

RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

**COMMON
AREA
REMODEL
COMPLETE!**

 **BRANDMAN**
University

 **Merrill Lynch**

3550

 **LEE &
ASSOCIATES**
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RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

3550 Vine Street, Riverside, CA 45,800 Square Feet Class A Office			
125	1,355	\$2.45 FSG	Double Door Entry, 3 Private Offices, Open Area, Breakroom, Storage Room
200	6,737	\$2.45 FSG	Double Door Entry, 14 Private Offices, Open Area, Breakroom, 2 Classrooms (Could be Large Open Area) Master Lease Expires 12/31/2024
205	2,257	\$2.45 FSG	Corner Suite, 3 Private Offices, Open Area, Kitchen, Conference Room, Storage Room

FOR MORE PICTURES

Click here



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RIVERSIDE GATEWAY COMMON AREA REMODEL COMPLETED!



**COMMON
AREA
REMODEL
COMPLETE!**

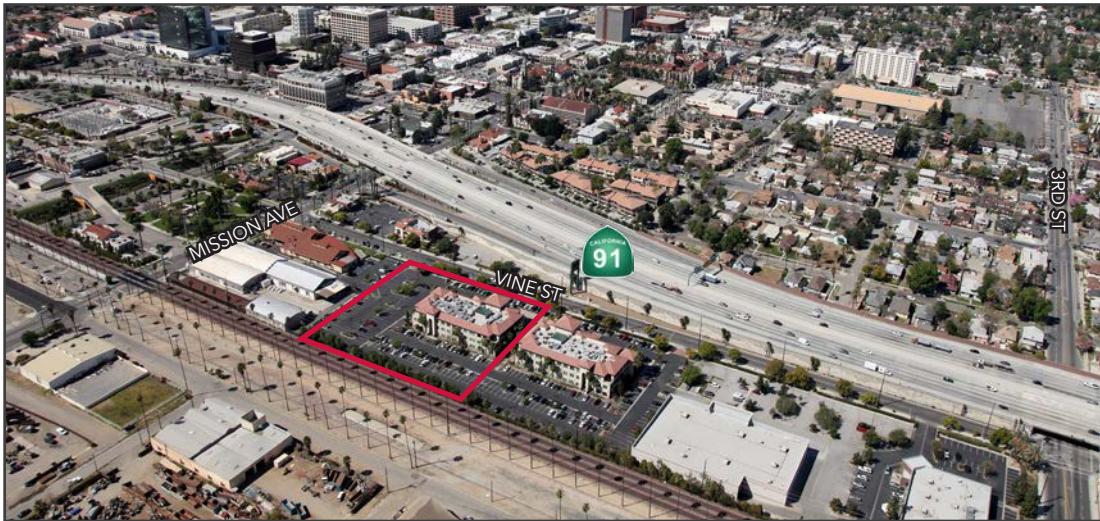
NEW IMPROVEMENTS

- All new common area finishes – flooring, paint, wall coverings, lighting and artwork
- Exterior landscape upgrades

Riverside Gateway is a 90,154-square-foot Class A office project featuring two (2) 3-story, $\pm 45,000$ -square-foot professional office buildings. The 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.

