

MARKET STREET CORPORATE CENTER

UP TO
±8,772 SF
AVAILABLE



OFFICE SPACE FOR LEASE

2300 MARKET STREET
RIVERSIDE, CA 92501

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFICE SPACE FOR LEASE

2300 MARKET STREET
RIVERSIDE, CA 92501

MARKET STREET CORPORATE CENTER



THOMAS P. PIERIK, SIOR
Senior Vice President
951.276.3610
tpierik@lee-associates.com
DRE #00982027



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



DAVID MUDGE, CCIM, SIOR
Senior Vice President
951.276.3611
dmudge@lee-associates.com
DRE #01070762

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. 4193 Flat Rock Drive, Suite 100 - Riverside, CA 92505
Corporate ID# 01048055

PROPERTY

- ▶ **Market Street Corporate Center is a 133,577-square-foot Class A office project featuring one (1) 6,290-square-foot medical/office building and two (2) 3-story, ±63,500-square-foot professional office buildings. The 3-story buildings boast a 2-story atrium lobby, attractive finishes and flexible floorplates. The buildings are equipped with state-of-the-art HVAC and security systems.**
- ▶ **Market Street Corporate Center is located adjacent to the on/off ramp to the 60 freeway with great visibility at the 60/91/215 freeway interchange, providing direct commutes to/from Los Angeles, Orange, and San Diego Counties.**
- ▶ **Market Street Corporate Center is in immediate proximity to Riverside's downtown civic center with numerous restaurants, retail amenities, hotels and business services. The project offers free surface parking at a ratio of 4:1,000 - a rare and desirable benefit for a professional office location in the downtown core.**

AVAILABLE SUITES

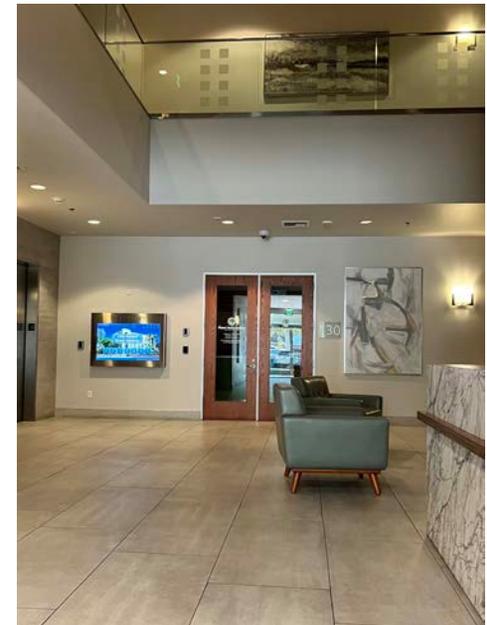
Suite Number	Size SF	Lease Rate	Build-Out
150*	8,772 SF	\$2.30 PSF FSG	7 Private Offices, Open Area, Conference Room, Breakroom, Training Room Available April 1, 2023

