

COMPLETE  
BUILDING  
REMODEL  
WRAPPING UP



# RIVERSIDE GATEWAY I

3480 VINE STREET | RIVERSIDE, CA 92507

# 3480

VINE STREET  
RIVERSIDE, CA 92507

## PROJECT

**Riverside Gateway I** is a 45,800 square foot Class A professional office building. The building has a 3-story atrium lobby, quality finishes and flexible floorplates.

- Complete lobby remodel with new state-of-the-art finishes
- All common area restrooms undergoing a complete remodel
- Exterior remodel close to being fully completed
- Adjacent to the 91 freeway with excellent building identity
- Immediate freeway access with close proximity to the 91/60/215 freeway interchange
- Abundant above standard, no charge parking available
- Convenient location in Riverside's Downtown Civic Center
- Walking distance to numerous restaurants, hotels and other amenities



## AVAILABILITIES

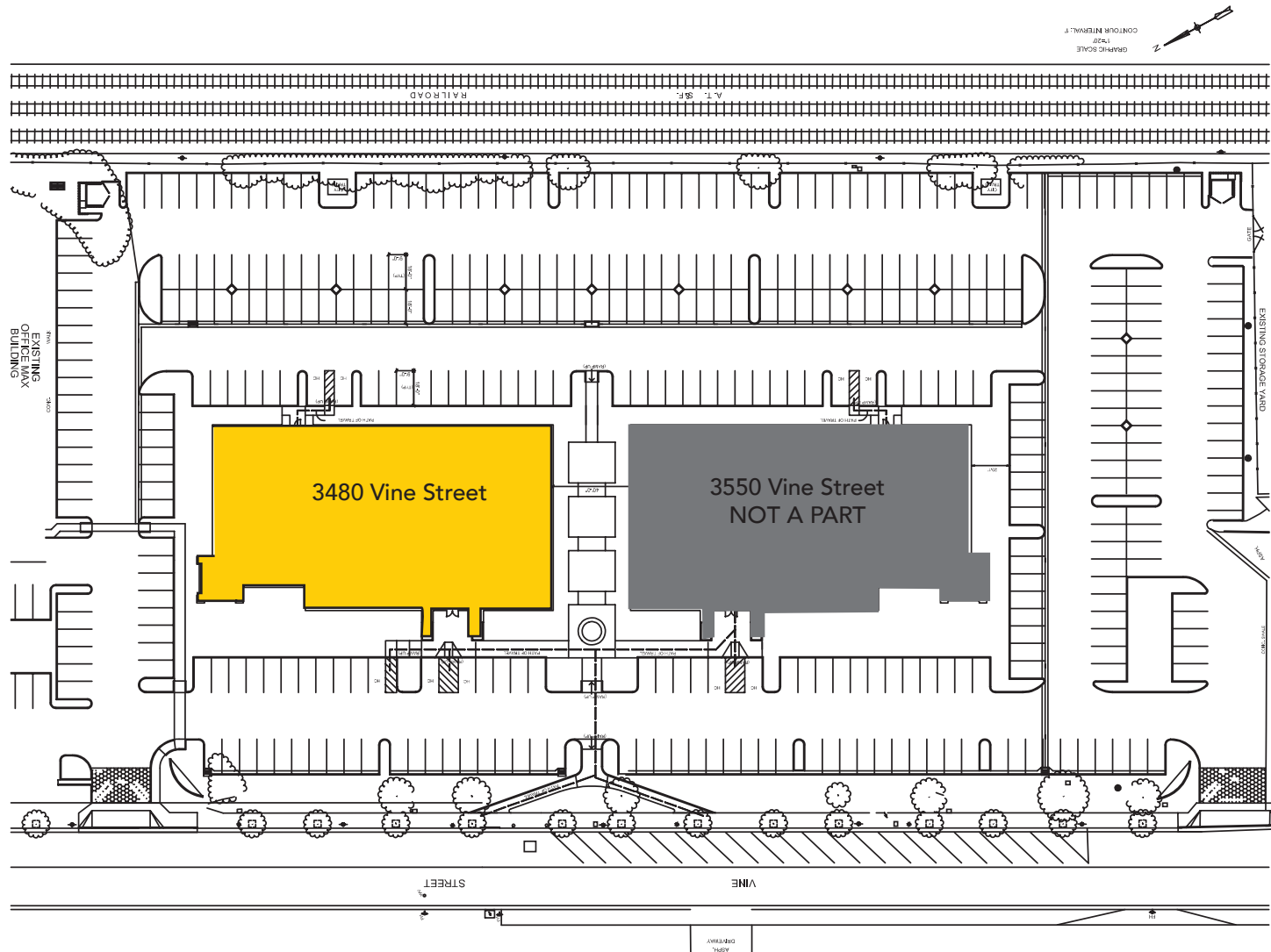
3480 Vine Street, Riverside, CA 45,800 Square Feet Class A Office			
Suite	SF	Lease Rate	Description
300	8,971	\$2.45 FSG	Multiple Offices, Open Offices, Reception, Breakroom, Conference Room, Balconies



