

CITRUS TOWER

3390 UNIVERSITY AVENUE, RIVERSIDE, CA
Downtown Riverside's Newest, Class A Tower



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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.

AVAILABILITIES

Total Building RBA ±137,122

FIRST FLOOR - LEASED

Suite 125	1,785 SF	TBD	\$3.50 PSF
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SECOND FLOOR - LEASED

THIRD FLOOR - LEASED

FOURTH FLOOR

Suite 460	3,322 SF*	Built-Out	\$3.50 PSF
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Suite 480	5,406 SF*	Built-Out	\$3.50 PSF
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FIFTH FLOOR - LEASED

SIXTH FLOOR - LEASED

* Up to 8,728 SF Continuous

RATE INCREASE: 3% Annually

LEASE TERM: 5 - 10 Years

PARKING: 4:1000 Usable Square Footage
\$110/Month Per Reserved Space
\$80/Month Per Unreserved Space

TENANT IMPROVEMENTS: Negotiable on Built-Out Space

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BUILDING FEATURES

- New, 6-story Class A office tower containing approximately 137,122 sf
- Located in the heart of historic downtown Riverside, California
- Freeway-visible building signage
- Immediate 91 freeway access
- Well-served by numerous restaurants, retail amenities, business services, hotels, entertainment, and transportation services
- Secured, subterranean parking with 4:1000 per usable square foot
- Enclosed, outdoor terrace for tenant use
- Walking distance to state and federal courts, civic center, county administrative center, convention center and hospital

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PROPERTY PHOTOS



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

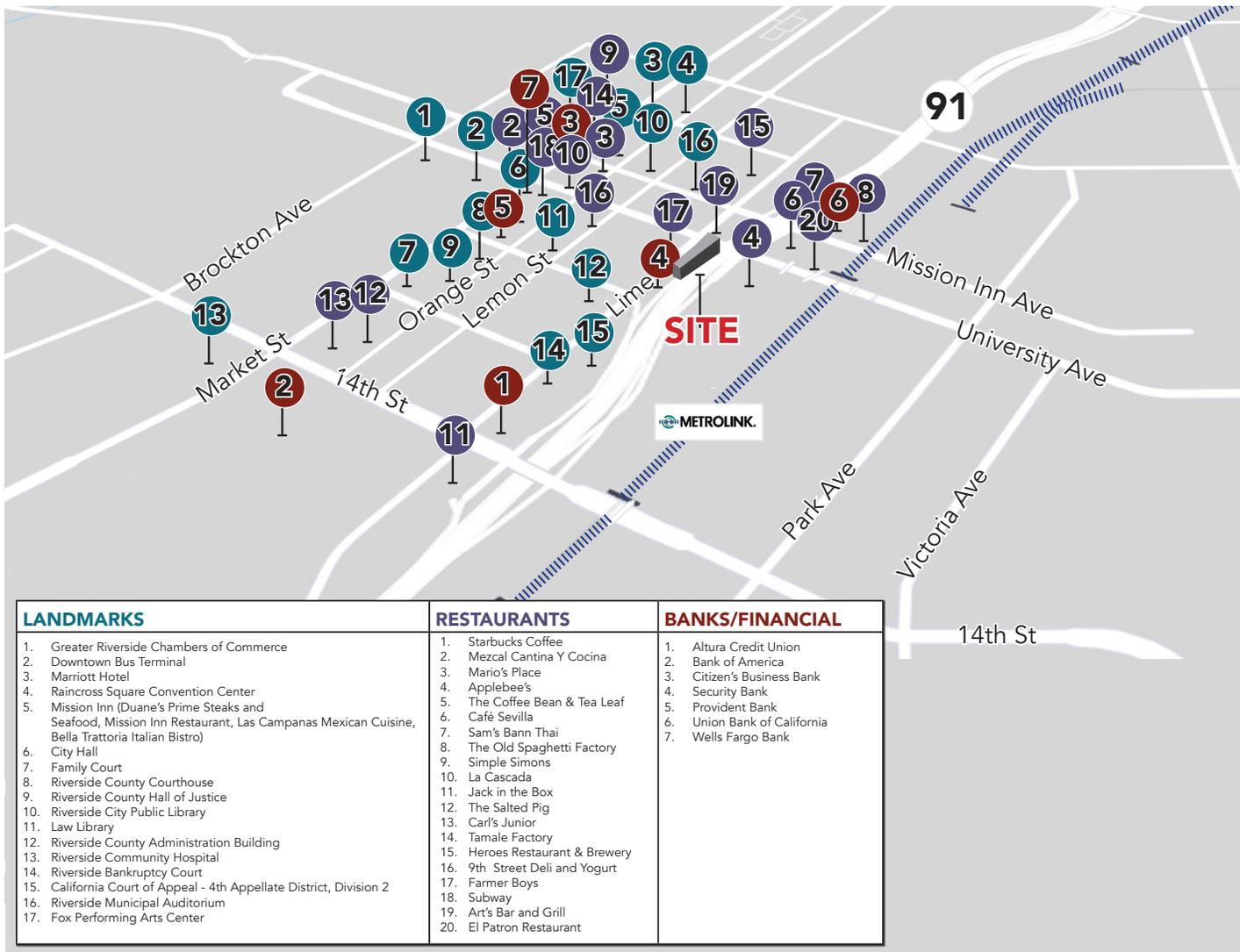
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AMENITIES MAP



