



TOWERS at RIVERWALK

4204 & 4210 Riverwalk Parkway, Riverside, CA



AVAILABILITIES

TOWERS AT RIVERWALK				
TOTAL SQUARE FEET ±68,027 RENTABLE SQUARE FEET				
Address	Suite	Sq. Ft.	Description	Floor Plan
4210	100	±8,383	DIVISIBLE - Double Door Reception Area, Multiple Offices, Open Area; Extensive Glass Line	
4210	400	±22,117	DIVISIBLE - Two Double Door Entry, Reception Area, Multiple Offices, Open Area; Extensive Glass Line, Breakroom	

LEASE RATE \$2.75 PSF
LEASE TYPE Full Service Gross
RENT ADJUSTMENTS Three percent (3%) per year
LEASE TERM Five (5) to Ten (10) years

TOWERS at RIVERWALK

4204 & 4210 Riverwalk Parkway Riverside, CA 92505



THOMAS P. PIERIK, SIOR
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Property Highlights

Towers at Riverwalk (the “Towers”), a two-building, Class “A”, multi-tenant office complex located in Riverside, California. Considered best-in-class within the Riverside and Corona submarkets, the Towers features a high-image, campus-like setting, above-market parking, efficient floor plates , and walkable amenities.

The Towers benefits from a strategic location within Riverside, on the border of Corona, with direct access to major transportation corridors providing superior access to Orange County and Los Angeles. In addition, the location provides close proximity to the region’s executive housing and over 4.8 million square feet of regional retail amenities within a 2 mile radius.

- Campus-like setting, Walkable Retail Services & Restaurants
- Lush Landscaping Including Lakes & Streams with
- Exterior Fountain and Seating
- Abundant 4.2:1 Parking Ratio
- Contemporary Architecture with High Class Lobbies
- State-of-the-Art Building Systems
- Easy Access to the Inland Empire, Orange County, and the Rest of Southern California

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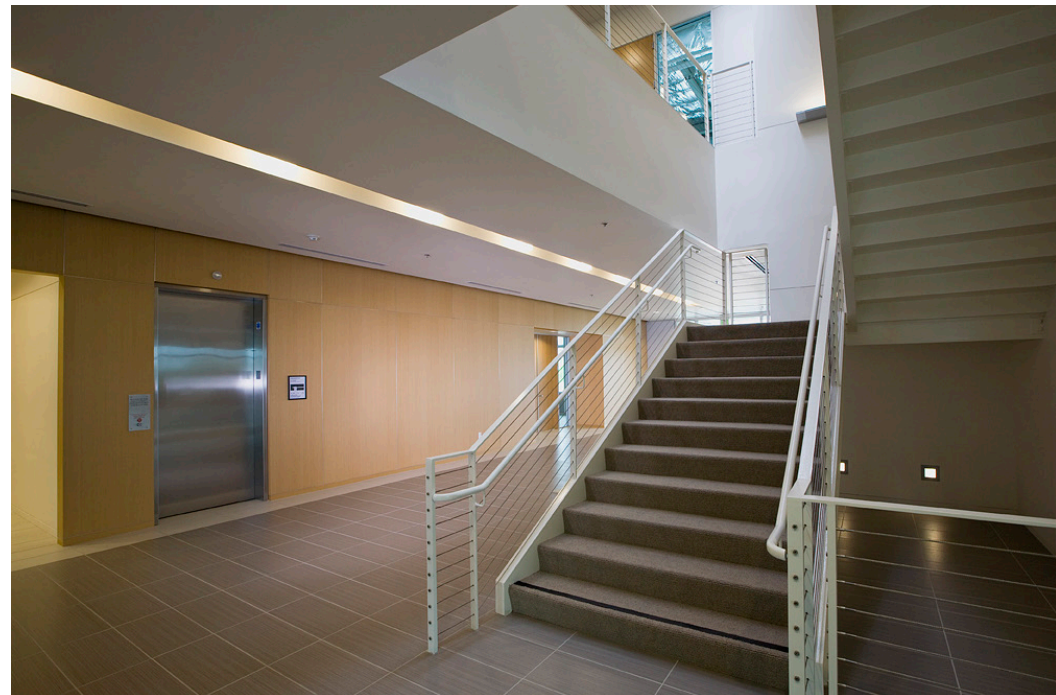
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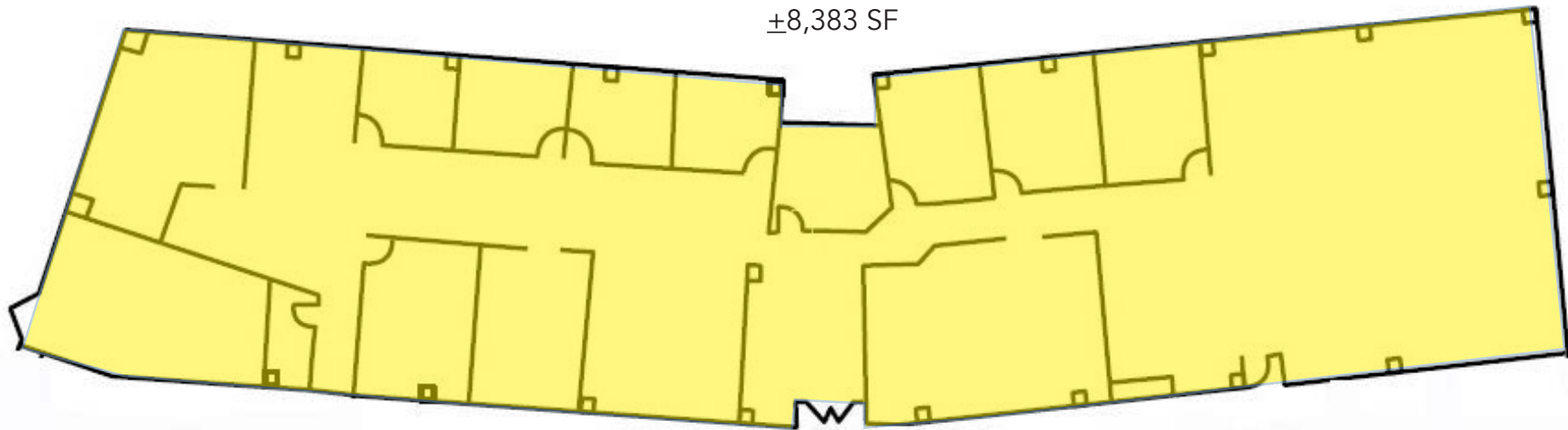
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FIRST FLOOR PLAN

