









SPRUCE COMMONS

1533 SPRUCE STREET
RIVERSIDE, CA 92507

TOTAL BUILDING ±24,025 SF			
Suite	Sq. Ft.	Description	Video
100	±6,273	Shell space	
320	±1,498	2 private offices, open space, kitchen	
330	±1,889*	2 private offices, breakroom, kitchen, conference room, storage room, open space *Includes balcony	
340	±1,140	2 private offices, open space, kitchen	
350	±3,246*	4 private offices, open space, kitchen, breakroom *Includes balcony	
360	±2,133	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



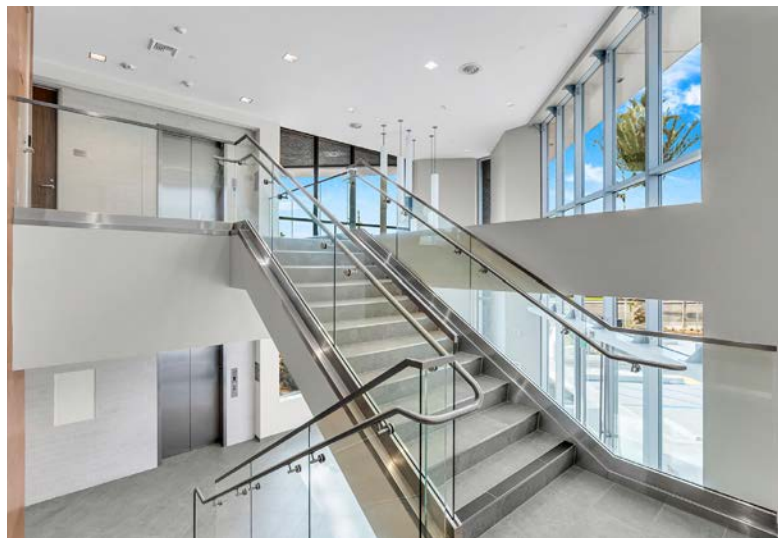
Professionally Managed for
"Best of Class" Service

