



SPRUCE COMMONS

1595 SPRUCE STREET
RIVERSIDE, CA 92507

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



TOTAL BUILDING ±66,137 SF BUILDING		
FIRST FLOOR		
FIRST FLOOR	Min Sq. Ft.	Description
150	±9,784	Shell Space

SECOND FLOOR		
SECOND FLOOR	Min Sq. Ft.	Description
SUITE 210	±6,589	Shell Space
SUITE 280	±6,673	Shell Space
SUITE 240	±21,063	Shell Space

LEASE RATE \$1.50 PSF
LEASE TYPE NNN
RENT ADJUSTMENTS Three percent (3%) per year
LEASE TERM Five (5) years



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UPGRADES IN PROGRESS



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



Two (2) Story Office Building



±66,137 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



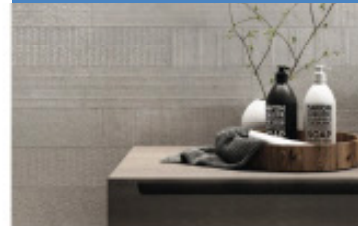
Arizona Tile Lagos, Light Gray, 24x48

SW 6070
Heron Plume
Interior / Exterior
Location Number: 259-C1

Interior Paint



PROPOSED COMMON AREA FINISHES



Elevator Surround Tile Color: Pan American Feel, White



Stairway Wall: Natural Walnut Wood Plank or Stacked Wood in Maisie, Juglans

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INSPIRATION PHOTOS



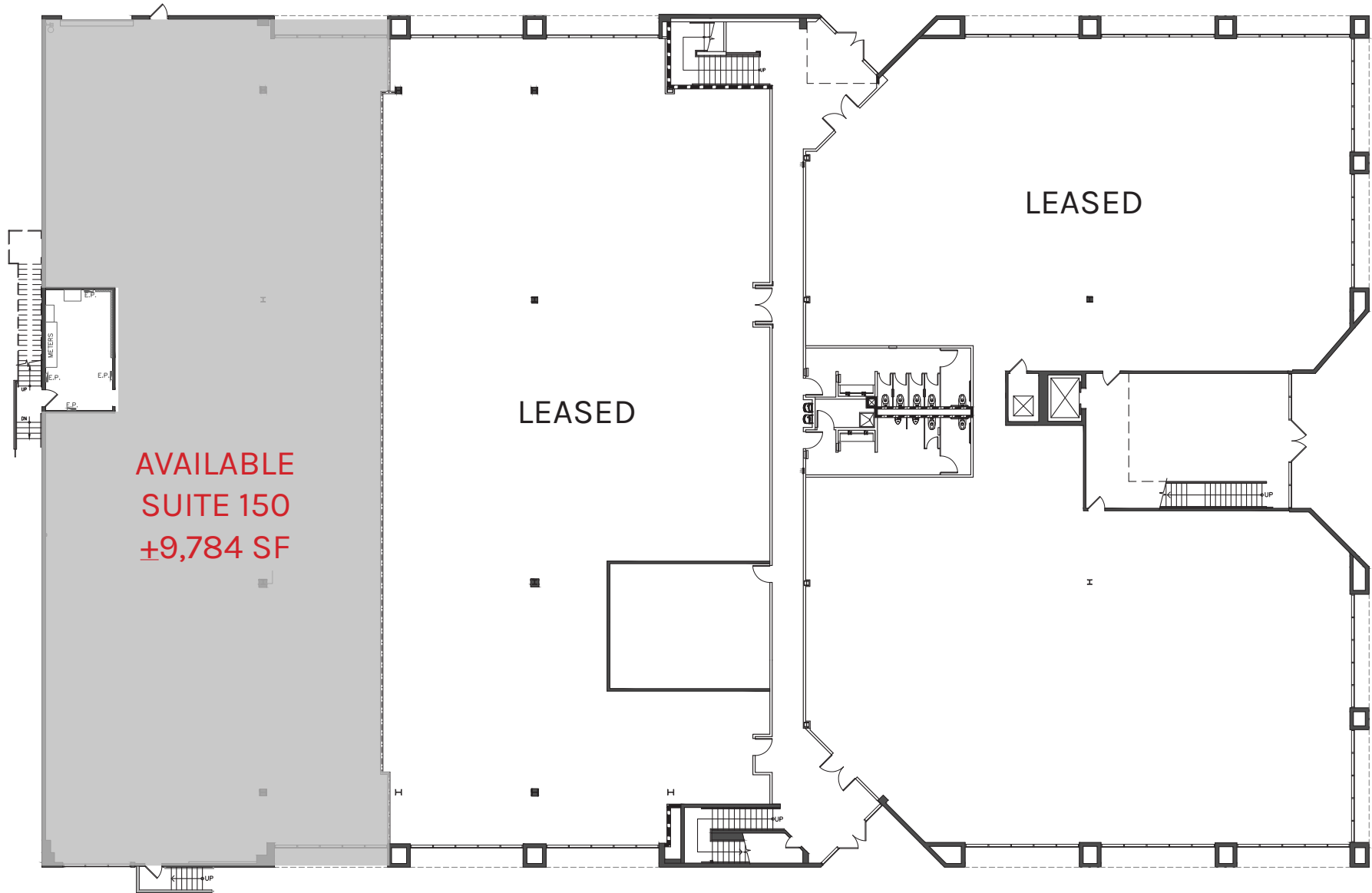
BLACK FACADE EXAMPLES

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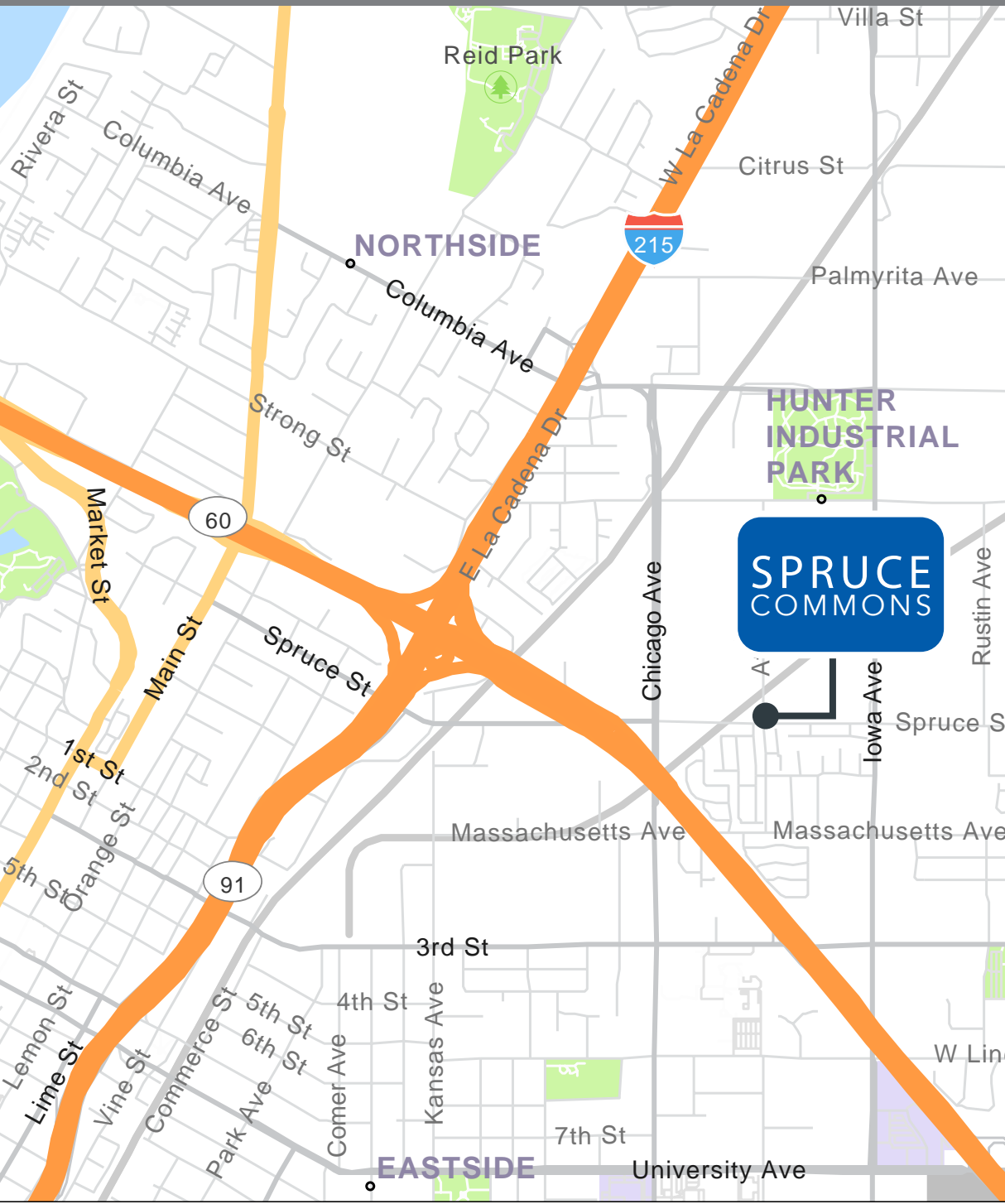
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