



RIVERWALK

11870 Pierce Street, Riverside, CA 92505



RIVERWALK			
TOTAL SQUARE FEET ±68,027 RENTABLE SQUARE FEET			
Suite	Sq. Ft.	Base Rent	Description
SUITE 120	±4,536	\$2.45/SF	Multiple Offices, Conference Room, Open Area, Storage Room  

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



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PROPERTY HIGHLIGHTS

- 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
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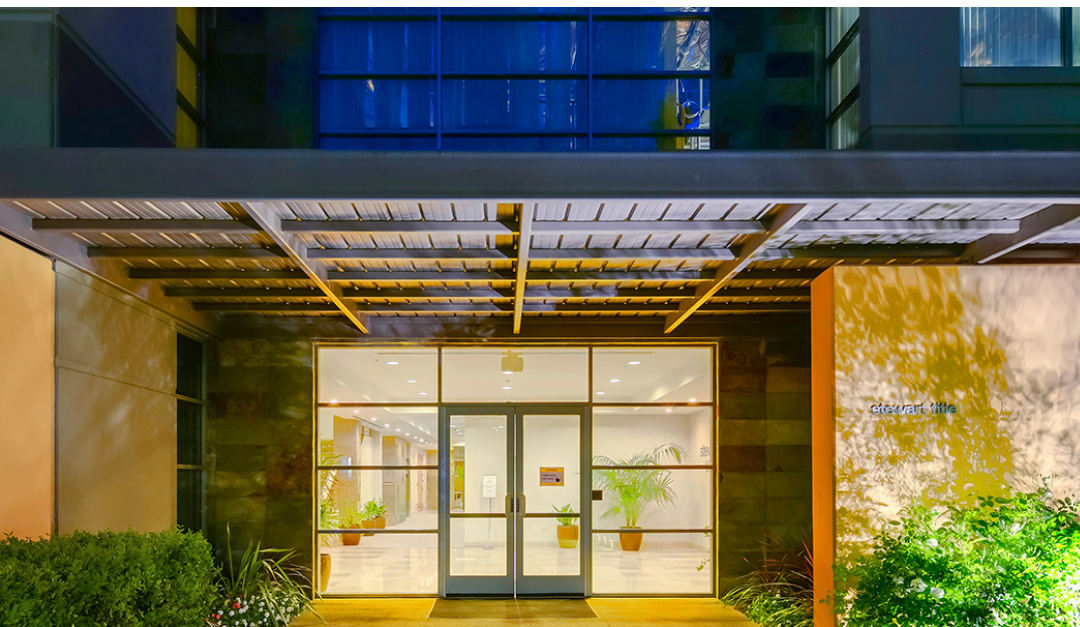
- Modern buildout
- Efficient layout
- Abundant perimeter windows
- High-tech telecommunications infrastructure
- Class "A" lobby and finishes



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FLOOR PLAN

SUITE 120

