




MISSION LAKE CENTER  
**3600 LIME STREET**

RIVERSIDE | CA 92501



# MISSION LAKE CENTER AVAILABILITY









## BUILDING 1

Suite	Suite SF	Lease Rate	Floor Plan
122	744 SF	\$2.25 PSF	 
124	688	\$2.50 PSF	 

## BUILDING 2

Suite	Suite SF	Lease Rate
Co-Working/Executive Suite Space		





## BUILDING 3

Suite	Suite SF	Lease Rate	Floor Plan
312	915 SF	\$2.25 PSF	 
314	2,965 SF	\$2.25 PSF	 
323	714 SF	\$2.25 PSF	 
324	704 SF	\$2.25 PSF	 
325	902 SF	\$2.25 PSF	 

## BUILDING 4

Suite	Suite SF	Lease Rate
100% LEASED		





## BUILDING 5

Suite	Suite SF	Lease Rate	Floor Plan
522	2,759 SF	\$2.25 PSF	 
523	1,144 SF	\$2.25 PSF	 

## BUILDING 6

Suite	Suite SF	Lease Rate
100% LEASED		

## BUILDING 7

Suite	Suite SF	Lease Rate	Floor Plan
714	1,616	\$2.25 PSF	 
716	1,251 SF	\$2.25 PSF	 

---

<b>LEASE TYPE</b>	FULL SERVICE GROSS (FSG)
<b>RENT INCREASES</b>	3% ANNUALLY
<b>TERM</b>	2 - 5 YEARS
<b>PARKING</b>	3:1,000
<b>TENANT IMPROVEMENTS</b>	NEGOTIABLE

**MISSION LAKE CENTER**  
**3600 LIME STREET | RIVERSIDE**

LIME ST

MISSION INN AVE

VINE ST



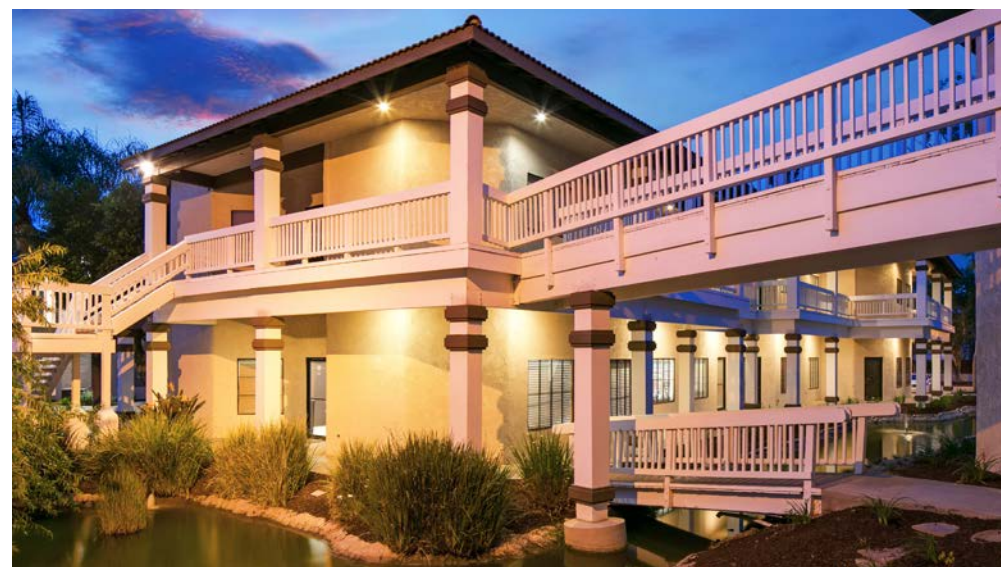
ON/OFF RAMP

ON/OFF RAMP

# PROPERTY HIGHLIGHTS

---

- Two Story Professional Office Park
- Downtown Riverside Location
- On-Site Restaurant
- Flexible Suite Sizes
- Free Common Area Conference Center
- Free Surface Parking
- Freeway Visible Signage
- On-Site Management



# RECENTLY RENOVATED



ANDREW PEAKE | RICH ERICKSON | MASON WILSON  
apeake@leeriverside.com | rich.erickson@leeriverside.com | mwilson@leeriverside.com

DRE #01398894 | DRE #01219183 | DRE 02163918

# INTERIOR PHOTOS



## ANDREW PEAKE

Senior Vice President  
951.276.3644  
apeake@leeriverside.com  
DRE #01398894

## RICH ERICKSON

Senior Vice President  
951.276.3637  
rich.erickson@leeriverside.com  
DRE #01219183

## MASON WILSON

Associate  
951.276.3603  
mwilson@leeriverside.com  
DRE #02163918

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 DRE 01048055