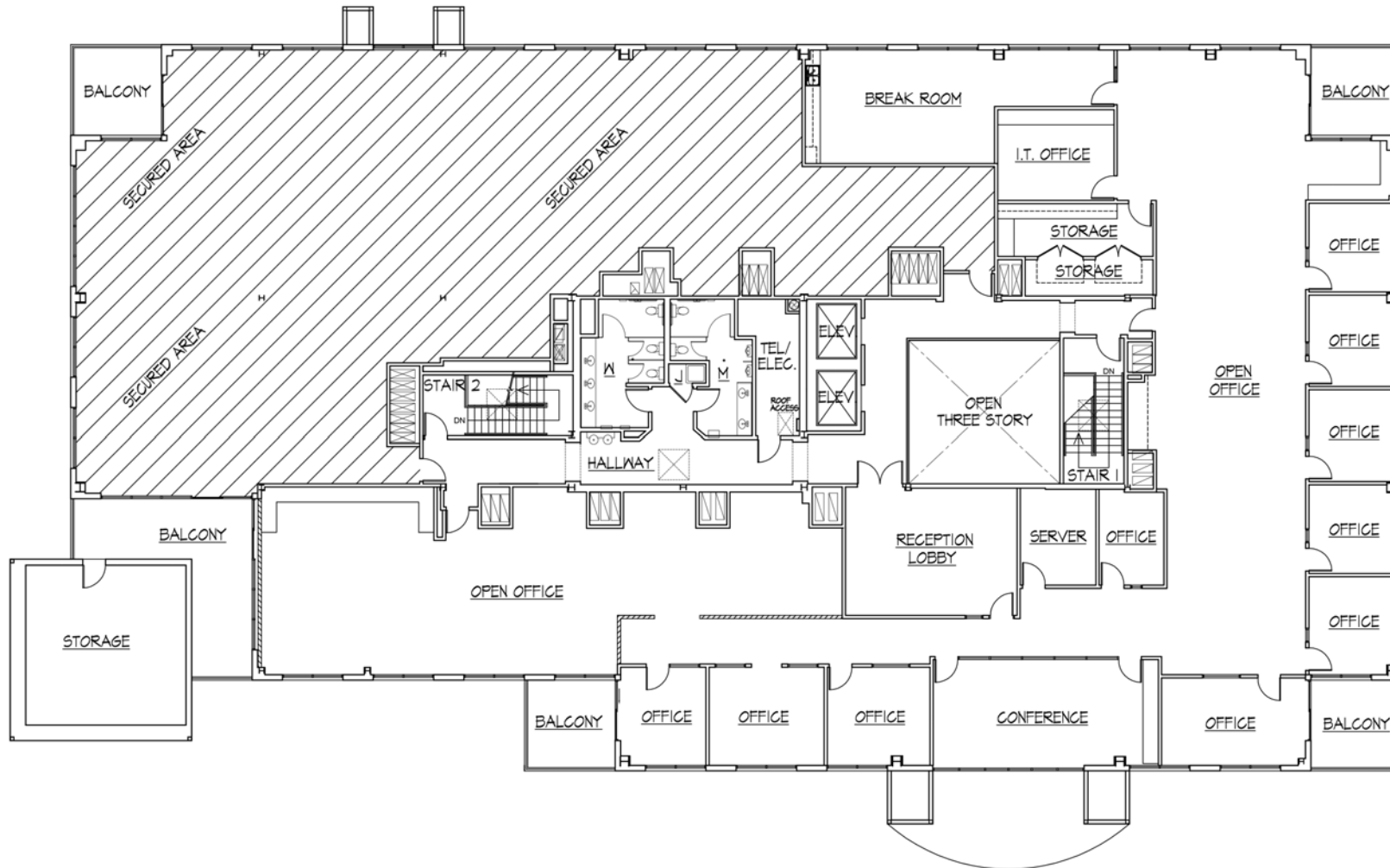
Contact Brokers: David G. Mudge, CCIM, SIOR, DRE #01070762 | Thomas P. Pierik, SIOR, DRE #00982027

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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE #01048055 | www.lee-associates.com



# THIRD FLOOR PLAN



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