


TOWERS at *RIVERWALK*

4204 & 4210 Riverwalk Parkway, Riverside, CA



TOWERS AT RIVERWALK				
TOTAL SQUARE FEET ±68,027 RENTABLE SQUARE FEET				
Address	Suite	Sq. Ft.	Description	Floor Plan
4204	400	±24,980	DIVISIBLE - Double Door Reception Area, Multiple Offices, Open Area; Extensive Glass Line	

LEASE RATE \$2.75 PSF
LEASE TYPE Full Service Gross
RENT ADJUSTMENTS Three percent (3%) per year
LEASE TERM Five (5) to Ten (10) years

TOWERS at RIVERWALK
 4204 & 4210 Riverwalk Parkway Riverside, CA 92505



THOMAS P. PIERIK, SIOR
 951.276.3610 | DRE#: 009820257
 TPIERIK@LEERIVERSIDE.COM

ANDREW PEAKE
 951.276.3644 | DRE#: 01398894
 APEAKE@LEERIVERSIDE.COM



Property Highlights

Towers at Riverwalk (the “Towers”), a two-building, Class “A”, multi-tenant office complex located in Riverside, California. Considered best-in-class within the Riverside and Corona submarkets, the Towers features a high-image, campus-like setting, above-market parking, efficient floor plates, and walkable amenities.

The Towers benefits from a strategic location within Riverside, on the border of Corona, with direct access to major transportation corridors providing superior access to Orange County and Los Angeles. In addition, the location provides close proximity to the region’s executive housing and over 4.8 million square feet of regional retail amenities within a 2 mile radius.

- Campus-like setting, Walkable Retail Services & Restaurants
- Lush Landscaping Including Lakes & Streams with
- Exterior Fountain and Seating
- Abundant 4.2:1 Parking Ratio
- Contemporary Architecture with High Class Lobbies
- State-of-the-Art Building Systems
- Easy Access to the Inland Empire, Orange County, and the Rest of Southern California

TOWERS at *RIVERWALK*
4204 & 4210 Riverwalk Parkway Riverside, CA 92505



THOMAS P. PIERIK, SIOR
951.276.3610 | DRE#: 009820257
TPIERIK@LEERIVERSIDE.COM

ANDREW PEAKE
951.276.3644 | DRE#: 01398894
APEAKE@LEERIVERSIDE.COM

TOWERS at *RIVERWALK*



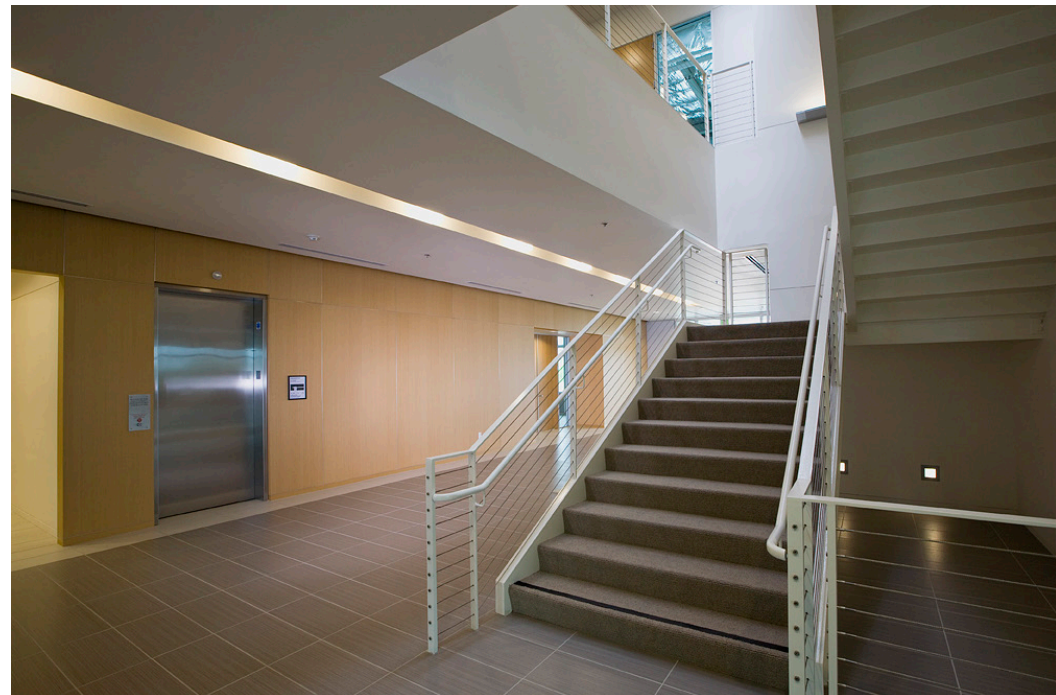
TOWERS at *RIVERWALK*
4204 & 4210 Riverwalk Parkway Riverside, CA 92505



