

MARKET STREET CORPORATE CENTER

UP TO
±4,009 SF
AVAILABLE



OFFICE SPACE FOR LEASE

2300 MARKET STREET
RIVERSIDE, CA 92501

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY

- ▶ **Market Street Corporate Center is a 133,577-square-foot Class A office project featuring one (1) 6,290-square-foot medical/office building and two (2) 3-story, ±63,500-square-foot professional office buildings. The 3-story 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.**
- ▶ **Market Street Corporate Center is located adjacent to the on/off ramp to the 60 freeway with great visibility at the 60/91/215 freeway interchange, providing direct commutes to/from Los Angeles, Orange, and San Diego Counties.**
- ▶ **Market Street Corporate Center is in immediate proximity to Riverside's downtown civic center with numerous restaurants, retail amenities, hotels and business services. The project offers free surface parking at a ratio of 4:1,000 - a rare and desirable benefit for a professional office location in the downtown core.**

AVAILABLE SUITES

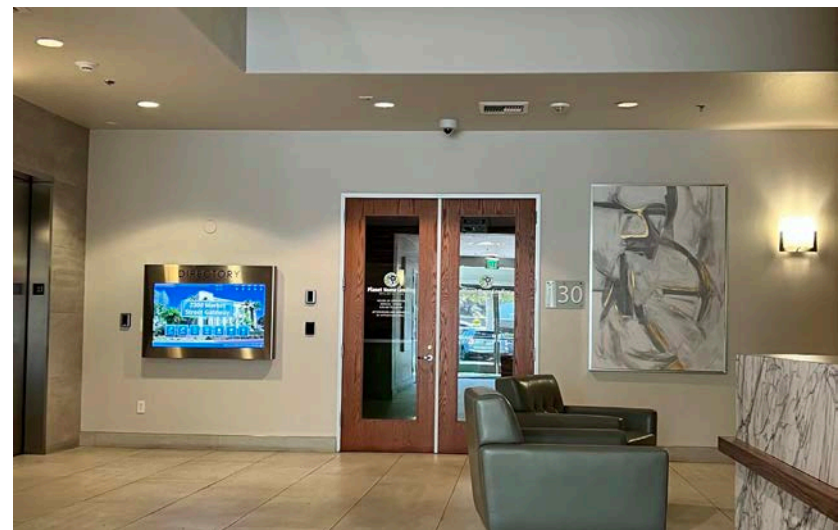
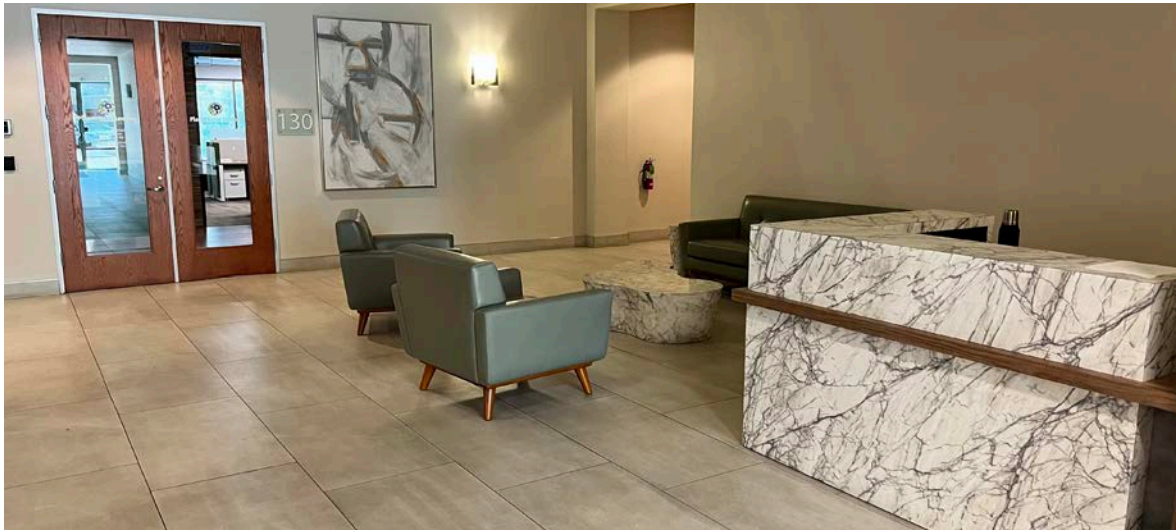
Suite Number	Size SF	Lease Rate	Build-Out
170*	1,701 SF	\$2.40 PSF FSG	NEW SPEC SUITE - 3 Private Offices, Open Area, Storage Room, Coffee Bar
160*	1,723 SF	\$2.40 PSF FSG	NEW SPEC SUITE - 3 Private Offices, Open Area, Storage Room, Coffee Bar
130	4,009 SF	\$2.30 PSF FSG	Multiple Private Offices, Open Office, Breakroom, Conference Room, Storage