* Divisible to ±4,000 SF

PROPERTY PHOTOS

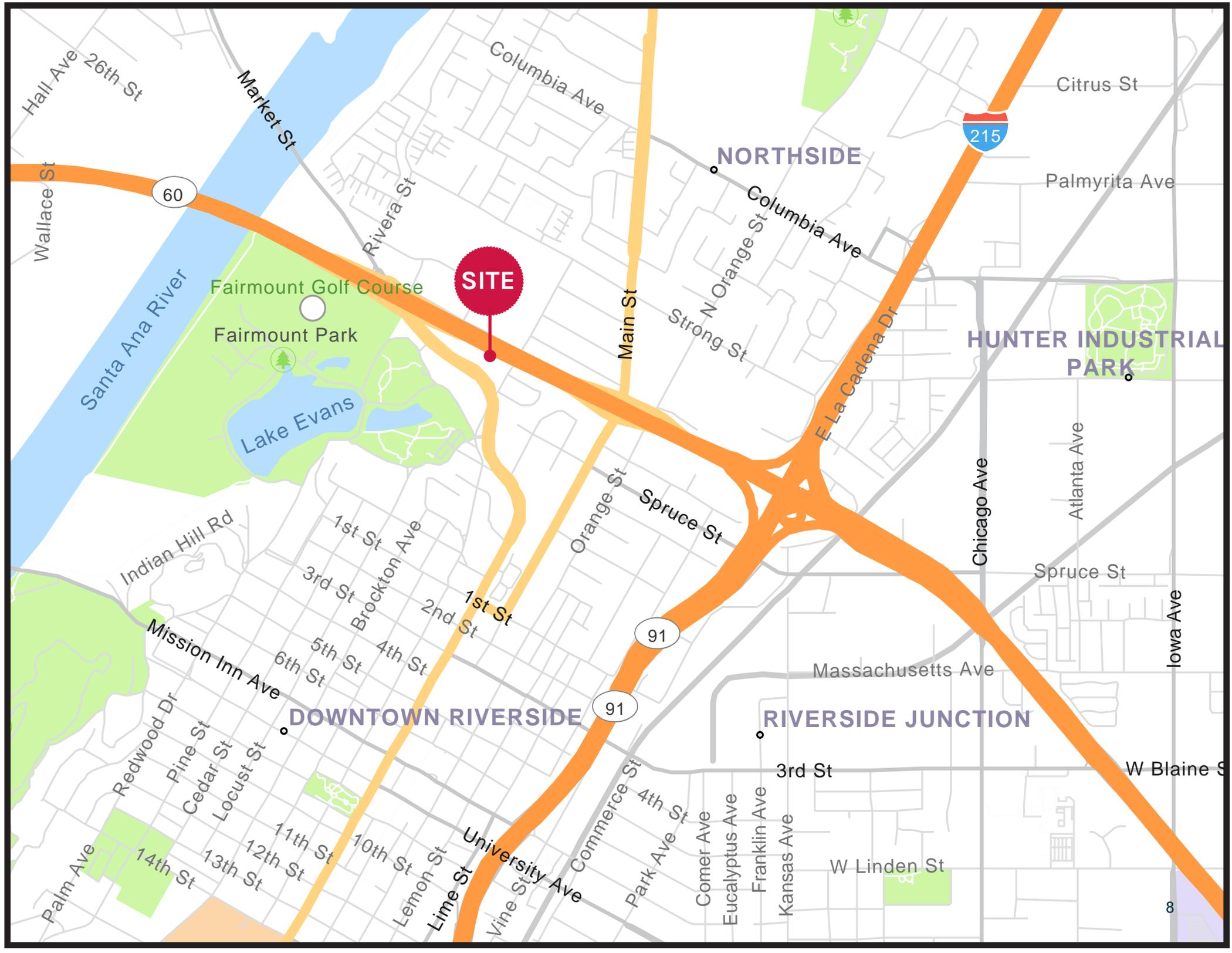


INTERIOR PHOTOS





Market Street to Downtown Center 1 mile



SITE

NORTHSIDE

HUNTER INDUSTRIAL PARK

DOWNTOWN RIVERSIDE

RIVERSIDE JUNCTION

Hall Ave 26th St

Market St

Columbia Ave

Citrus St

Wallace St

60

Rivera St

Fairmount Golf Course

Fairmount Park

Lake Evans

SITE

Main St

Columbia Ave

215

Palmyrita Ave

Strong St

N Orange St

Columbia Ave

F La Cadena Dr

Chicago Ave

HUNTER INDUSTRIAL PARK

Atlanta Ave

Iowa Ave

Indian Hill Rd

1st St

3rd St

Brockton Ave

2nd St

1st St

5th St

6th St

4th St

Mission Inn Ave

Redwood Dr

Pine St

Cedar St

Locust St

11th St

13th St

12th St

10th St

Lemon St

Lime St

University Ave

Commercer St

4th St

Comer Ave

Eucalyptus Ave

Franklin Ave

Kansas Ave

3rd St

Massachusetts Ave

W Linden St

W Blaine St

91

91

8



**MARKET STREET
CORPORATE
CENTER**
2300 MARKET STREET
RIVERSIDE, CA 92501

MARKET STREET CORPORATE CENTER

2280 MARKET STREET, RIVERSIDE, CA 92501



THOMAS P. PIERIK, SIOR
Senior Vice President
951.276.3610
tpierik@lee-associates.com
DRE #00982027

DAVID MUDGE, CCIM, SIOR
Senior Vice President
951.276.3611
dmudge@lee-associates.com
DRE #01070762

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES