



# Secure Choice Plaza

1650 Spruce Street, Riverside, CA 92507

**REID SISSON**  
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**LINDSAY MINGEE**  
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**DAVE MUDGE, SIOR**  
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## Secure Choice Plaza

# Property Highlights

Innovation Center is a Five story class A office building, located in Downtown Riverside California. Riverside is only 53 miles to Los Angeles and 40 miles to Orange County. The Mission Inn Museum details the history of the Mission Inn, a grand hotel built in the Mission Revival style. Nearby, the Riverside Metropolitan Museum is dedicated to regional history, culture and nature. The Riverside Art Museum shows local and international works. To the southeast, the March Field Air Museum displays military aircraft, including rare jets.

- ±61,135 total SF
- Freeway visible signage available to qualified tenants
- Two (2) onsite restaurants
- Landmark building featuring blue reflective glass and gray slate exterior
- Recently renovated HVAC system and common area upgrades
- Two (2) story lobby
- Dynamic location at the corner of Spruce Street and Chicago Avenue in Hunter Park
- Prominent location with visibility from the 60/215 Freeways
- Professional business environment
- Abundant free parking
- Immediate occupancy available

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DOWNTOWN  
RIVERSIDE  
The gem of the City

91

CALIFORNIA  
60

163,302 CPD

Secure  
Choice Plaza

Spruce St 15,709 CPD

SUSHI BAR

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**LEE & ASSOCIATES**  
MUDGE TEAM  
COMMERCIAL REAL ESTATE ADVISORS

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Choice Plaza

**AVAILABILITIES**

FLOOR	SUITE	SF
1st	Fully Leased	
2nd	Fully Leased	
3rd	Fully Leased	
4th	Fully Leased	
5th	Fully Leased	
<b>\$2.05 PSF Full Service Gross</b>		

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## REID SISSON

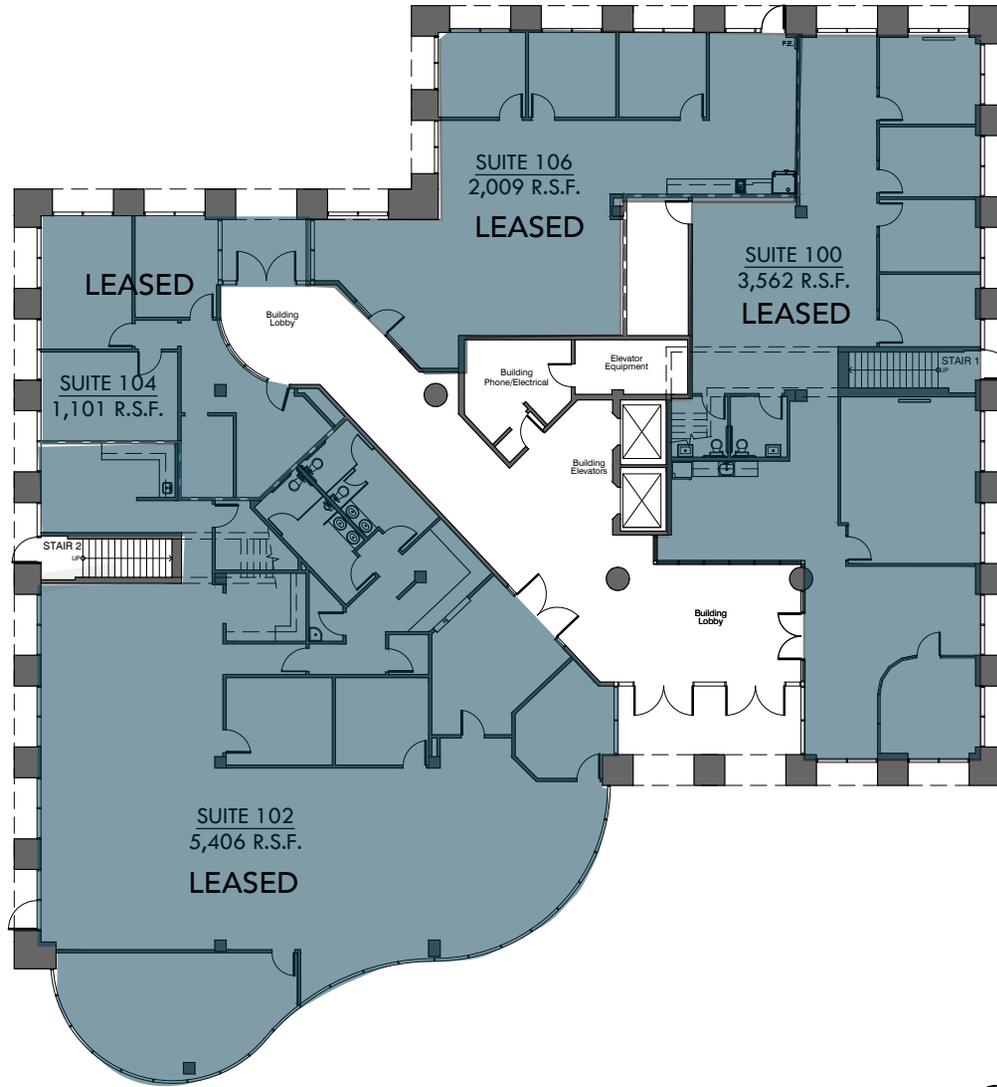
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**1ST FLOOR AS-BUILT**