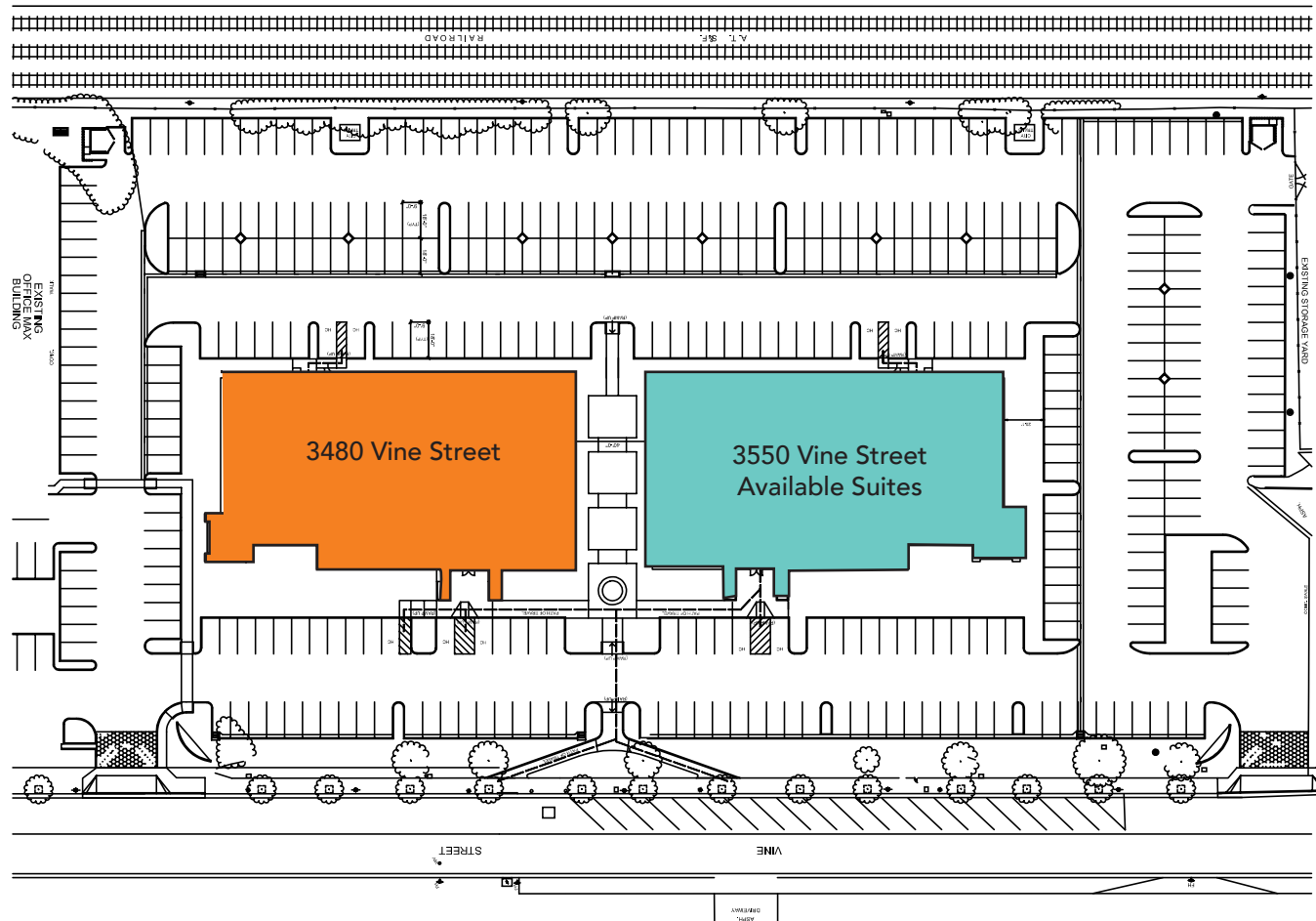
Riverside Gateway is located adjacent to the on/off ramp to the 91 freeway with great visibility at the 60/91/215 freeway interchange, providing direct commutes to/from Los Angeles, Orange, and San Diego Counties.

Riverside Gateway is located in Riverside's downtown civic center within walking distance of numerous restaurants, retail amenities, hotels and business services. The project offers free surface parking at a ratio of 4.56:1,000 - a rare and desirable benefit for a professional office location in the downtown core.