4210 RIVERWALK PARKWAY

Suite 100
±8,383 SF



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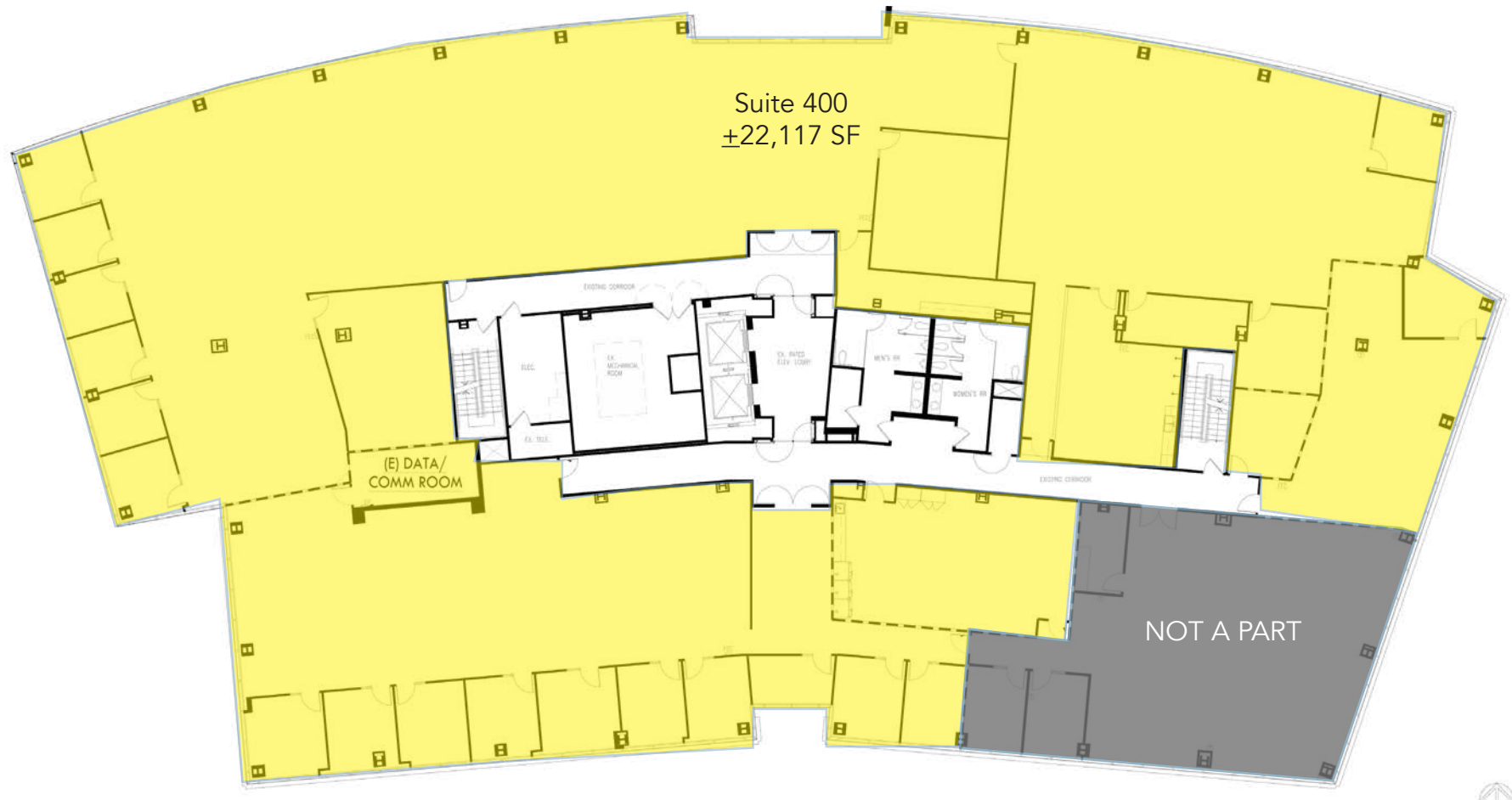


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FOURTH FLOOR PLAN

4210 RIVERWALK PARKWAY



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LOCATION



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