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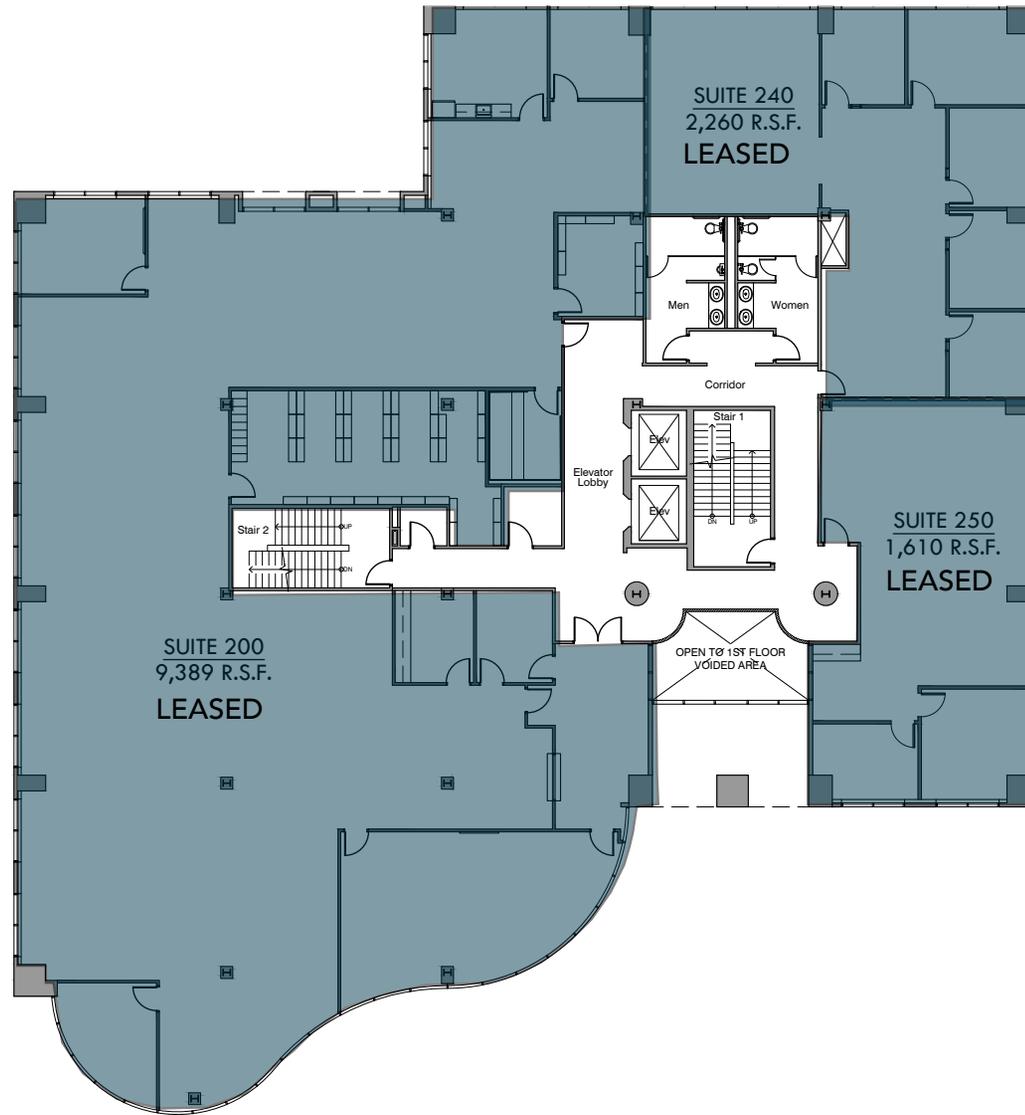
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2ND FLOOR AS-BUILT



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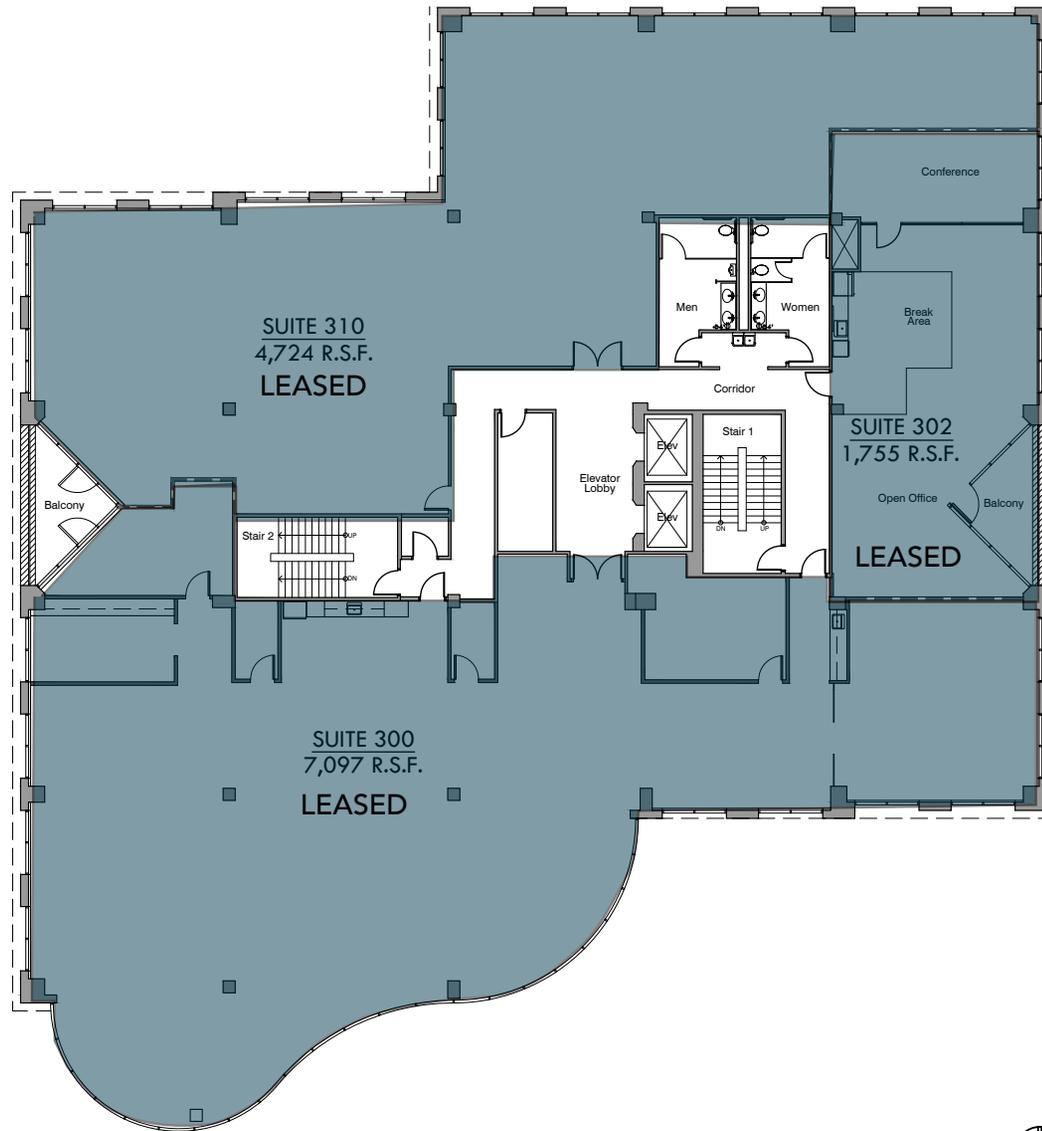
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**3RD FLOOR AS-BUILT**



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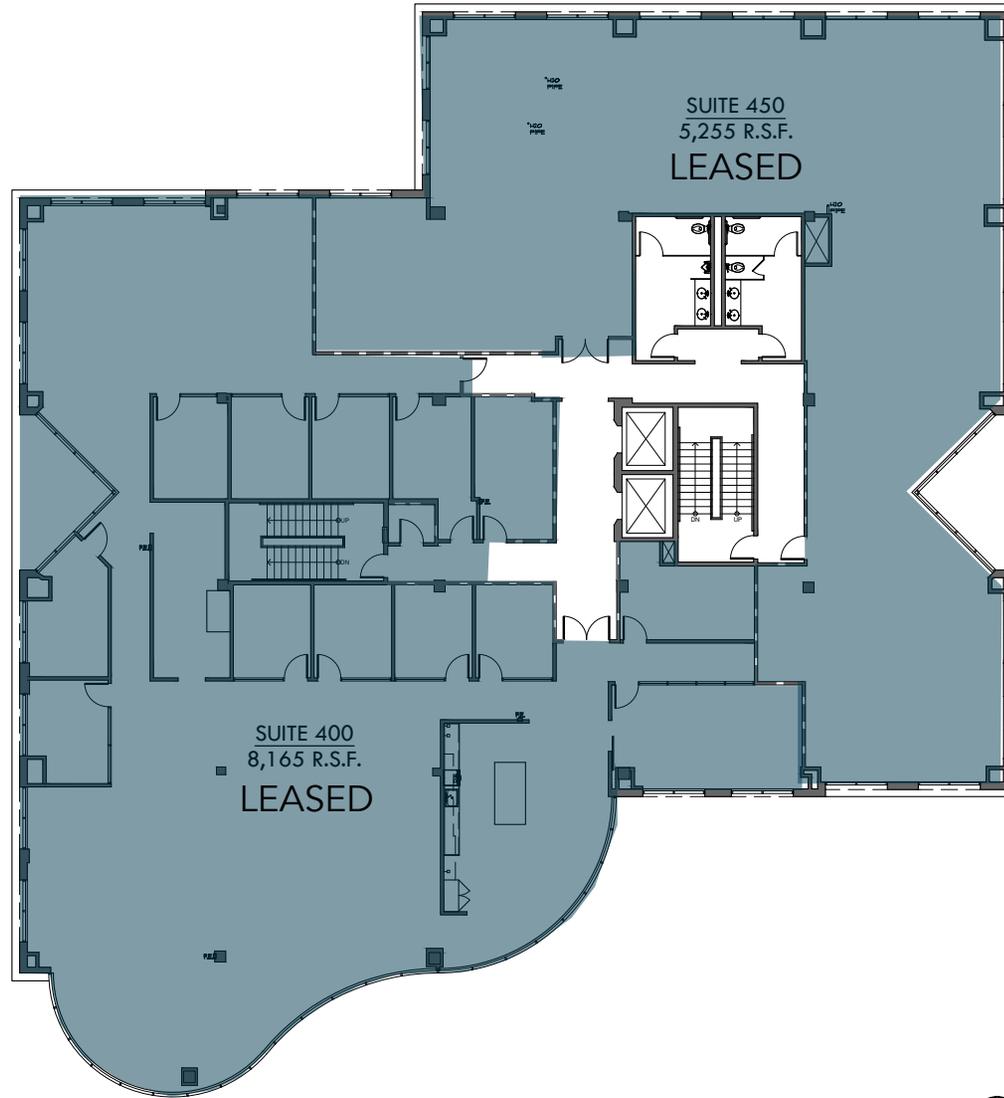
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4TH FLOOR AS-BUILT