*Can be combined up to 3,424 SF

PROPERTY PHOTOS



INTERIOR PHOTOS



FIRST FLOOR

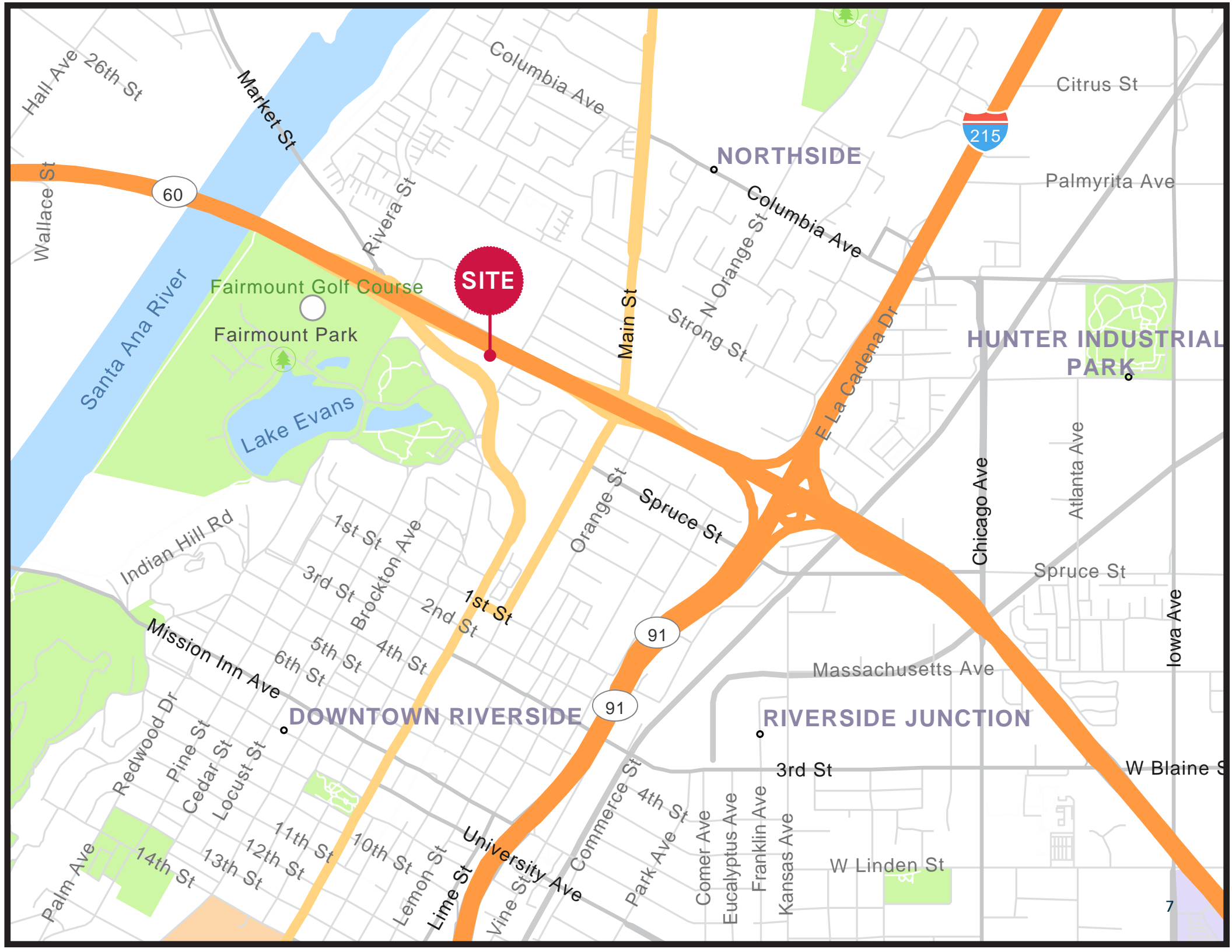


MARKET STREET
CORPORATE CENTER





Market Street to Downtown Center 1 mile



SITE

NORTHSIDE

HUNTER INDUSTRIAL PARK

DOWNTOWN RIVERSIDE

RIVERSIDE JUNCTION

Hall Ave 26th St

Market St

Columbia Ave

Citrus St

Palmyrita Ave

Fairmount Golf Course

Fairmount Park

Lake Evans

HUNTER INDUSTRIAL PARK

Wallace St

60

Rivera St

SITE

Main St

NORTHSIDE

Columbia Ave

215

Strong St

N Orange St

F La Cadena Dr

Atlanta Ave

Iowa Ave

Orange St

Spruce St

Chicago Ave

Spruce St

Indian Hill Rd

1st St

3rd St

5th St

6th St

Brockton Ave

2nd St

1st St

91

91

Massachusetts Ave

DOWNTOWN RIVERSIDE

91

RIVERSIDE JUNCTION

Mission Inn Ave

6th St

5th St

Brockton Ave

2nd St

1st St

3rd St

W Blaine St

Palm Ave

14th St

13th St

11th St

12th St

10th St

Lime St

University Ave

Vine St

Commerce St

Park Ave

Comer Ave

Eucalyptus Ave

Franklin Ave

Kansas Ave

W Linden St

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MARKET STREET CORPORATE CENTER



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 4193 Flat Rock Drive, Suite 100 - Riverside, CA 92505
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