

# RIVERWALK

11801 PIERCE STREET, RIVERSIDE, CA 92505

**FOR LEASE**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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**ANDREW PEAKE**

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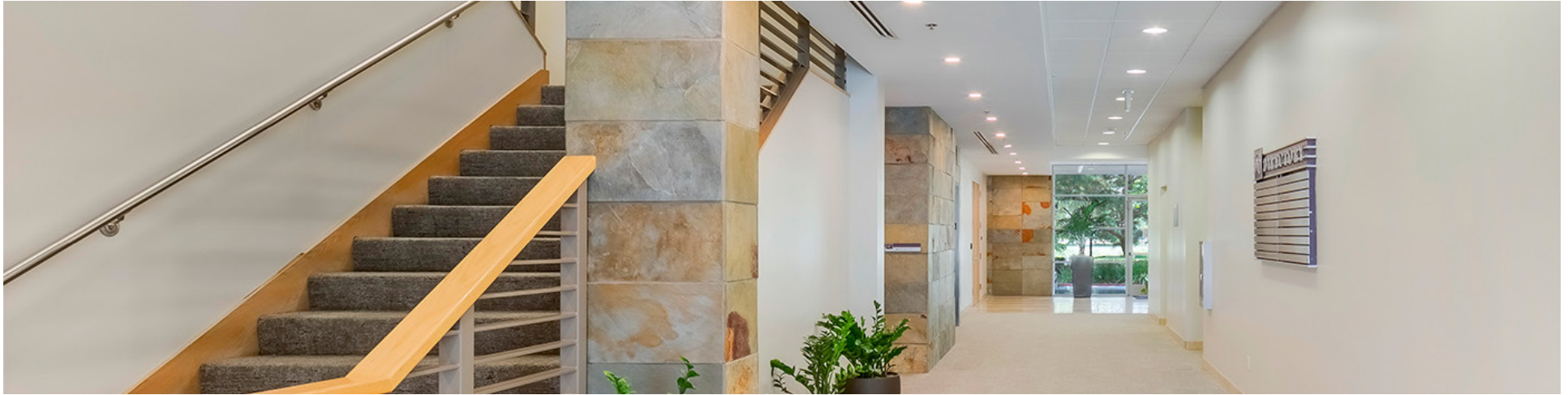
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**DAVID MUDGE, SIOR, CCIM**

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# AVAILABILITIES



RIVERWALK TOTAL SQUARE FEET | ±40,361 RENTABLE SQUARE FEET

Suite	Sq. Ft.	Base Rent	Description
SUITE 150	±5,169	\$2.45/SF	Multiple Offices, Conference Room, Open Area, Breakroom, Storage Room, Available May 1, 2026

LEASE TYPE	Full Service Gross
RENT ADJUSTMENTS	Three percent (3%) per year
LEASE TERM	One (1) to Five (5) years



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# FEATURES

- Campus-Like Setting in a 73-Acre Master-Planned Business Park
- Excellent Access to the 91 (Riverside) and I-15 Freeways
- Lush Landscaping Including Lakes & Streams
- Abundant 4:1 Parking Ratio
- Close Proximity to Retail Services & Restaurants
- Located on the Border of Corona and Riverside, Allowing Users Immediate Access to Both Communities