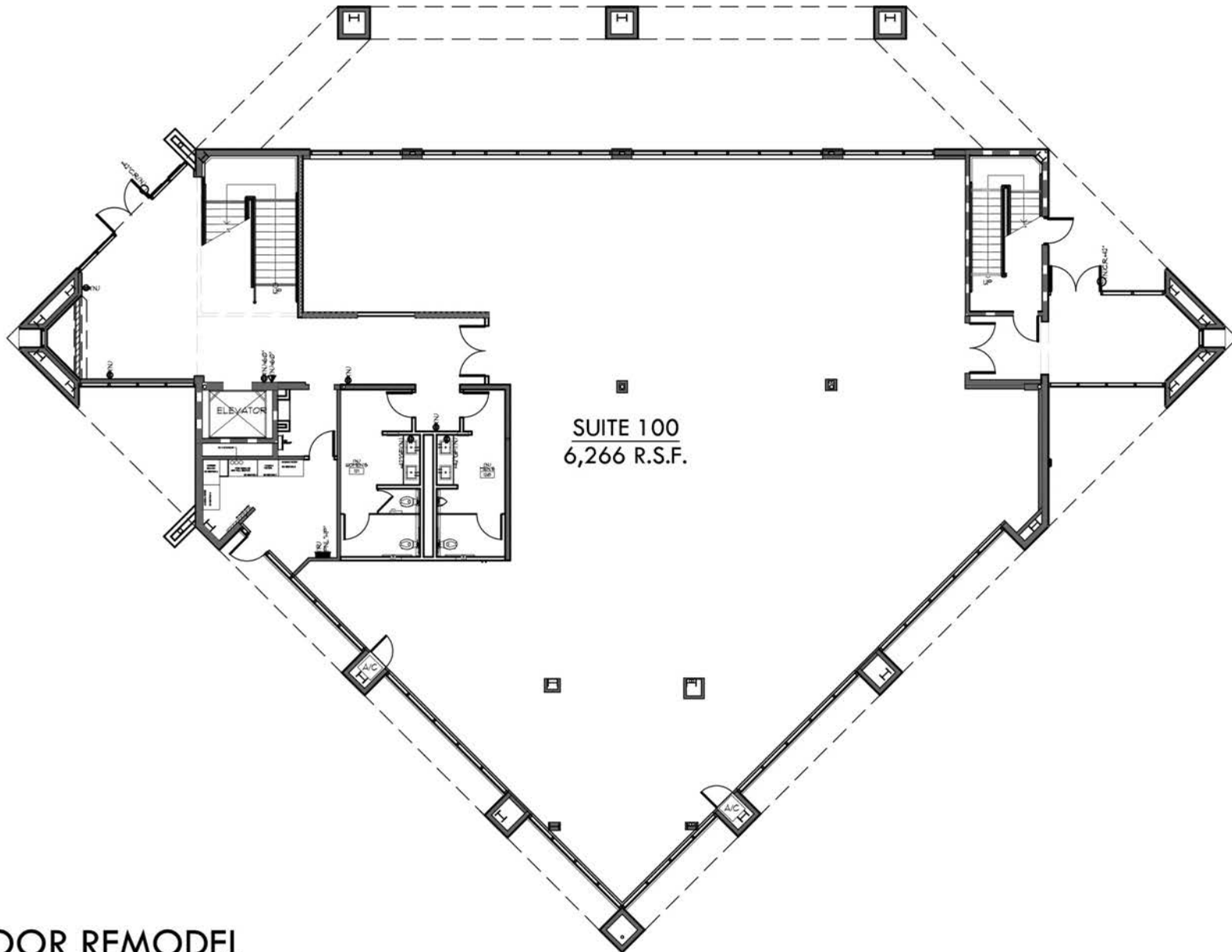


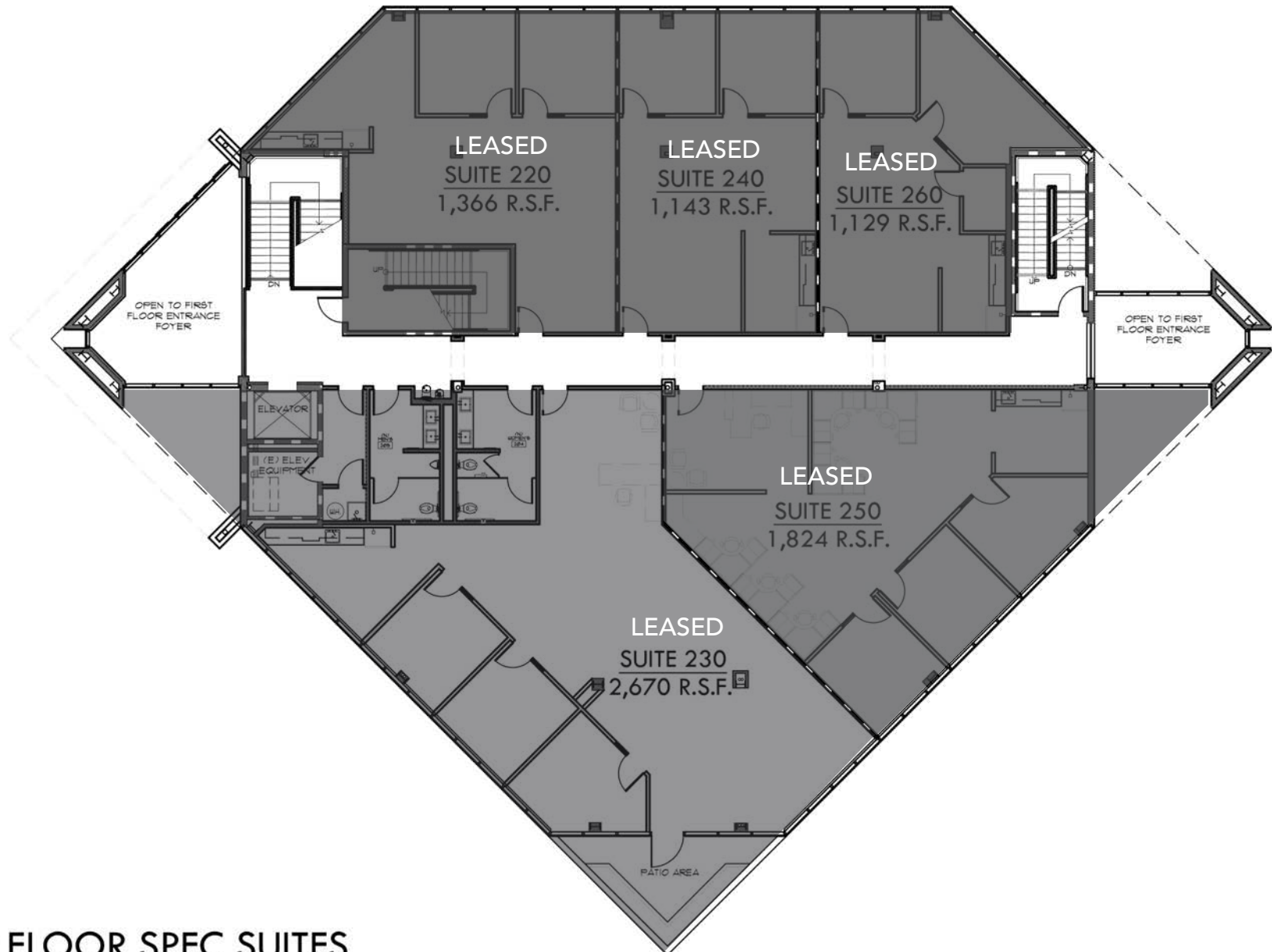
Immediate Freeway Access to
the 91/215/60



