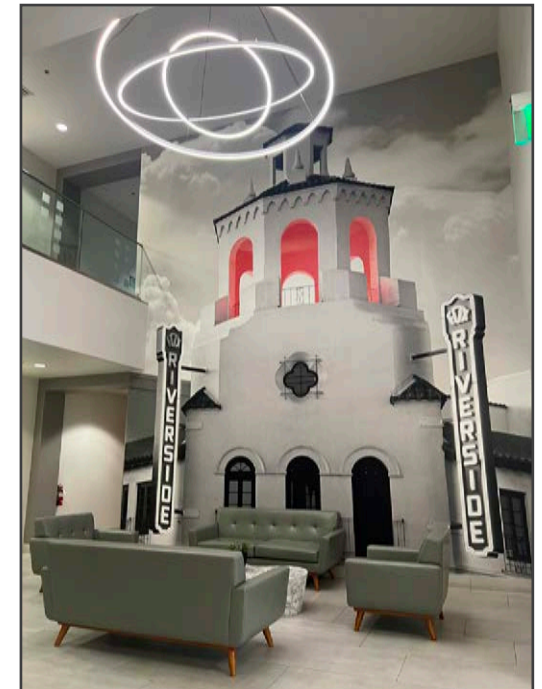
2280 Market Street, Riverside, CA 63,463 Square Feet			
SUITE	SF	RATE/SF	DESCRIPTION
120	4,461	\$2.30	4 Private Offices, Conference Room, Open Area, Breakroom, Storage
200	2,263	\$2.30	Reception, 6 Private Offices, Open Area
205	4,357	\$2.30	Reception, Open Office, Conference Room, 6 Offices, Break Area
330	4,839	\$2.30	10 Private Offices, Conference Room, Open Area, Kitchen



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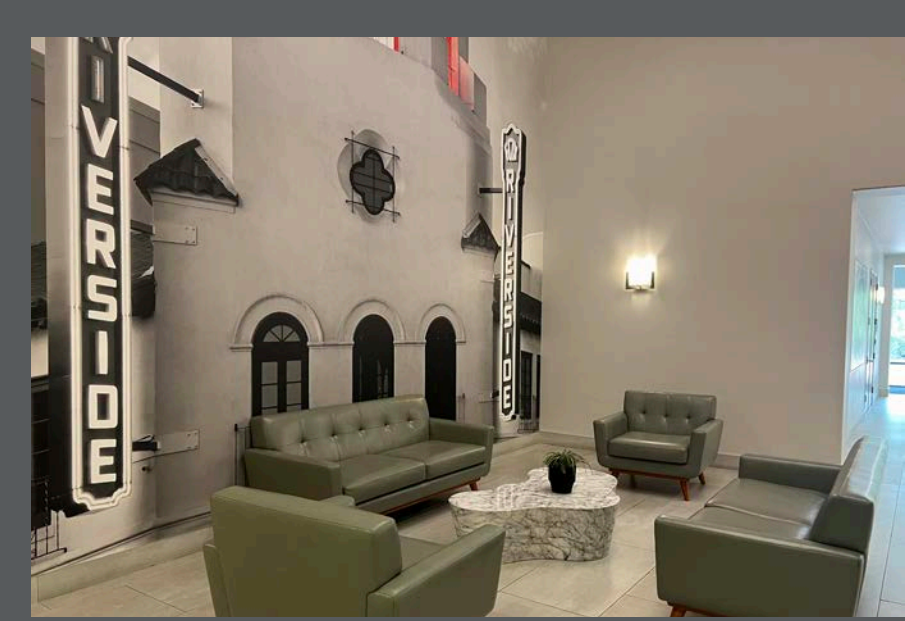
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NEW LOBBY WALL ART

MARKET STREET CORPORATE CENTER COMMON AREA REMODEL COMPLETE!