THOMAS P. PIERIK, SIOR
951.276.3610 | DRE#: 009820257
TPIERIK@LEERIVERSIDE.COM

ANDREW PEAKE
951.276.3644 | DRE#: 01398894
APEAKE@LEERIVERSIDE.COM

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 | 951.276.3600 | Corp. DRE#: 01048055 | www.lee-associates.com



TOWERS at *RIVERWALK*
4204 & 4210 Riverwalk Parkway Riverside, CA 92505

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

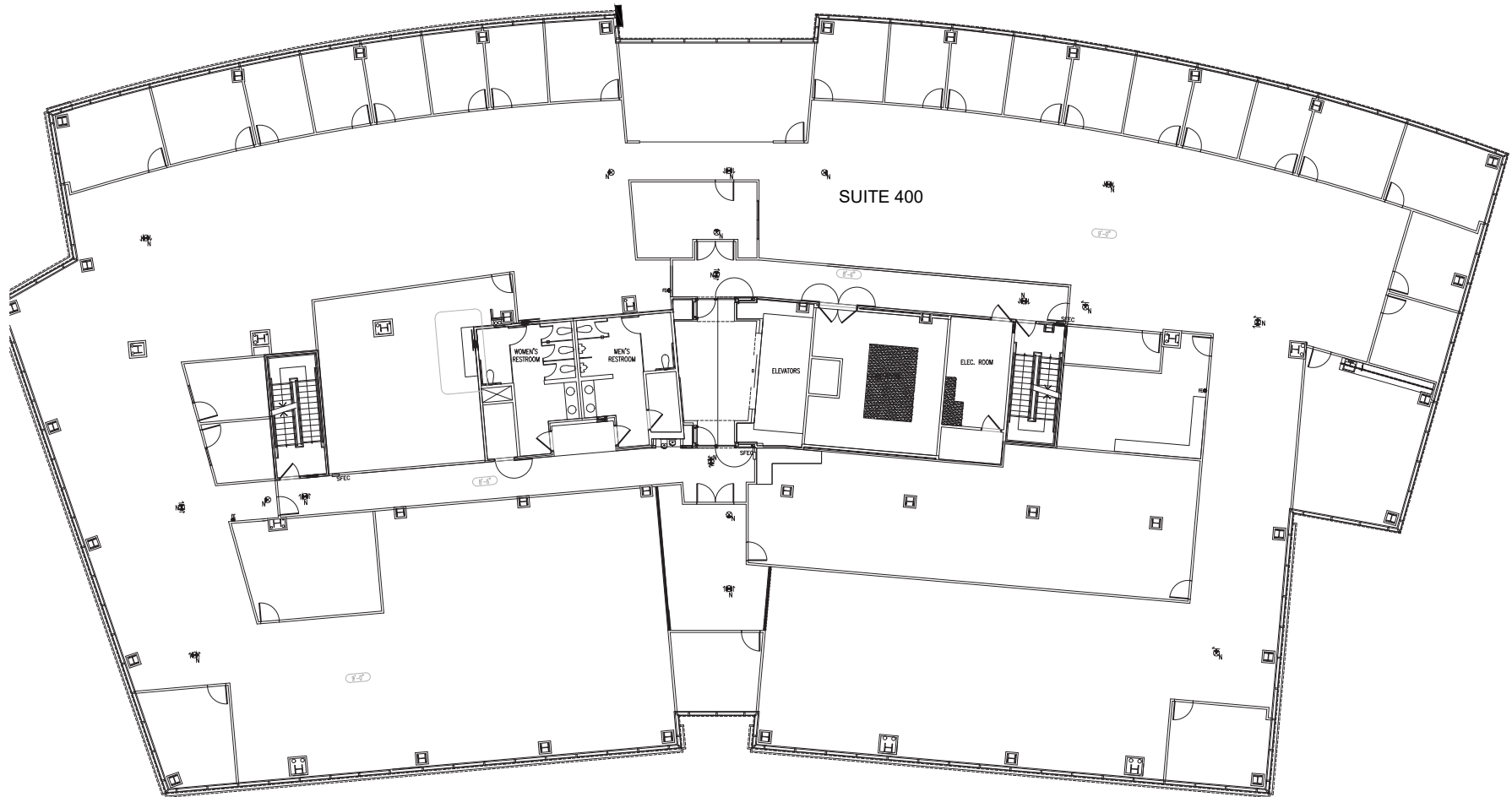
THOMAS P. PIERIK, SIOR
951.276.3610 | DRE#: 009820257
TPIERIK@LEERIVERSIDE.COM

ANDREW PEAKE
951.276.3644 | DRE#: 01398894
APEAKE@LEERIVERSIDE.COM

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 | 951.276.3600 | Corp. DRE#: 01048055 | www.lee-associates.com