Abundant Free Parking

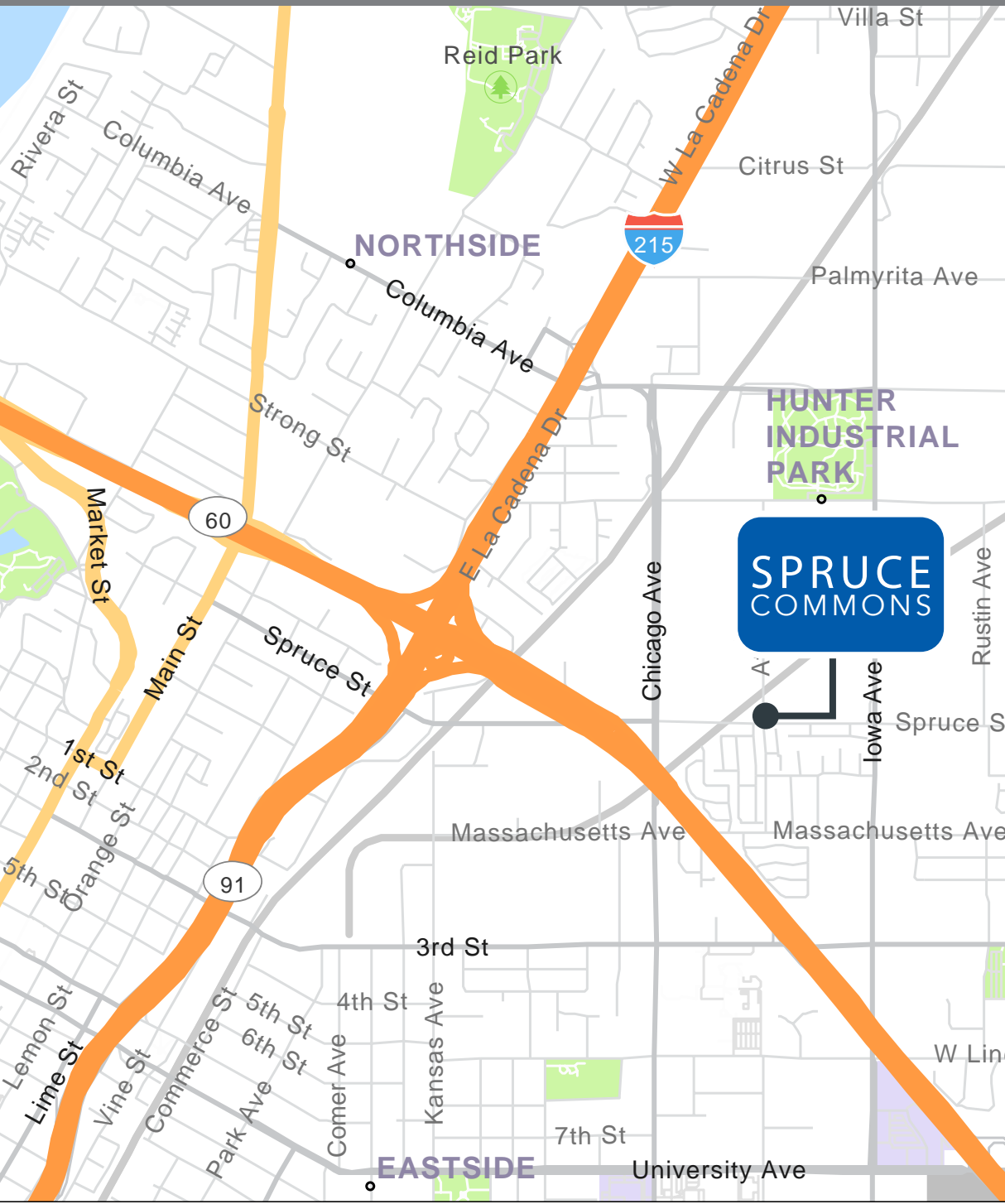












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