

MISSION GROVE CORPORATE PLAZA

ABILITY TO PARK OVER 8:1



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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7880 MISSION GROVE PARKWAY S
RIVERSIDE, CA 92508

MISSION GROVE CORPORATE PLAZA

MISSION GROVE CORPORATE PLAZA AVAILABILITIES

| Address | Sq. Ft. | Lease Rate | Description |
|--|---------|------------|---|
| *7880 | ±24,807 | \$2.15 PSF | Entire building available, divisible to ±5,000 SF and smaller |
| *Additional secured parking available if needed at additional cost | | | |

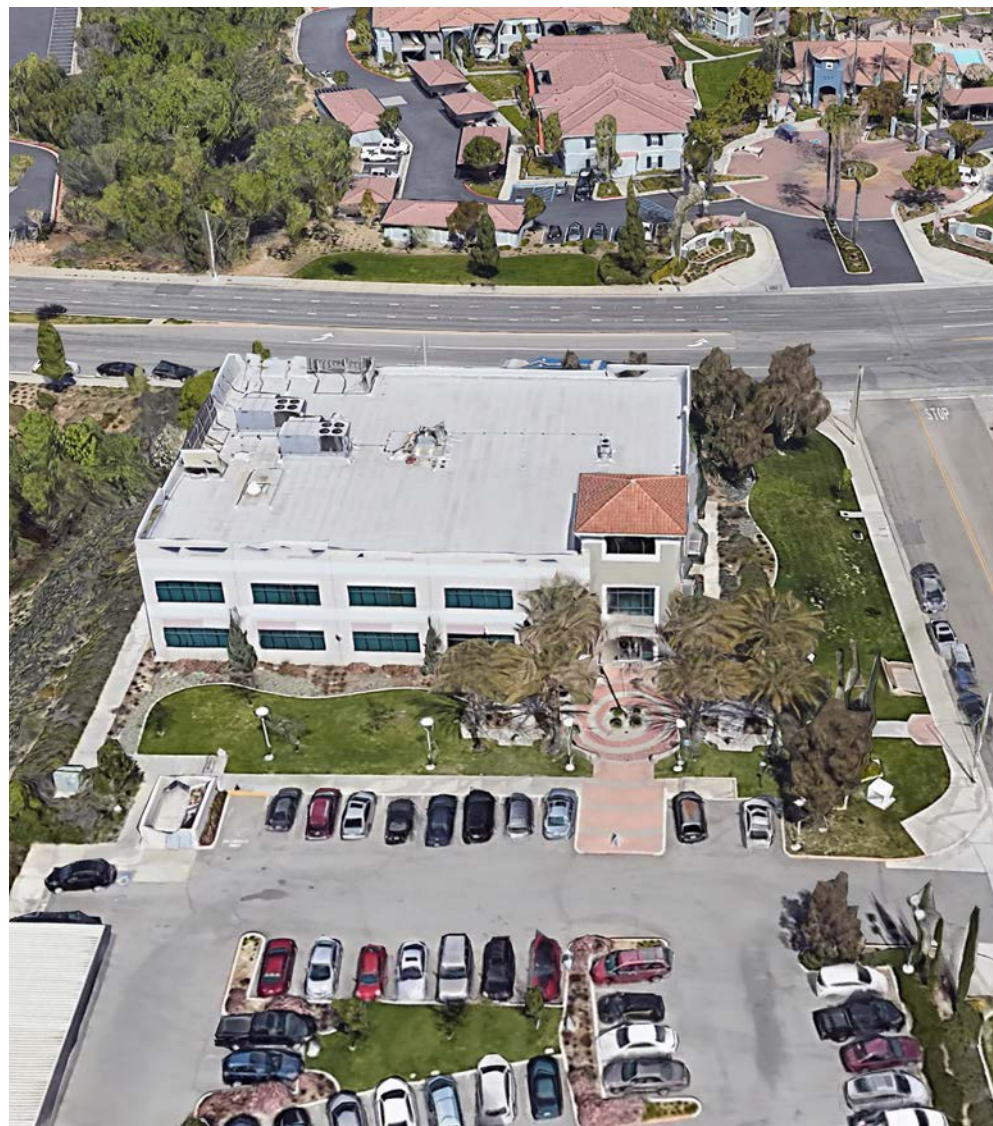
| | |
|---------------------|----------------------------|
| LEASE TYPE | Full Service Gross |
| RENT ADJUSTMENTS | Four Percent (4%) Per Year |
| LEASE TERM | Five (5) to Ten (10) Years |
| TENANT IMPROVEMENTS | Negotiable |