FOURTH FLOOR PLAN

4204 RIVERWALK PARKWAY

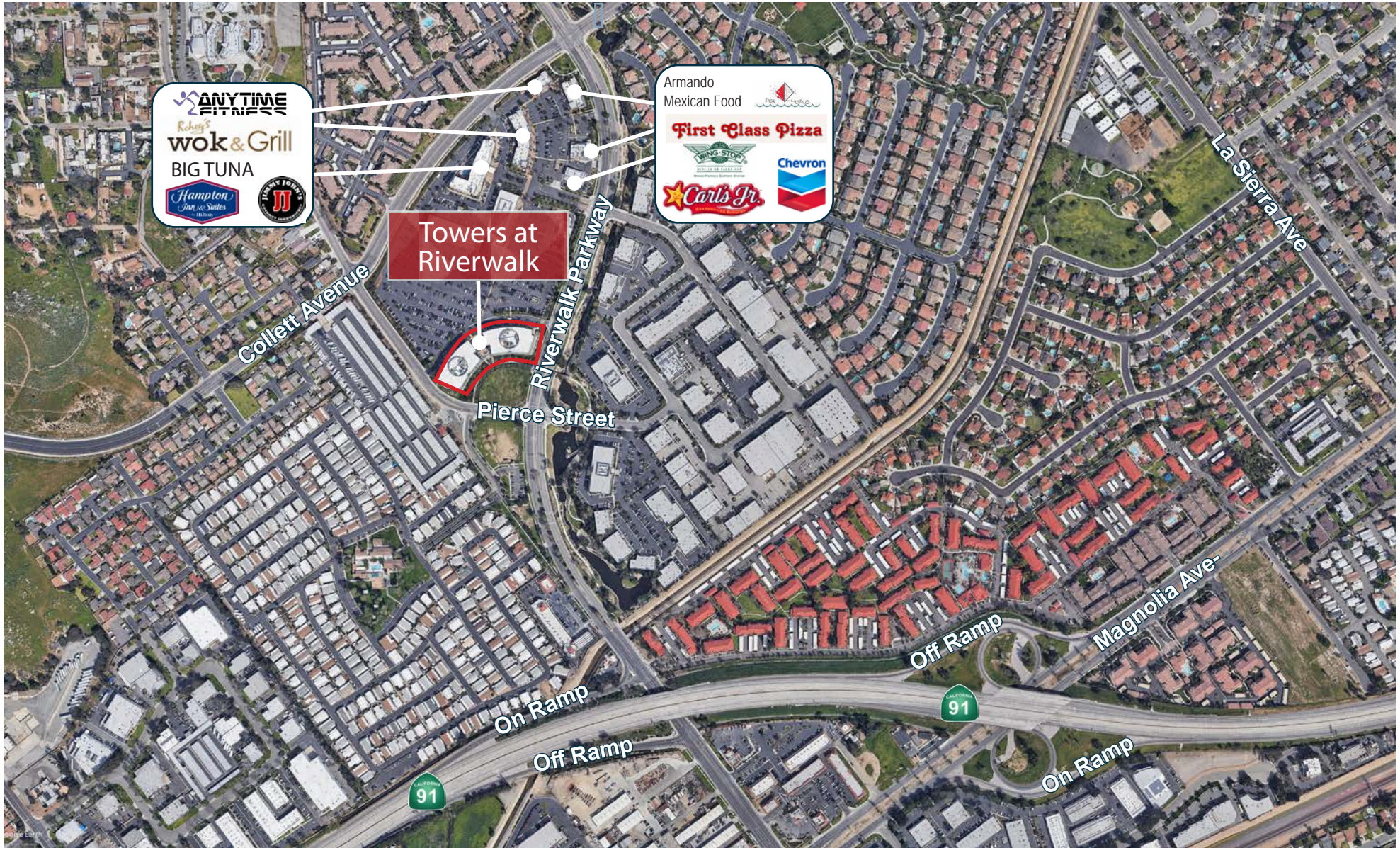


TOWERS at *RIVERWALK*
4204 & 4210 Riverwalk Parkway Riverside, CA 92505

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THOMAS P. PIERIK, SIOR
951.276.3610 | DRE#: 009820257
TPIERIK@LEERIVERSIDE.COM

ANDREW PEAKE
951.276.3644 | DRE#: 01398894
APEAKE@LEERIVERSIDE.COM



TOWERS at RIVERWALK
 4204 & 4210 Riverwalk Parkway Riverside, CA 92505

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

THOMAS P. PIERIK, SIOR
 951.276.3610 | DRE#: 009820257
 TPIERIK@LEERIVERSIDE.COM

ANDREW PEAKE
 951.276.3644 | DRE#: 01398894
 APEAKE@LEERIVERSIDE.COM