MISSION LAKE CENTER 3600 LIME STREET

RIVERSIDE | CA 92501

3600 BLDG 3



MISSION LAKE CENTER AVAILABILITY

BUILDING 1

Suite	Suite SF	Lease Rate
114	603 SF	\$2.50 PSF
121	597 SF	\$2.50 PSF

Floor Pla	an
FI	
ELL	VIDEO

BUILDING 2

Suite	Suite SF	Lease Rate

CO-WORKING/EXECUTIVE SUITE SPACE

BUILDING 3

Suite	Suite SF	Lease Rate
314	2,965 SF	\$2.25 PSF
323/325	2,320 SF	\$2.25 PSF

E	VIDEO
E	VIDEO

BUILDING 4

Lease Rate

100% Leased

LEASE TYPE	Full Service Gross (FSG)
RENT INCREASES	3% Annually
TERM	2 - 5 Years
PARKING	4:1,000
TENANT IMPROVEMENTS	Negotiable



Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055 Contact Broker's: Andrew Peake | DRE #01398894 | 951.276.3644 | Rich Erickson | DRE #01219183 | 951.276.3637 Mason Wilson | DRE #02163918 | 951.276.3603

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.

BUILDING 5

Suite	Suite SF	Lease Rate
512	4,284 SF	\$2.25 PSF
522	2,759 SF	\$2.25 PSF
523	1,144 SF	\$2.25 PSF
525	692 SF	\$2.25 PSF

BUILDING 6

Suite	Suite SF	Lease Rate
611	1,010 SF	\$2.25 PSF
623	1,002 SF	\$2.25 PSF

BUILDING 7

Suite	Suite SF	Lease Rate
716	1,251 SF	\$2.25 PSF

Floor I	Plan
EL	Ŋ

Rate



(FT)	
EL	VIDEO
F	
EL	VIDEO

Floor Plan

MISSION LAKE CENTER

1 TH

ONIOFF PAMP

12.

3600 LIME STREET | RIVERSIDE

ONIOFF RAMP

LIME ST

1

MISSION INN AVE





5

VINE

PROPERTY HIGHLIGHTS

- Two Story Professional Office Park
- Downtown Riverside Location
- On-Site Restaurant
- Flexible Suite Sizes
- Free Common Area Conference Center
- Free Surface Parking
- Freeway Visible Signage
- On-Site Management



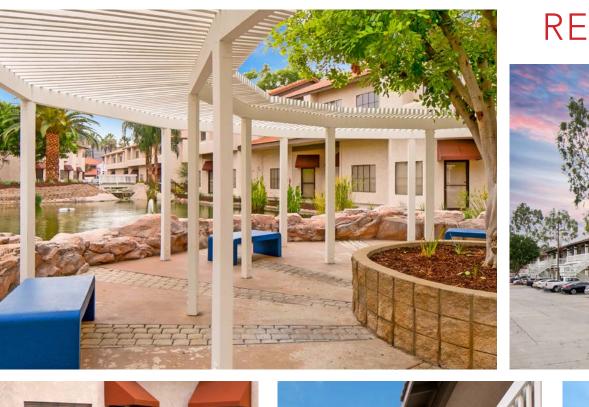












RECENTLY RENOVATED











ANDREW PEAKE | RICH ERICKSON | MASON WILSON apeake@leeriverside.com | rich.erickson@leeriverside.com | mwilson@leeriverside.com

DRE #01398894 | DRE #01219183 | DRE 02163918

INTERIOR PHOTOS













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ANDREW PEAKE Senior Vice President 951.276.3644

BLDG 5

apeake@leeriverside.com DRE #01398894

RICH ERICKSON

Senior Vice President 951.276.3637 rich.erickson@leeriverside.com DRE #01219183

MASON WILSON

Associate 951.276.3603 mwilson@leeriverside.com DRE #02163918

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