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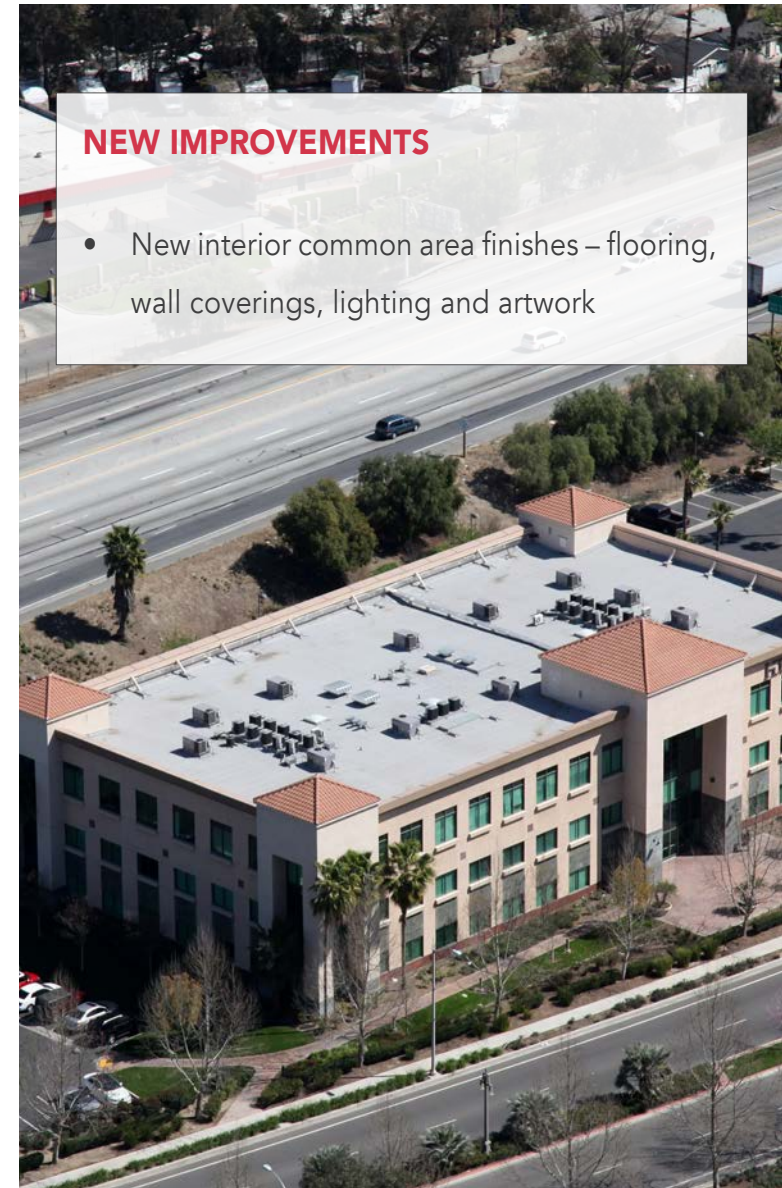
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Professional Office

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.



