

MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

3731 Tibbetts Street, Riverside, CA 92506



Contact Brokers: **RICH ERICKSON** | Senior Vice President | 951.276.3637 | rich.erickson@leeriverside.com | DRE 01219183

ANDREW PEAKE | Senior Vice President/Managing Partner | 951.276.3644 | apeake@leeriverside.com | DRE 01398894


Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

AVAILABLE SUITES

TOTAL SQUARE FEET | ±14,354 RENTABLE SQUARE FEET

Suite	Sq. Ft.	Lease Rate	Description	Video
C	±2,562 SF	\$1.95 PSF MG	Perfectly Designed Move-In Ready Orthodontics Office Available May 1, 2026, DO NOT DISTURB TENANT	



- ±14,354 SF Medical Office Building
- Access to the 91/60/215 Freeways
- 6:1 Parking Ratio
- Located In Downtown Riverside With Numerous Restaurants, Retail Amenities & Business Services

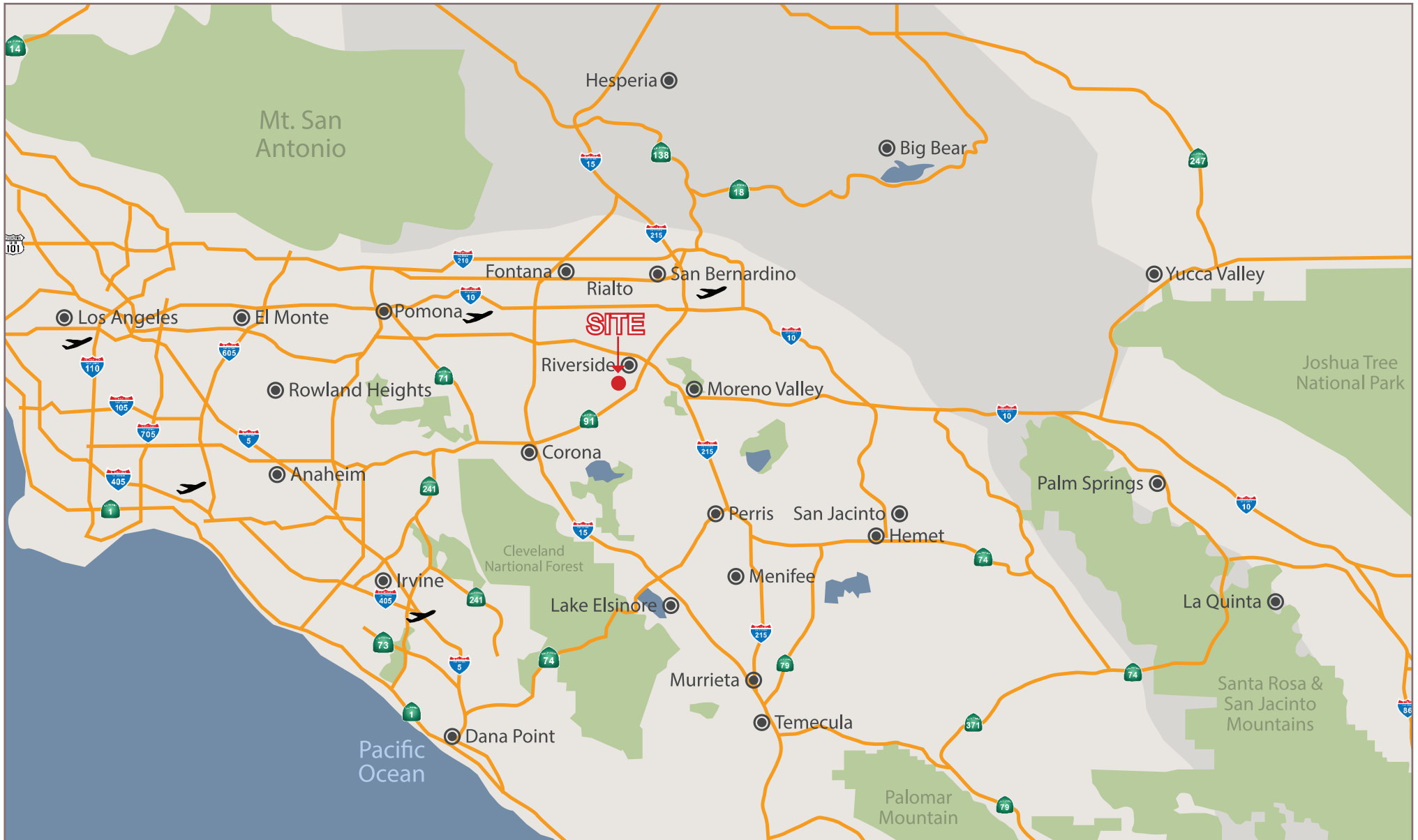
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FLOOR PLAN



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