



TOWERS at *RIVERWALK*

4204 & 4210 Riverwalk Parkway, Riverside, CA



TOWERS AT RIVERWALK				
TOTAL SQUARE FEET ±68,027 RENTABLE SQUARE FEET				
Address	Suite	Sq. Ft.	Description	Floor Plan
4204	400	±24,980	DIVISIBLE - Double Door Reception Area, Multiple Offices, Open Area; Extensive Glass Line	
4210	100	±8,383	Reception Area, Two (2) Conference Rooms, Nine (9) Window Offices, Open Area, Breakroom, Storage Room, Open Area	

LEASE RATE \$2.75 PSF
LEASE TYPE Full Service Gross
RENT ADJUSTMENTS Four percent (4%) per year
LEASE TERM Five (5) to Ten (10) years

TOWERS at RIVERWALK
 4204 & 4210 Riverwalk Parkway Riverside, CA 92505



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ANDREW PEAKE
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Property Highlights

Towers at Riverwalk (the “Towers”), a two-building, Class “A”, multi-tenant office complex located in Riverside, California. Considered best-in-class within the Riverside and Corona submarkets, the Towers features a high-image, campus-like setting, above-market parking, efficient floor plates , and walkable amenities.

The Towers benefits from a strategic location within Riverside, on the border of Corona, with direct access to major transportation corridors providing superior access to Orange County and Los Angeles. In addition, the location provides close proximity to the region’s executive housing and over 4.8 million square feet of regional retail amenities within a 2 mile radius.

- Campus-like setting, Walkable Retail Services & Restaurants
- Lush Landscaping Including Lakes & Streams with
- Exterior Fountain and Seating
- Abundant 4.2:1 Parking Ratio
- Contemporary Architecture with High Class Lobbies
- State-of-the-Art Building Systems
- Easy Access to the Inland Empire, Orange County, and the Rest of Southern California

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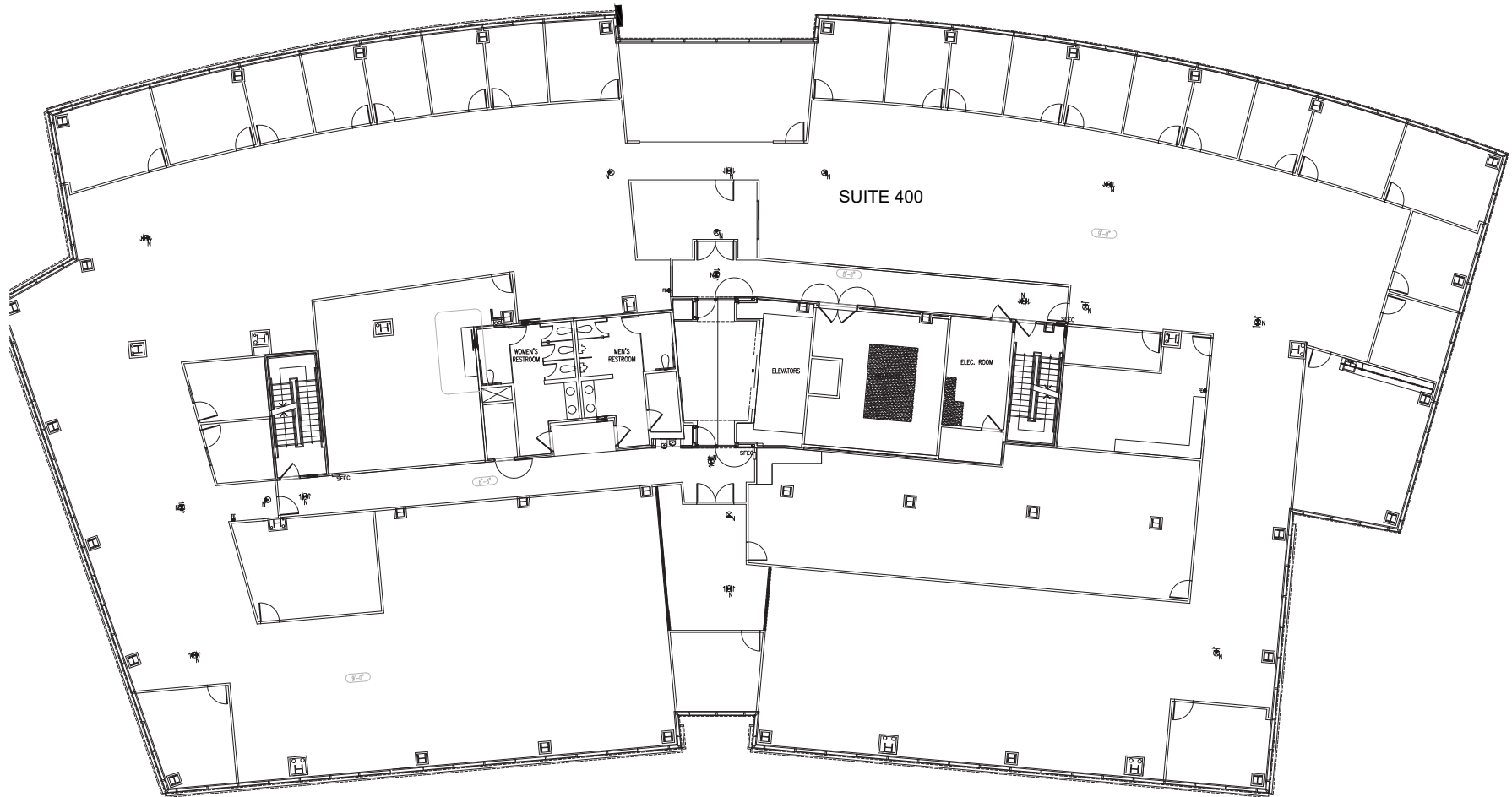
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FOURTH FLOOR PLAN