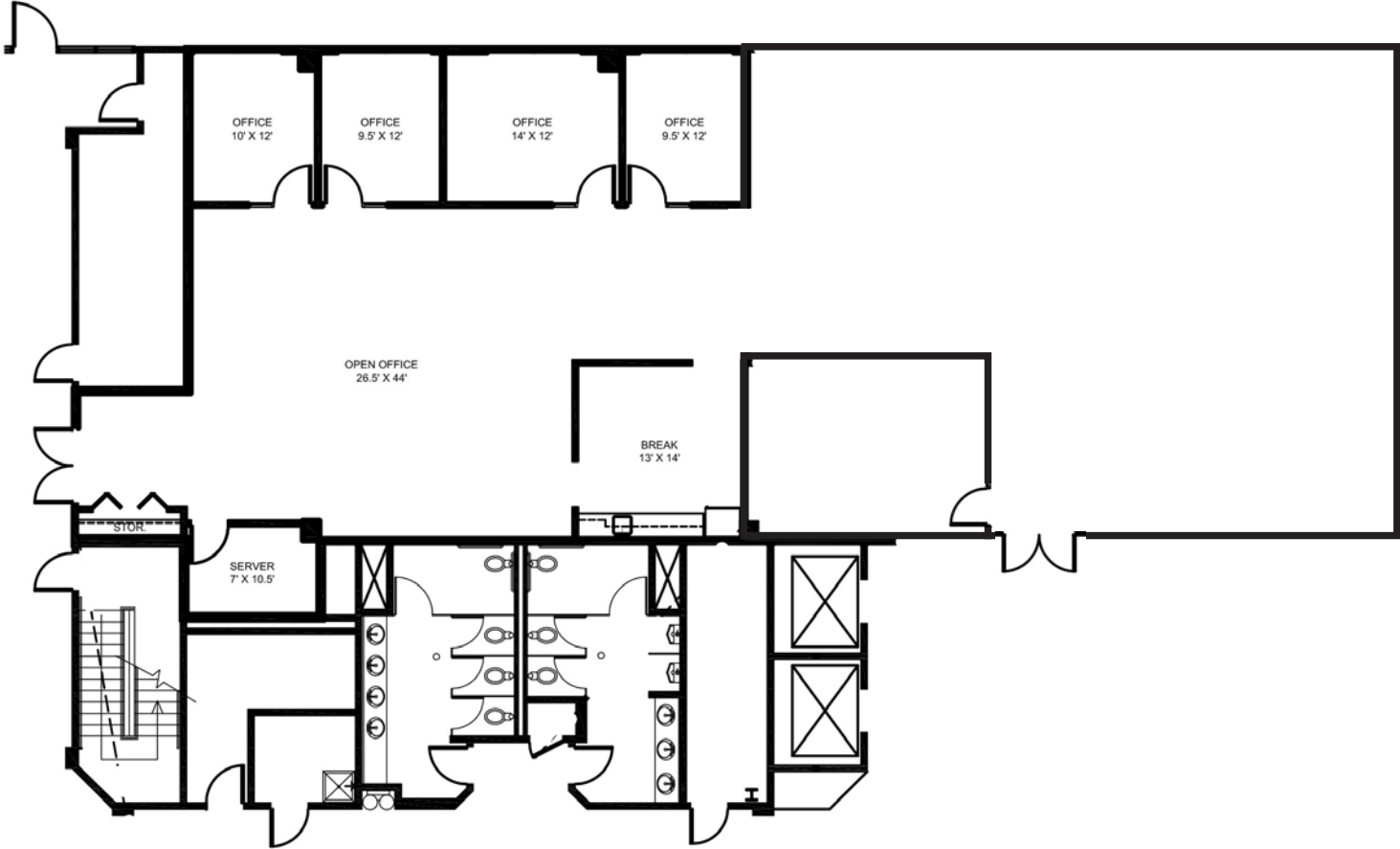
NEW IMPROVEMENTS

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

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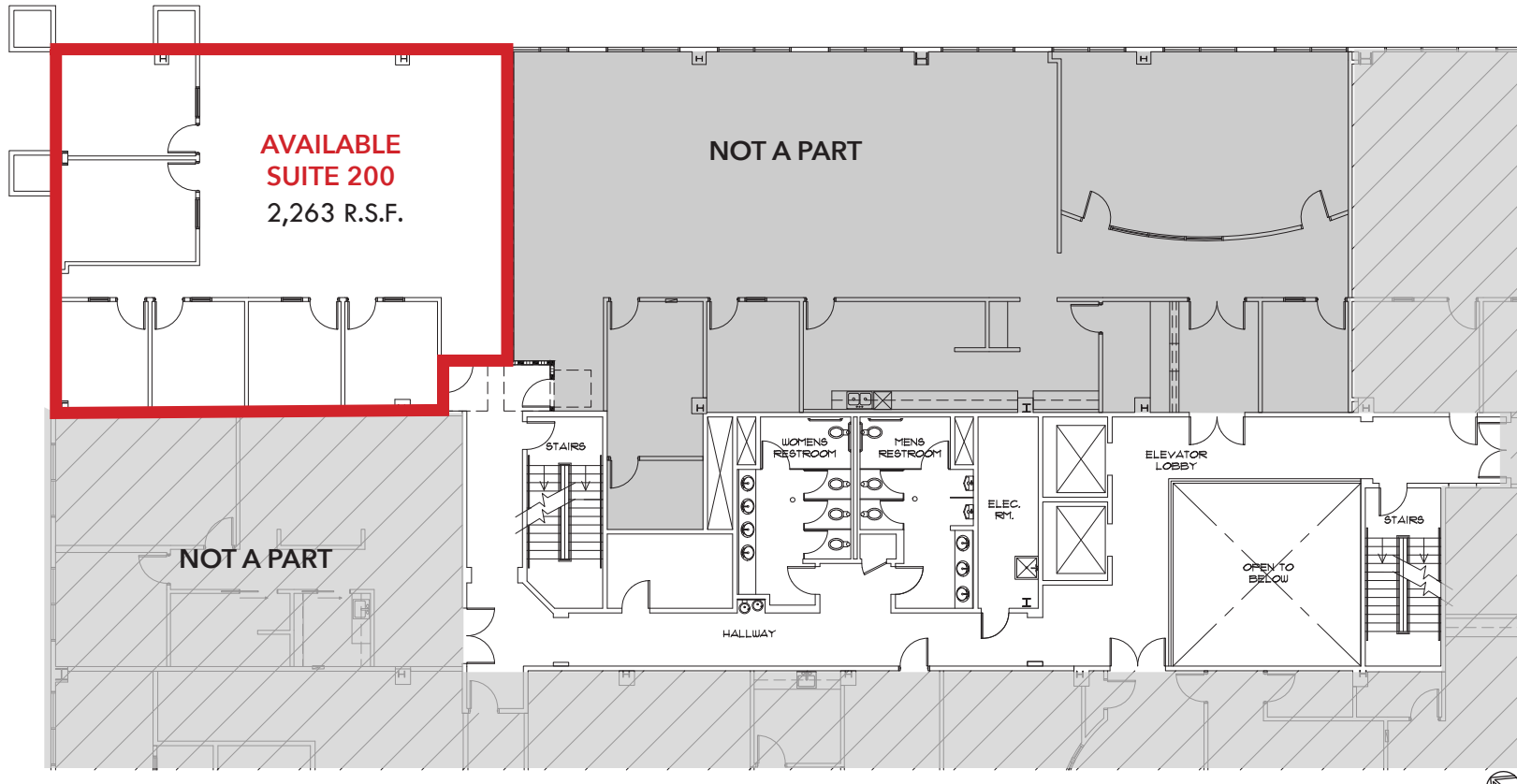
2280 Market St, Suite 120
4,461 SF