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PROPERTY HIGHLIGHTS

- Professional Office Park with High Quality Construction with Class A Finishes
- Located in the Thriving Mission Grove Submarket in a Distinguished Area of East Riverside Near Retail, Schools, Parks, Businesses, and the Popular Residential Neighborhoods of Mission Grove, Orangecrest and Woodcrest
- Excellent Access to the I-215 Freeway Near CA-60/215 Interchange
- Expansive, Thriving Industrial Zone Nearby
- Well-Served by Public Transportation



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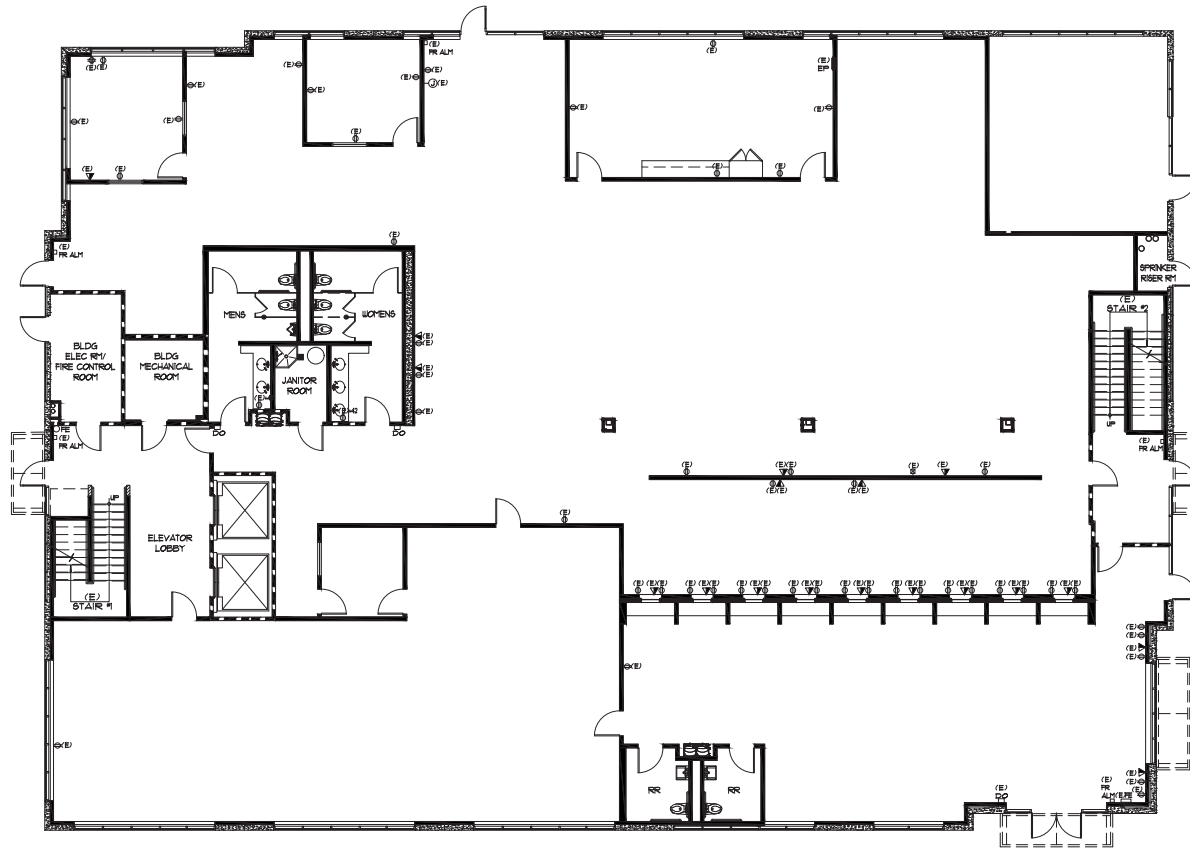


