

# MARKET STREET CORPORATE CENTER

2280 MARKET STREET, RIVERSIDE, CA 92501

**COMMON  
AREAS  
REMODELED!**



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**THOMAS P. PIERIK, SIOR**  
(951) 276-3610  
tpierik@leeriverside.com  
DRE #00982027

**DAVID G. MUDGE, CCIM, SIOR**  
(951) 276-3611  
dmudge@leeriverside.com  
DRE #01070762

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2280 Market Street, Riverside, CA   63,463 Square Feet			
SUITE	SF	RATE/SF	DESCRIPTION
150	1,933	\$2.30	Open Office, 3 Private Offices, Conference Room, Kitchen
315	1,576	\$2.30	Spec Suite to be Built
330	4,839	\$2.30	10 Private Offices, Conference Room, Open Area, Kitchen



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NEW LOBBY WALL ART



# MARKET STREET CORPORATE CENTER **COMMON AREA REMODEL COMPLETE!**



## Professional Office

**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.

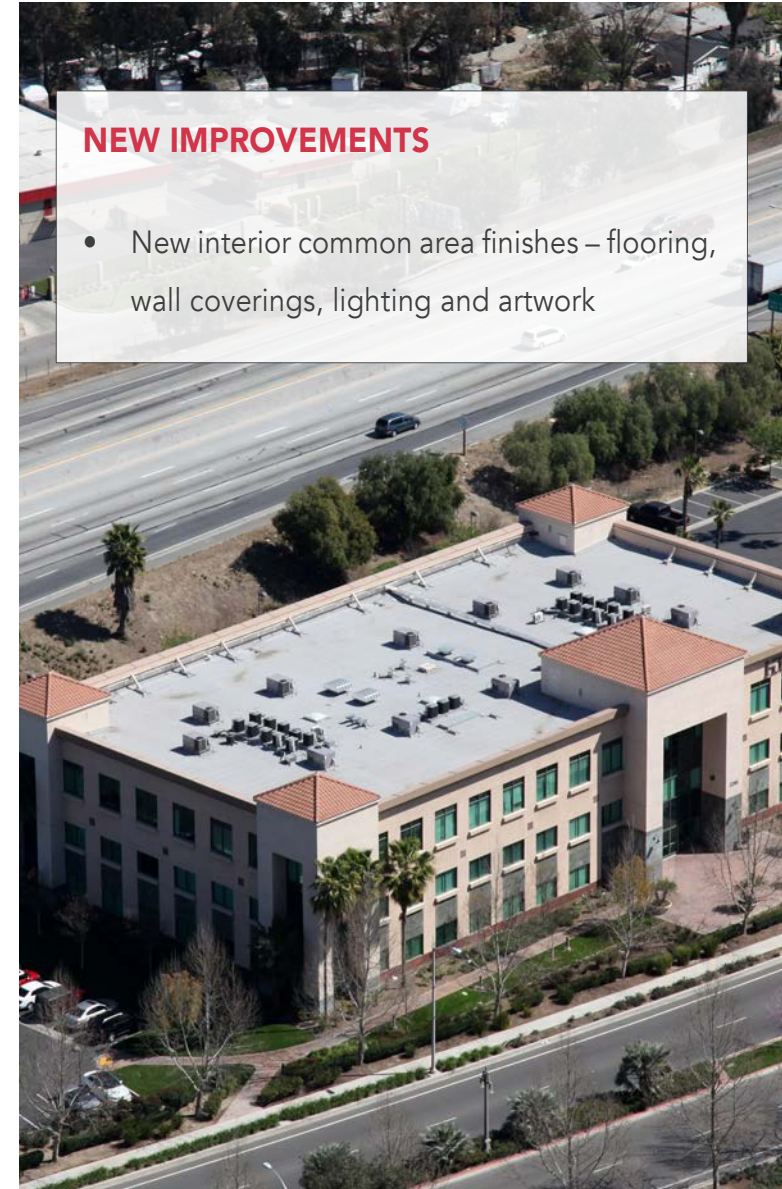


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### NEW IMPROVEMENTS

- New interior common area finishes – flooring, wall coverings, lighting and artwork