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FIRST FLOOR

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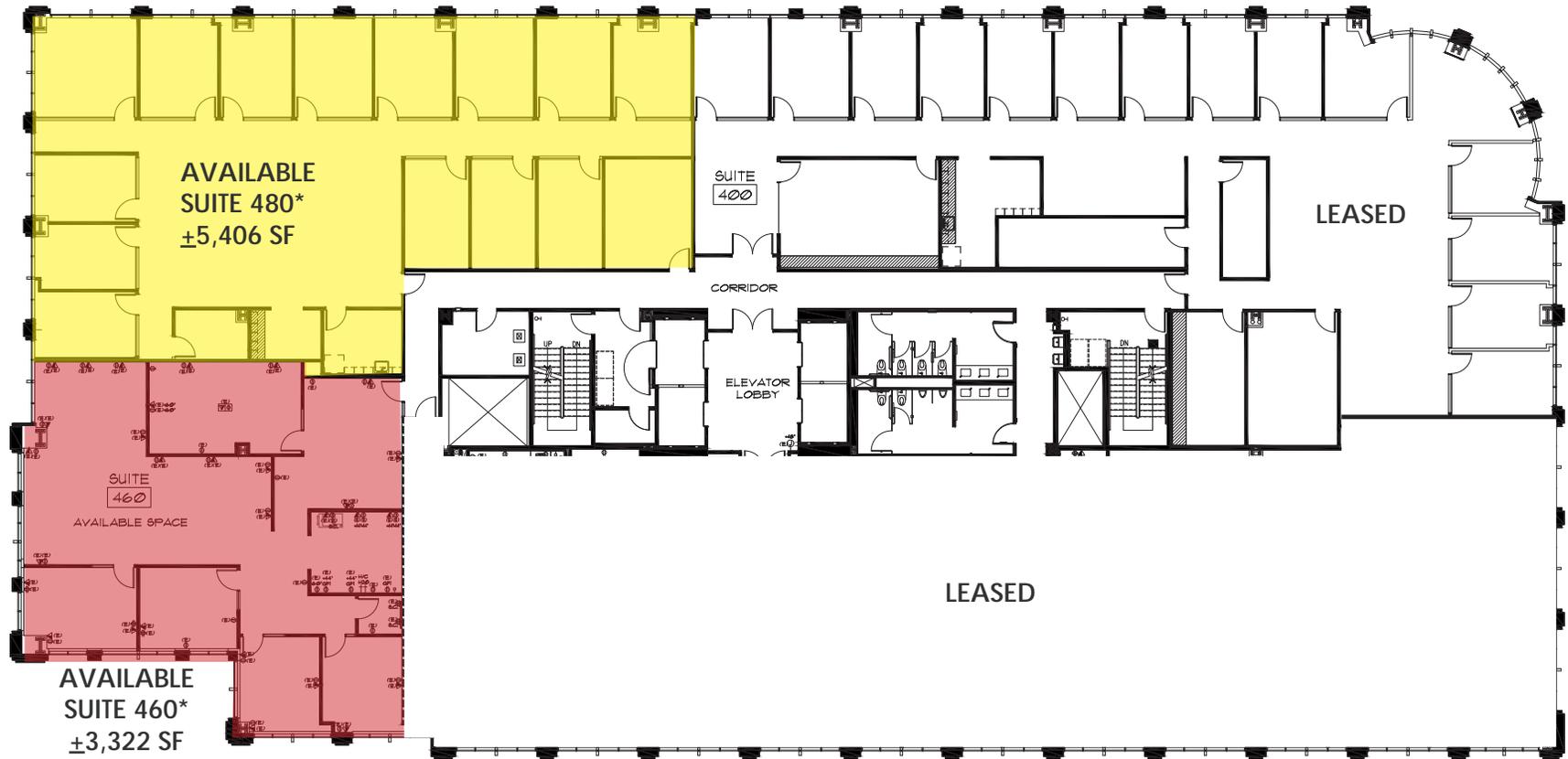
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FOURTH FLOOR

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*UP TO ±8,728 SF CONTINUOUS



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