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FIRST FLOOR - 7880 MISSION GROVE PKWY S

CURRENT "AS BUILT" PLANS



FIRST FLOOR

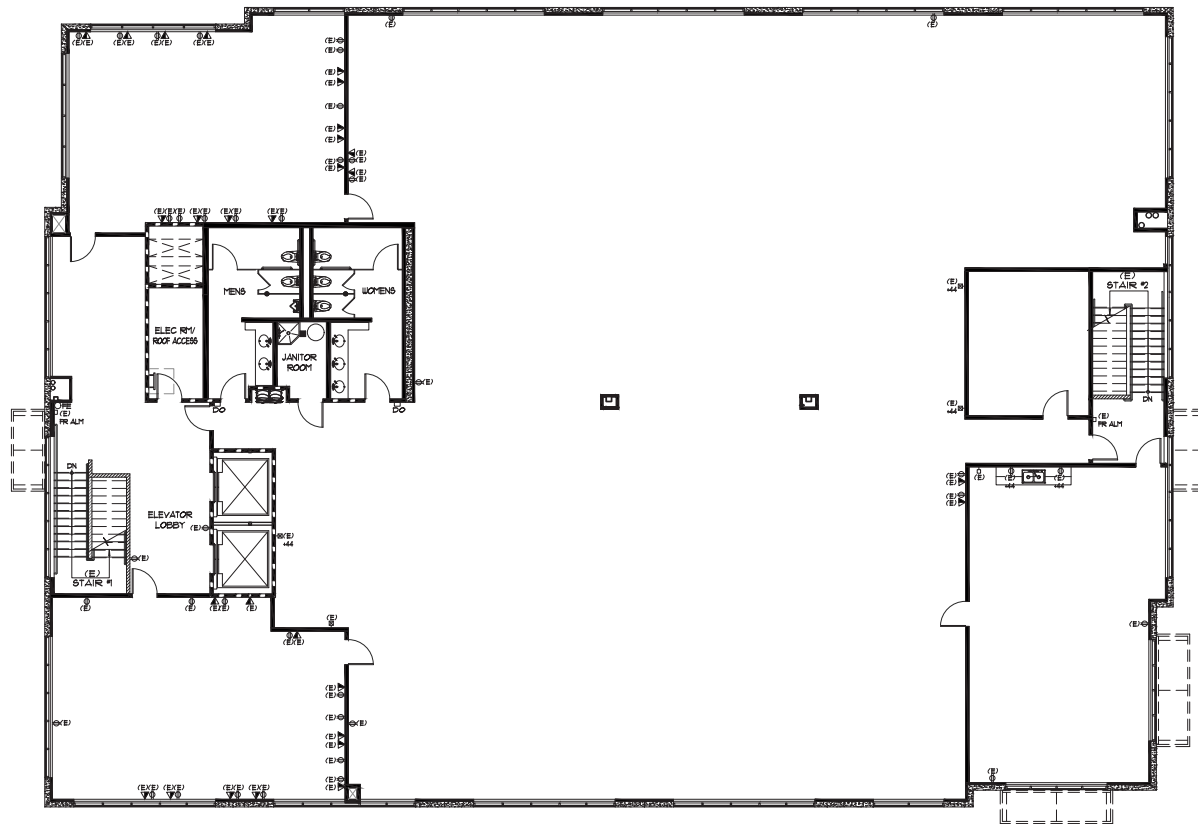


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SECOND FLOOR - 7880 MISSION GROVE PKWY S