NORTH

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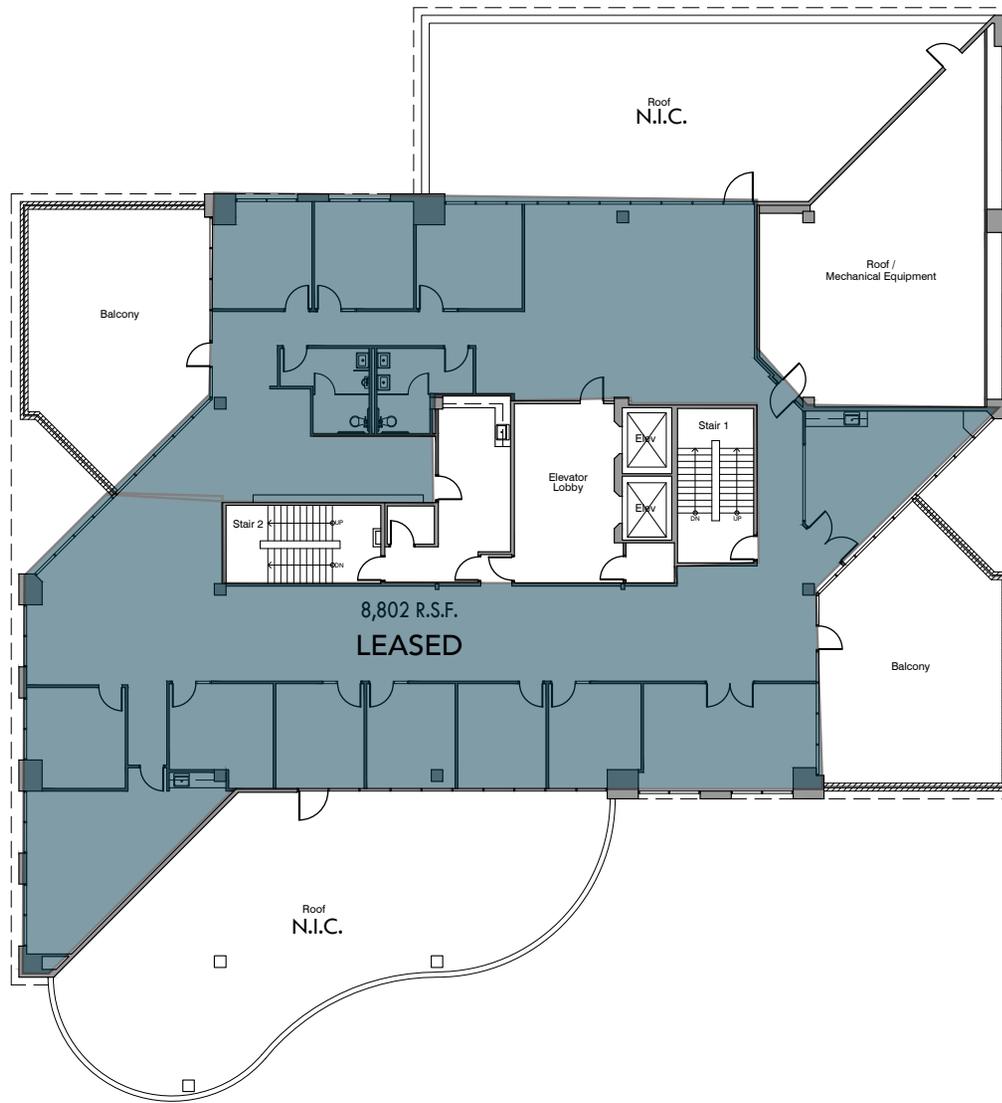
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**5TH FLOOR AS-BUILT**



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