RIVERSIDE GATEWAY II

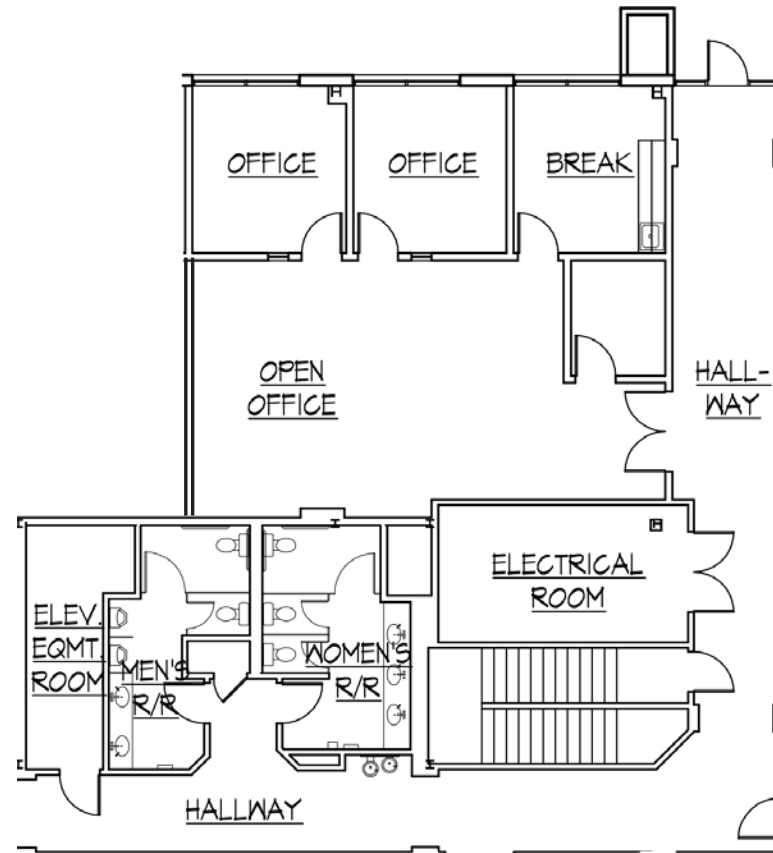
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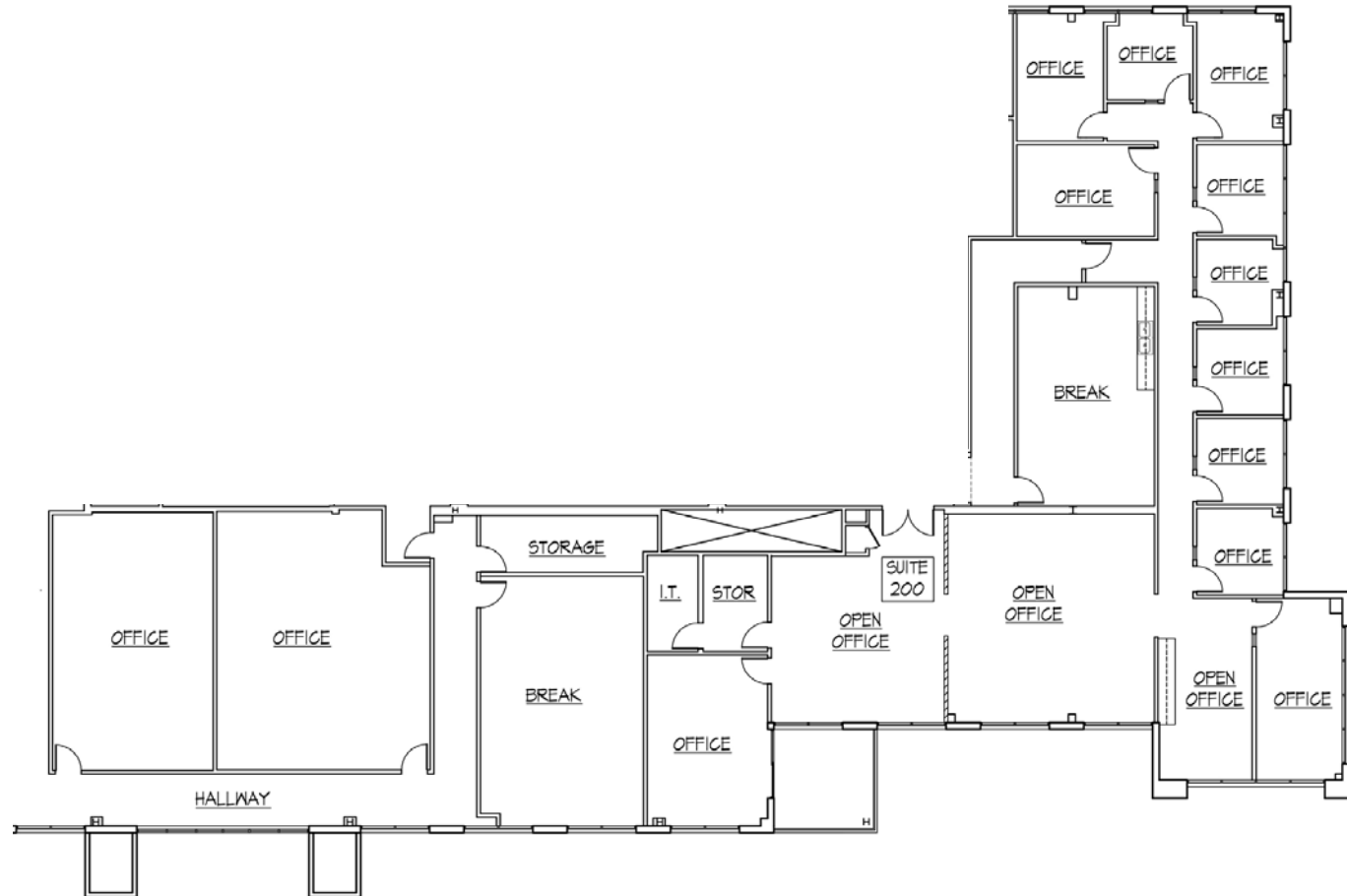
Suite 125
1,355 SF



RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

Suite 200
6,737 SF



RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

Suite 205
2,257 SF
Potential Spec Suite