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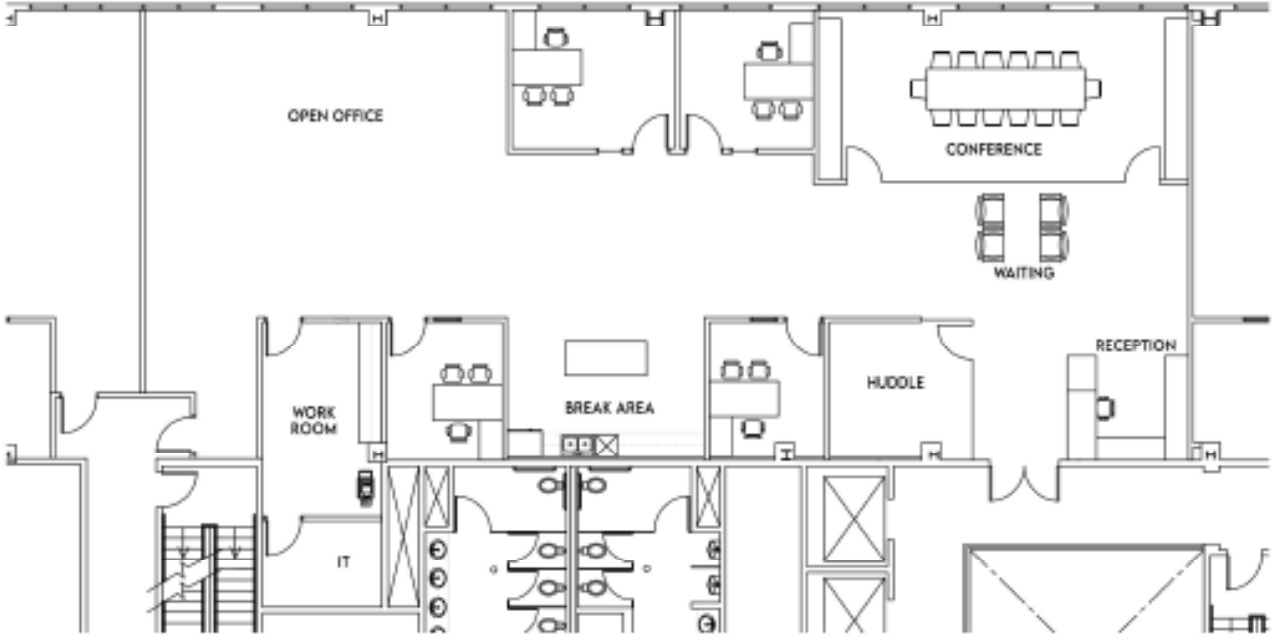
2280 Market St, Suite 200
2,263 SF



MARKET STREET CORPORATE CENTER

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2280 Market St, Suite 205
4,357 SF



MARKET STREET CORPORATE CENTER

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2280 Market St, Suite 330
4,839 SF
(Spec Suite)