CURRENT "AS BUILT" PLANS



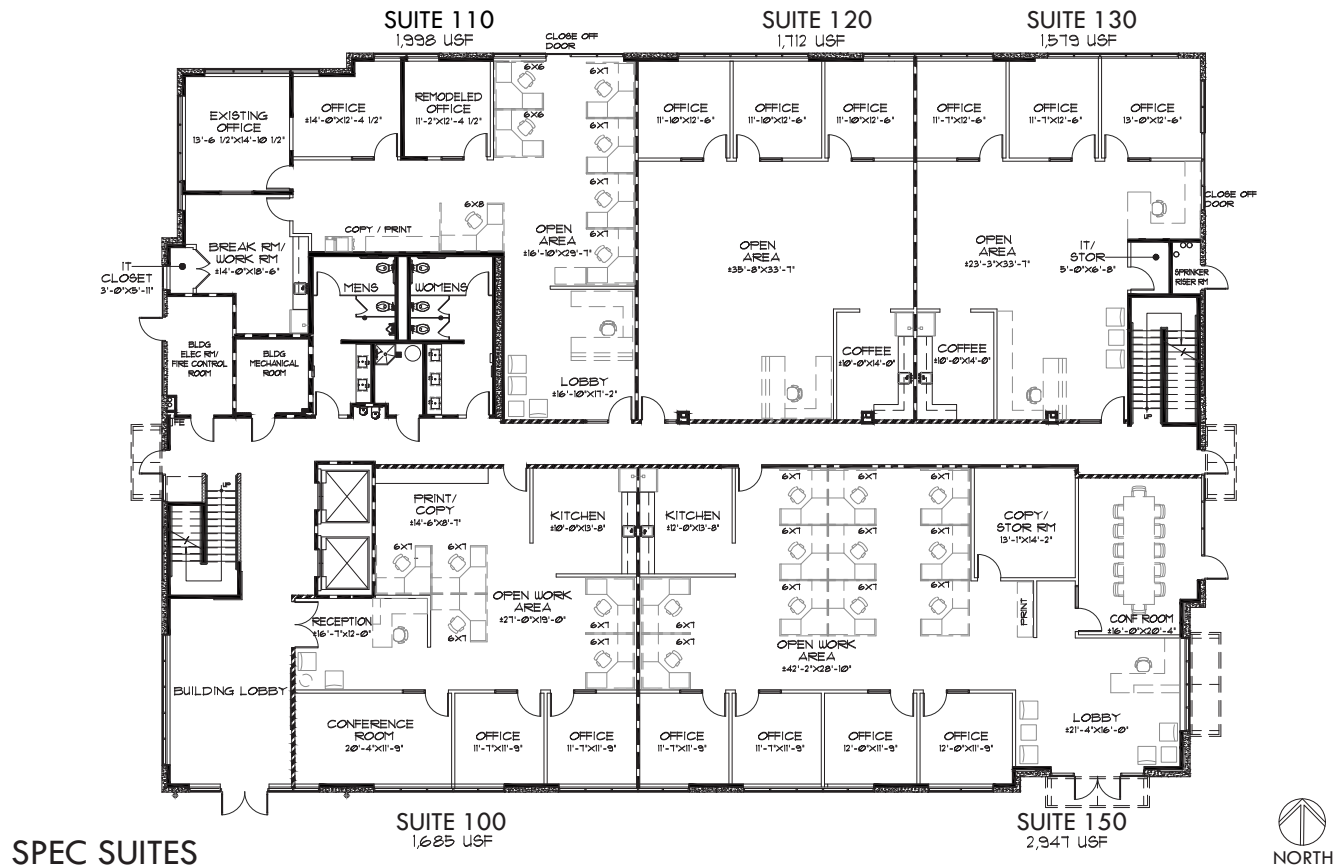
SECOND FLOOR



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PROPOSED FIRST FLOOR - 7880 MISSION GROVE PKWY S