±40,361 Rentable  
Square Feet



Modern  
Buildout



Efficient  
Layout



Abundant  
Perimeter Windows



High-Tech Telecom  
Infrastructure



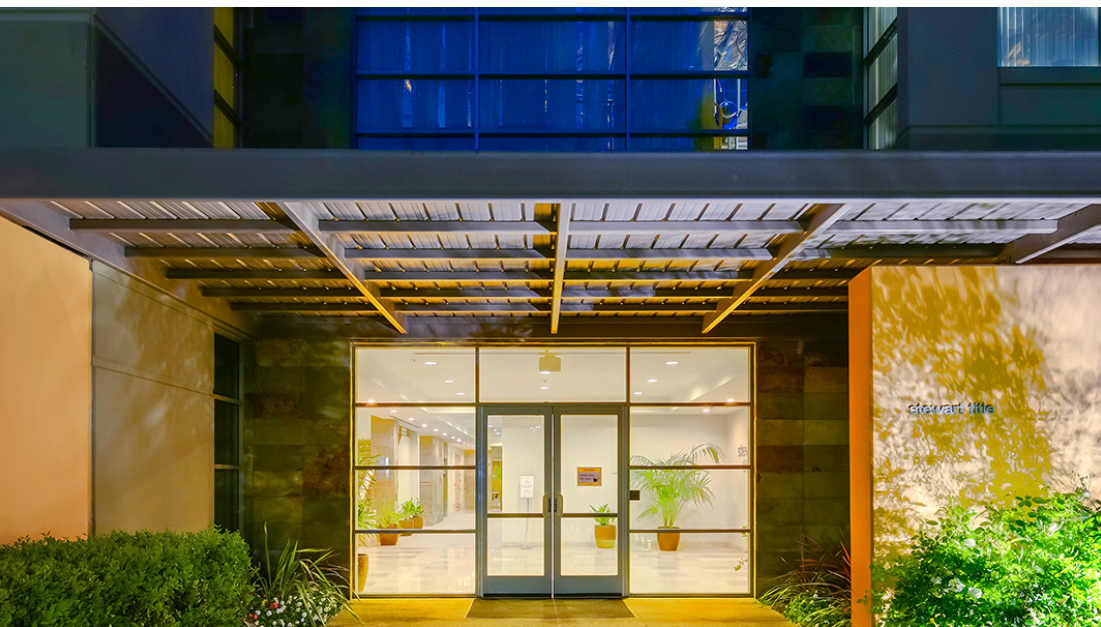
Class "A"  
Lobby & Finishes



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# FLOOR PLAN

SUITE 150

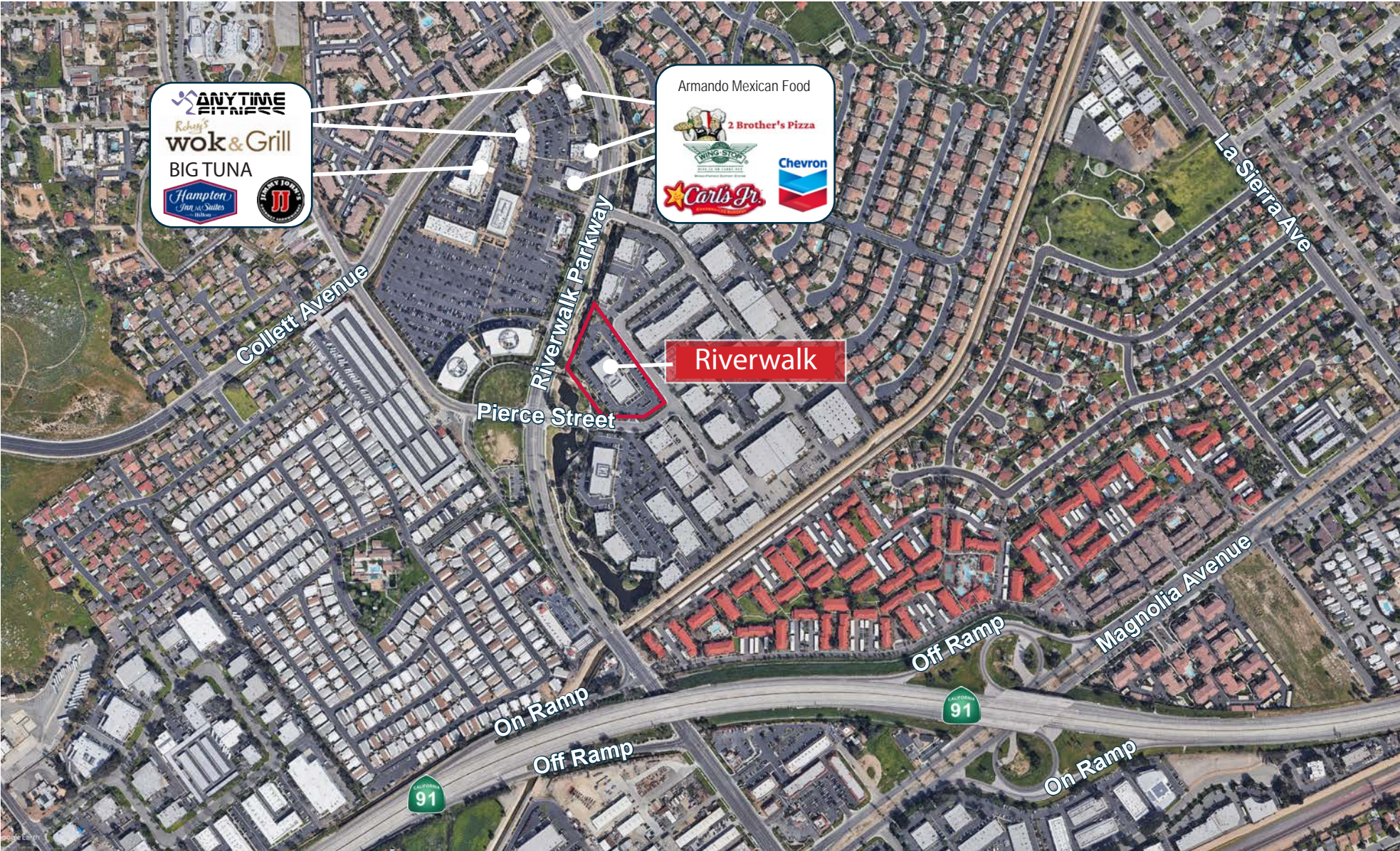


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# LOCATION



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