4204 RIVERWALK PARKWAY



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FIRST FLOOR PLAN



4210 RIVERWALK PARKWAY



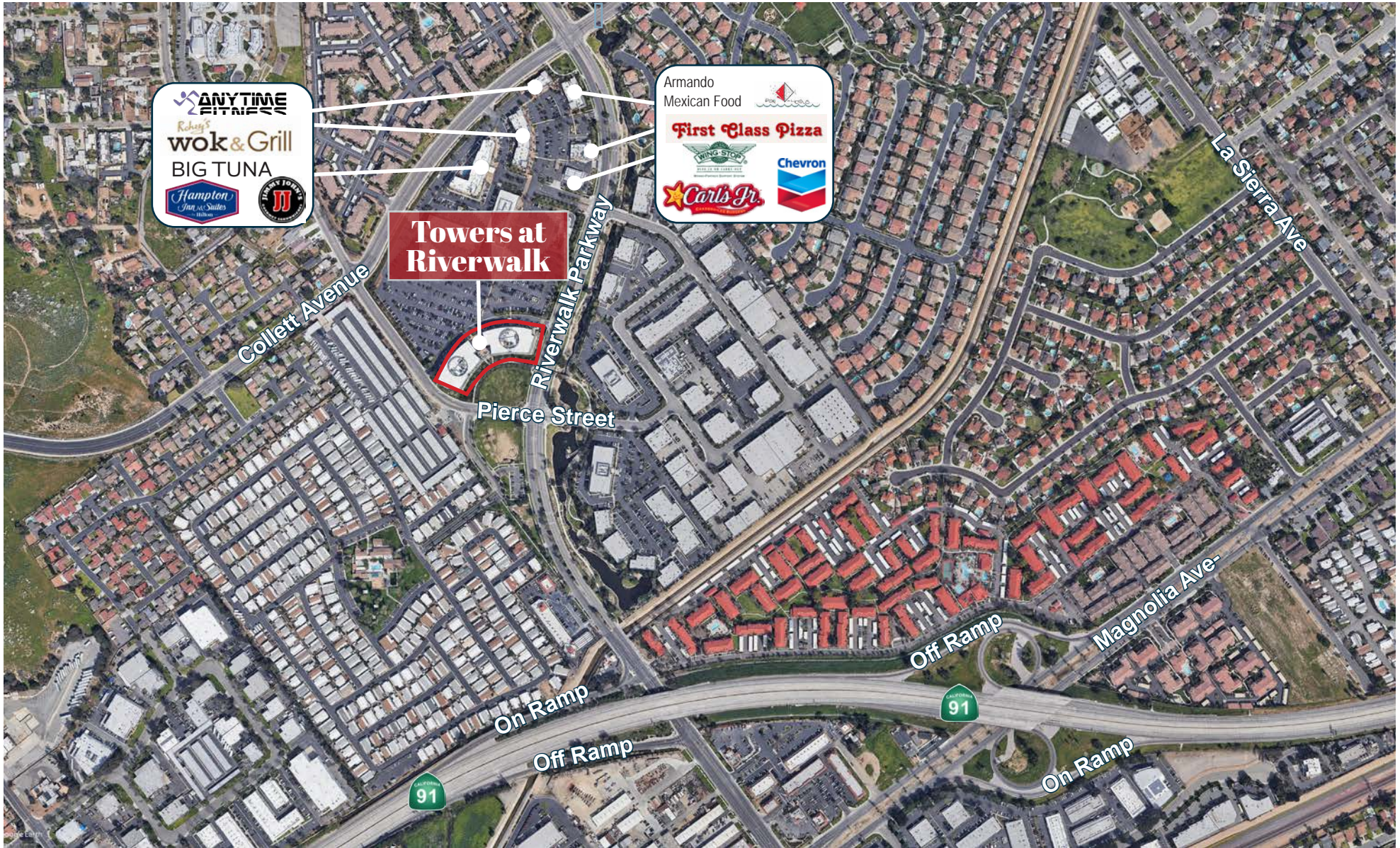
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