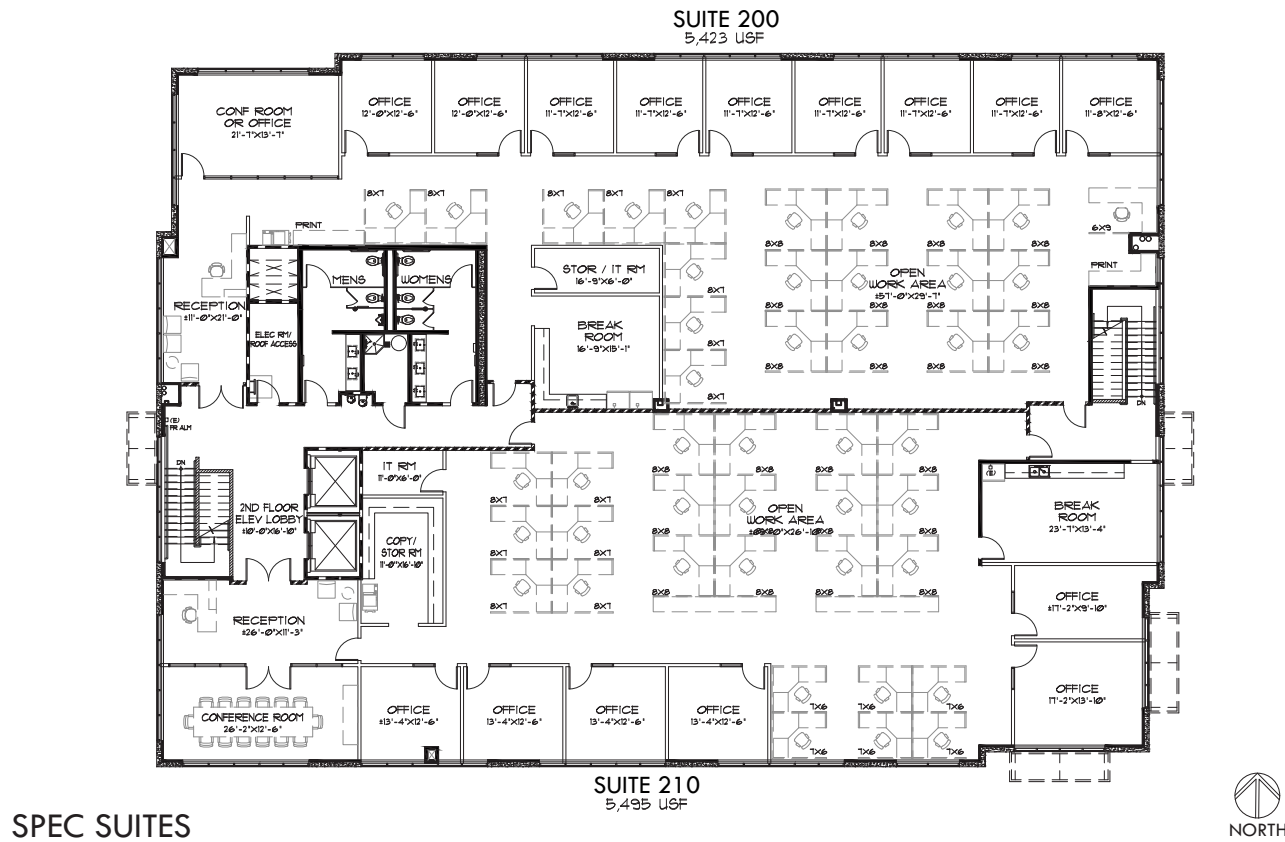


* PROPOSED FLOOR PLAN; COST TO BUILD OUT THE SPACE TO BE DETERMINED

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PROPOSED SECOND FLOOR - 7880 MISSION GROVE PKWY S



* PROPOSED FLOOR PLAN; COST TO BUILD OUT THE SPACE TO BE DETERMINED

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ADDITIONAL PARKING ACROSS THE STREET FROM 7880 MISSION GROVE PARKWAY S