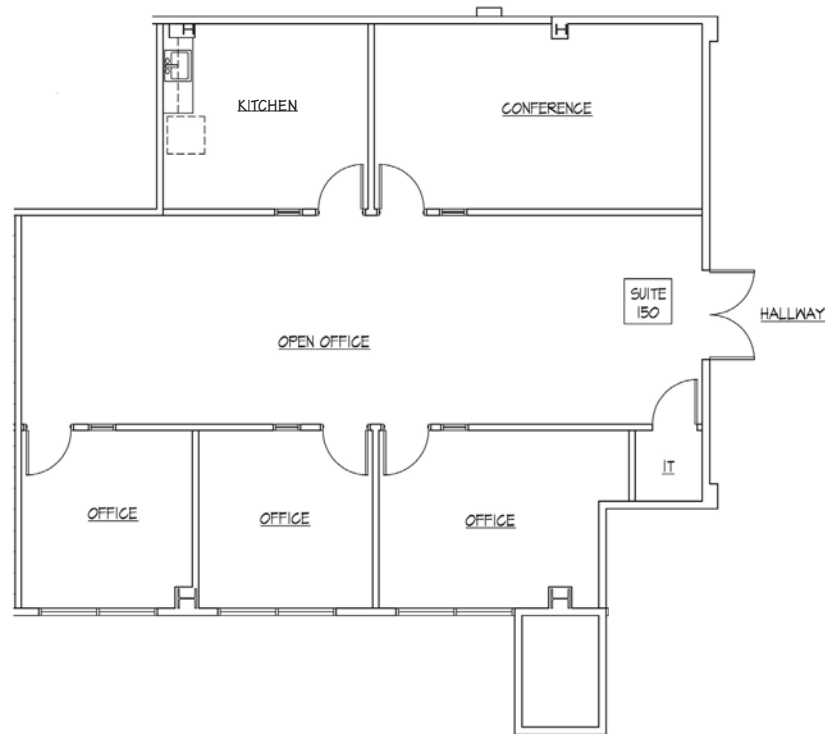




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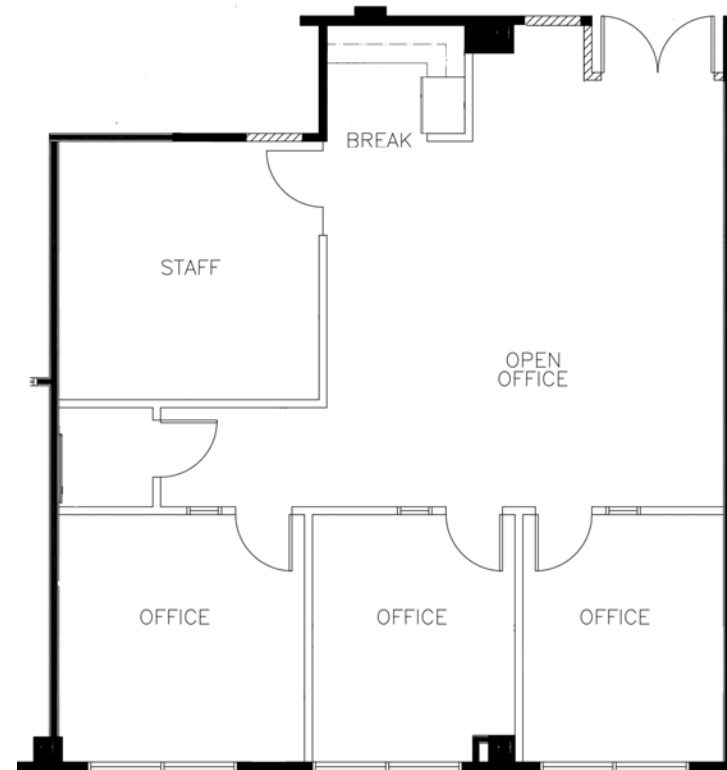
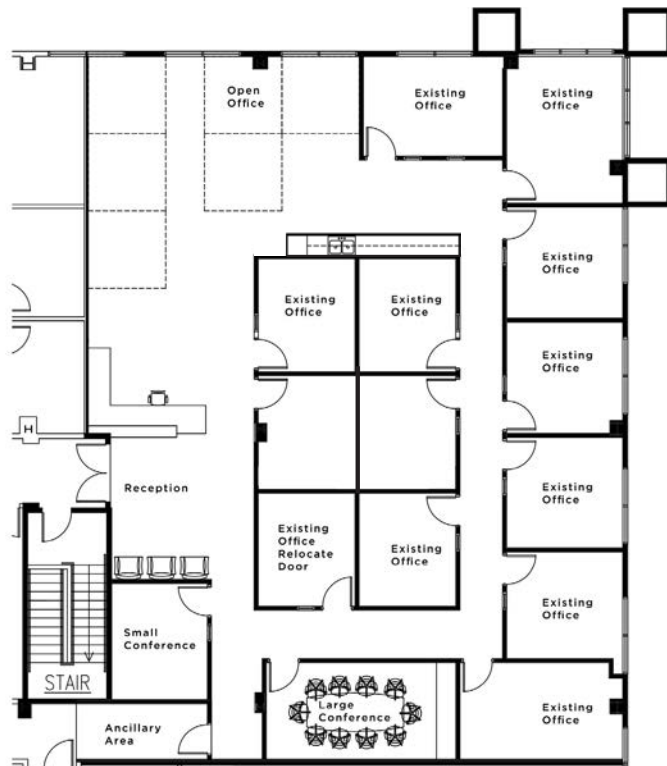
2280 Market St, Suite 150  
1,933 SF



# MARKET STREET CORPORATE CENTER

2280 MARKET STREET, RIVERSIDE, CA 92501

2280 Market St, Suite 330  
4,839 SF  
**(Spec Suite)**



2280 Market St, Suite 315  
1,576 SF  
**(Spec Suite to be Built)**