

# RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

## **THOMAS P. PIERIK, SIOR**

Senior Vice President  
(951) 276-3610  
tpierik@leeriverside.com  
DRE #00982027

## **JOSEPH PIERIK**

Vice President  
(951) 276-3685  
jpierik@leeriverside.com  
DRE #02144961

## **DAVID G. MUDGE, CCIM, SIOR**

Senior Vice President  
(951) 276-3611  
dmudge@leeriverside.com  
DRE #01070762

# RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

3550 Vine Street, Riverside, CA ±45,800 Square Feet Class A Office			
Suite	Square Footage	Lease Rate	Description
203	±940 SF	\$2.60 FSG	Brand New Spec Suite - 2 Offices, Open Area, Work Area
210	±2,100 SF	\$2.50 FSG	5 Private Offices, Conference Room, Breakroom
310	±2,371 SF	\$2.50 FSG	5 Private Offices, Conference Room, Breakroom, Open Area Available August 1, 2026

**FOR MORE PICTURES**



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# RIVERSIDE GATEWAY COMMON AREA REMODEL COMPLETED!



**COMMON  
AREA  
REMODEL  
COMPLETE!**

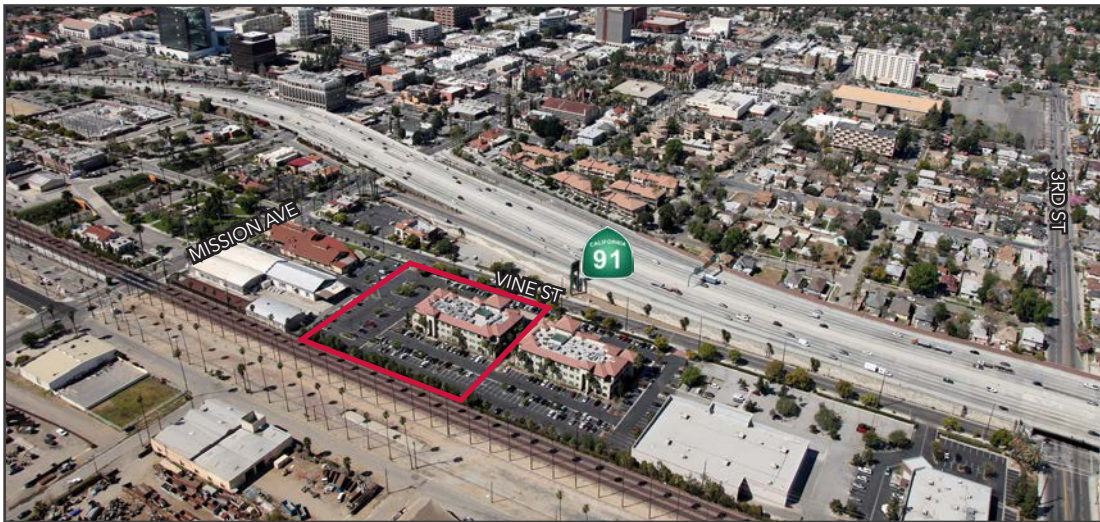
## NEW IMPROVEMENTS

- All new common area finishes – flooring, paint, wall coverings, lighting and artwork
- Exterior landscape upgrades

**Riverside Gateway** is a ±90,154-square-foot Class A office project featuring two (2) 3-story, ±45,000-square-foot professional office buildings. The buildings boast a 2-story atrium lobby, attractive finishes and flexible floorplates. The buildings are equipped with state-of-the-art HVAC and security systems.

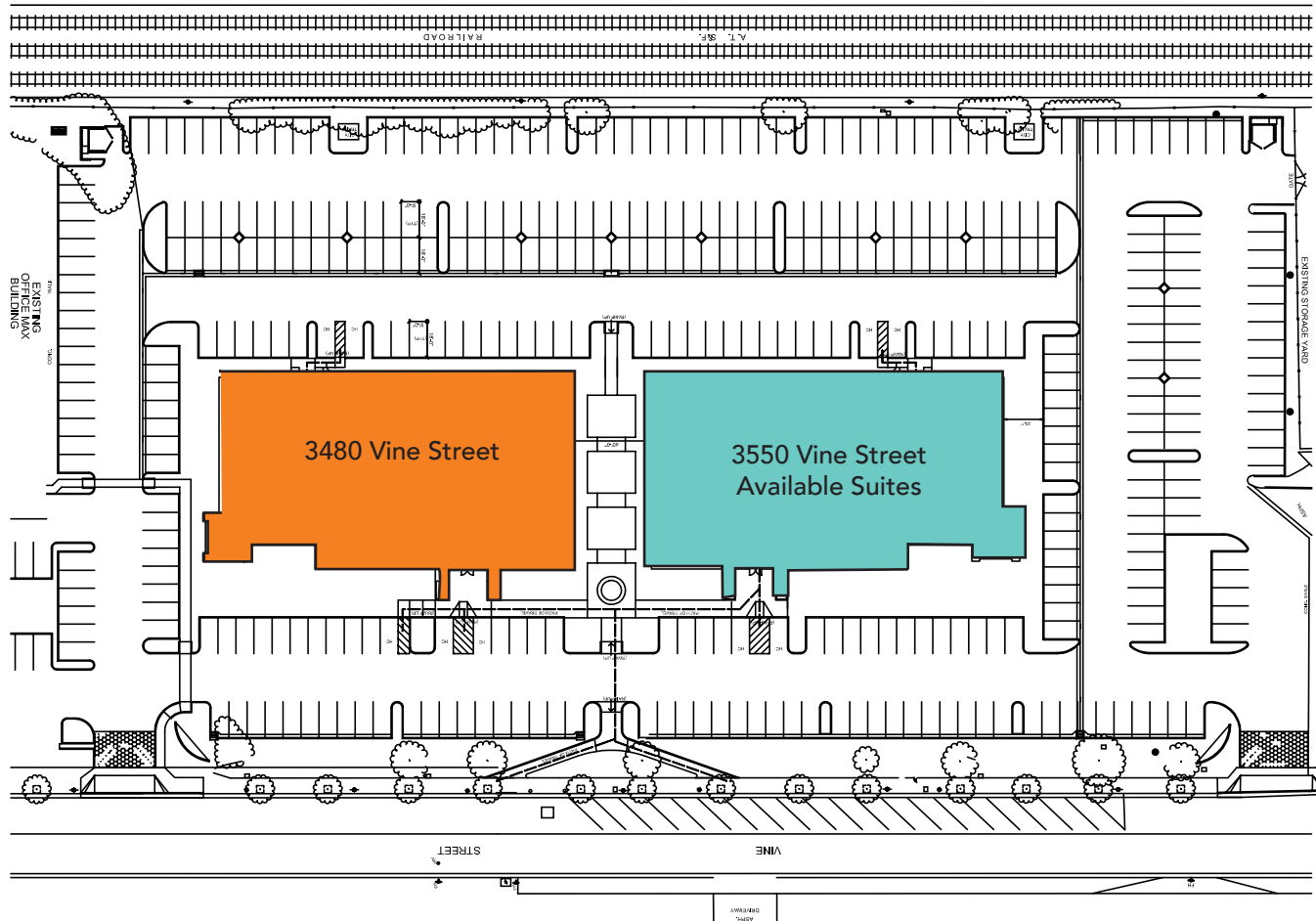
Riverside Gateway is located adjacent to the on/off ramp to the 91 freeway with great visibility at the 60/91/215 freeway interchange, providing direct commutes to/from Los Angeles, Orange, and San Diego Counties.

Riverside Gateway is located in Riverside's downtown civic center within walking distance of numerous restaurants, retail amenities, hotels and business services. The project offers free surface parking at a ratio of 4.56:1,000 - a rare and desirable benefit for a professional office location in the downtown core.



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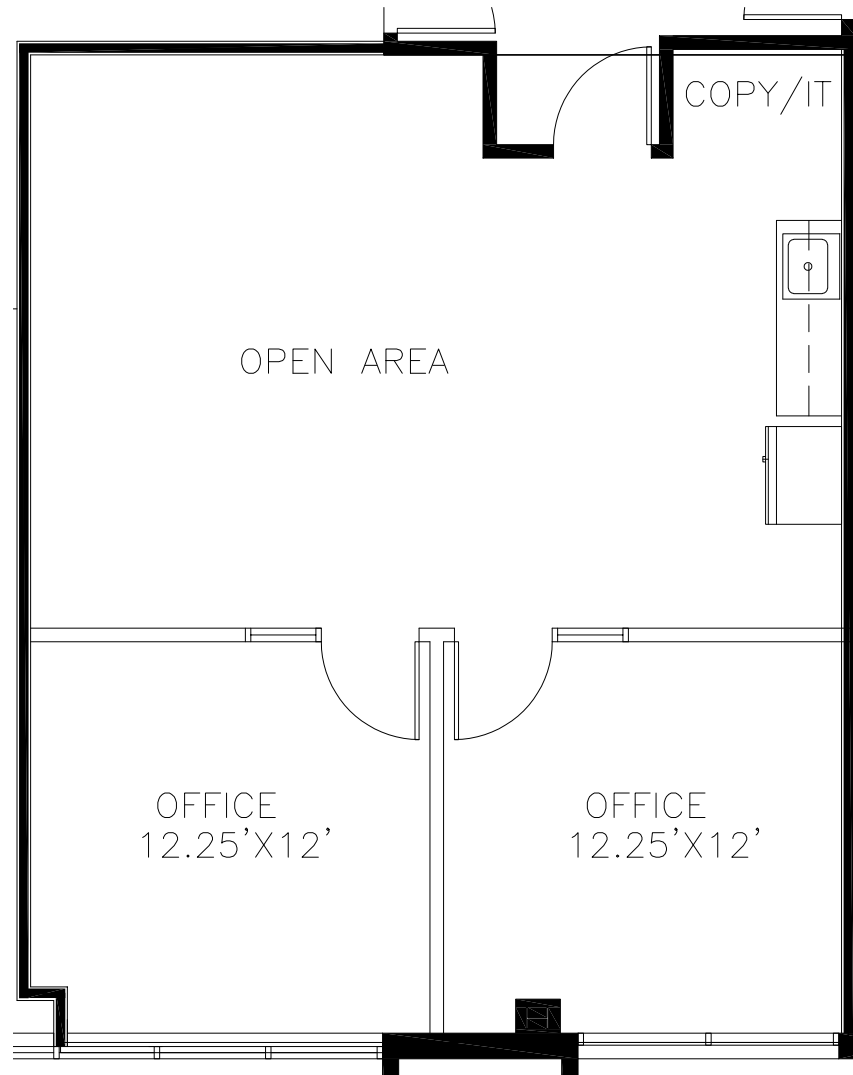
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# RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

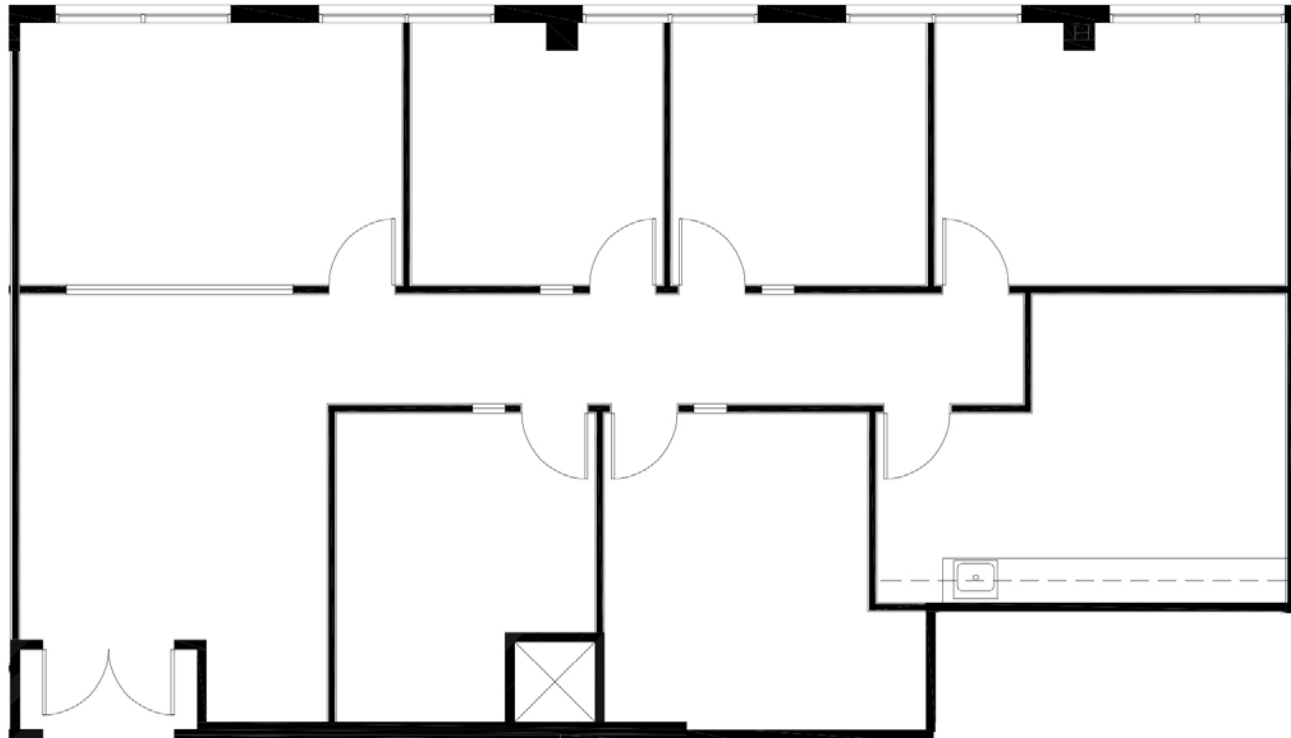
**Suite 203**  
**±940 SF**  
**Spec Suite**



# RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

**Suite 210**  
**±2,100 SF**



# RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

**Suite 310**  
**+2,371 SF**