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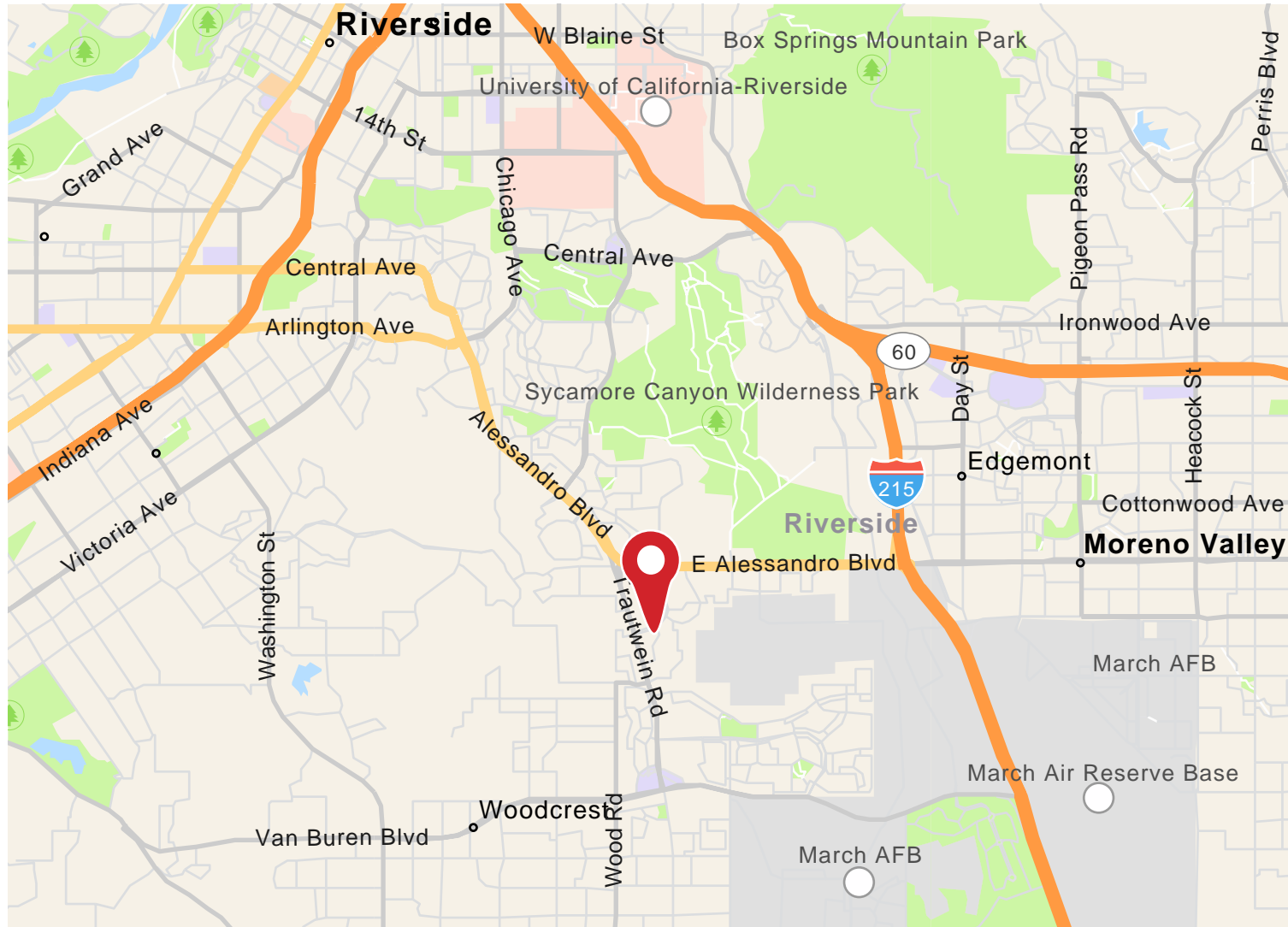
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No warranty or representation has been
made to the accuracy of the foregoing information.

Terms of sale or lease and availability are subject to change or
withdrawal without notice.

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