

RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA




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3550 Vine Street, Riverside, CA ±45,800 Square Feet Class A Office			
Suite	Square Footage	Lease Rate	Description
203	±940 SF	\$2.60 FSG	Brand New Spec Suite - 2 Offices, Open Area, Work Area
210	±2,100 SF	\$2.50 FSG	5 Private Offices, Conference Room, Breakroom 
310	±2,371 SF	\$2.50 FSG	5 Private Offices, Conference Room, Breakroom, Open Area Available August 1, 2026

FOR MORE PICTURES



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RIVERSIDE GATEWAY COMMON AREA REMODEL COMPLETED!



**COMMON
AREA
REMODEL
COMPLETE!**

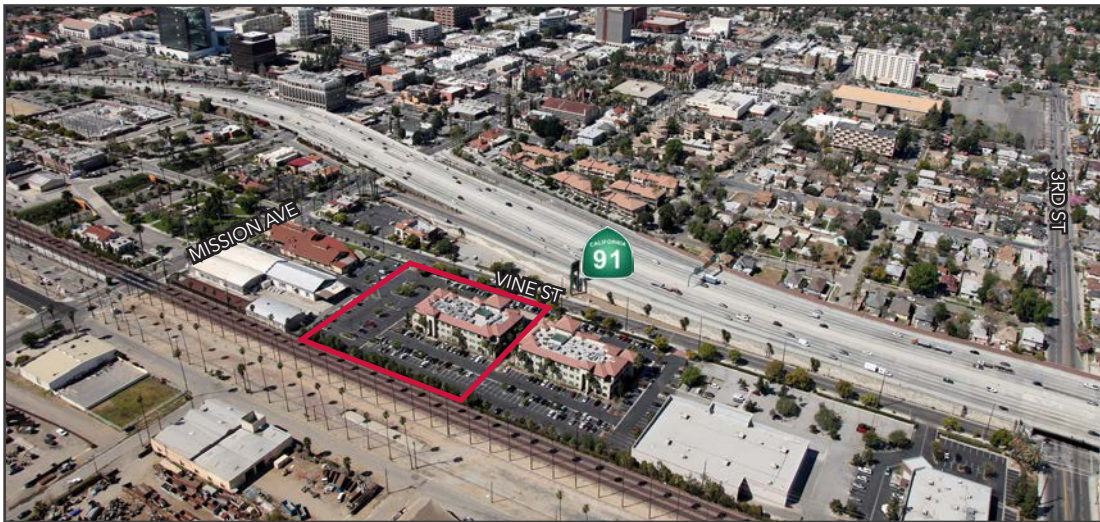
NEW IMPROVEMENTS

- 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, ±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.

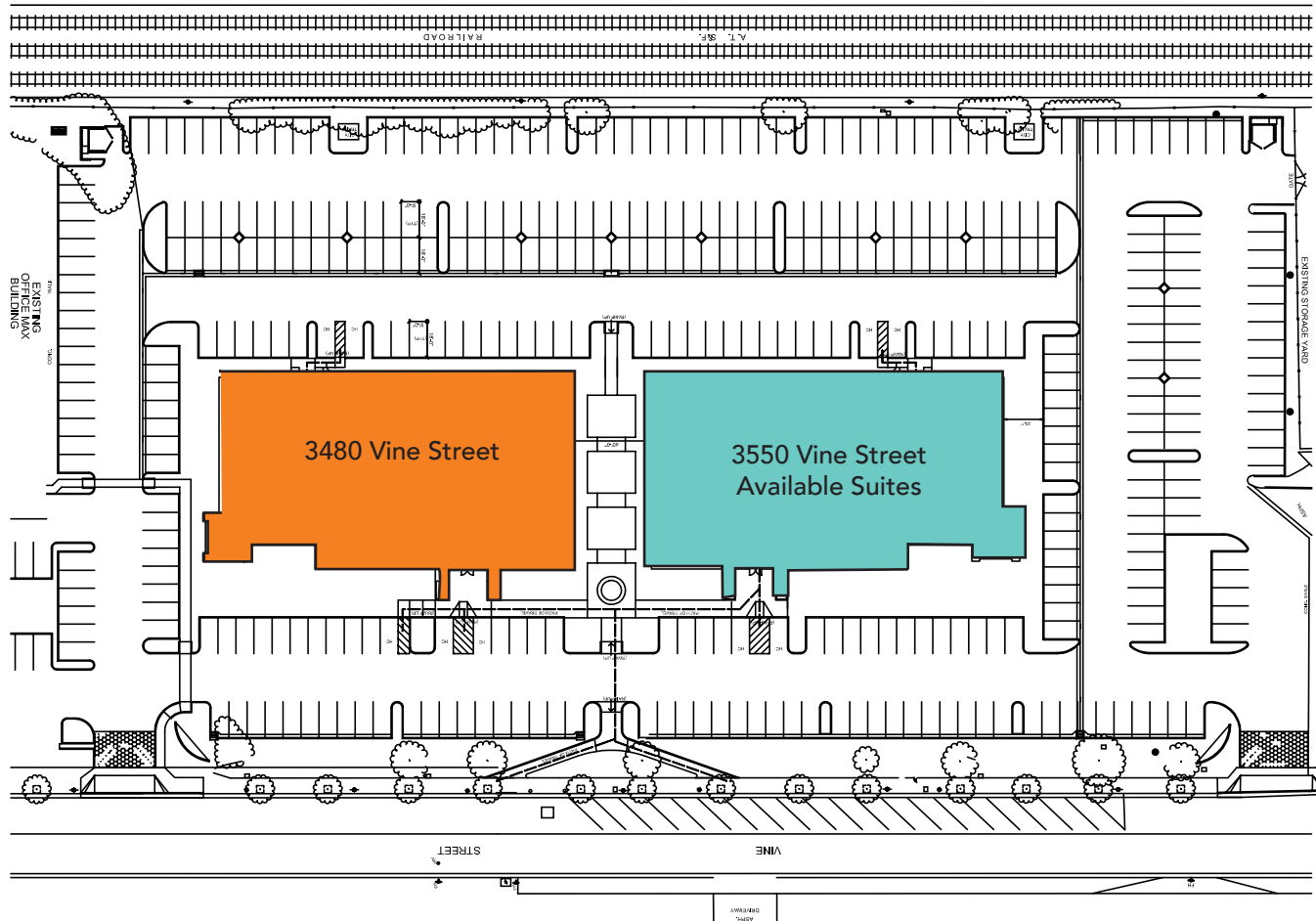
Riverside Gateway is located adjacent to the on/off ramp to the 91 freeway with great visibility at the 60/91/215 freeway interchange, providing direct commutes to/from Los Angeles, Orange, and San Diego Counties.

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.



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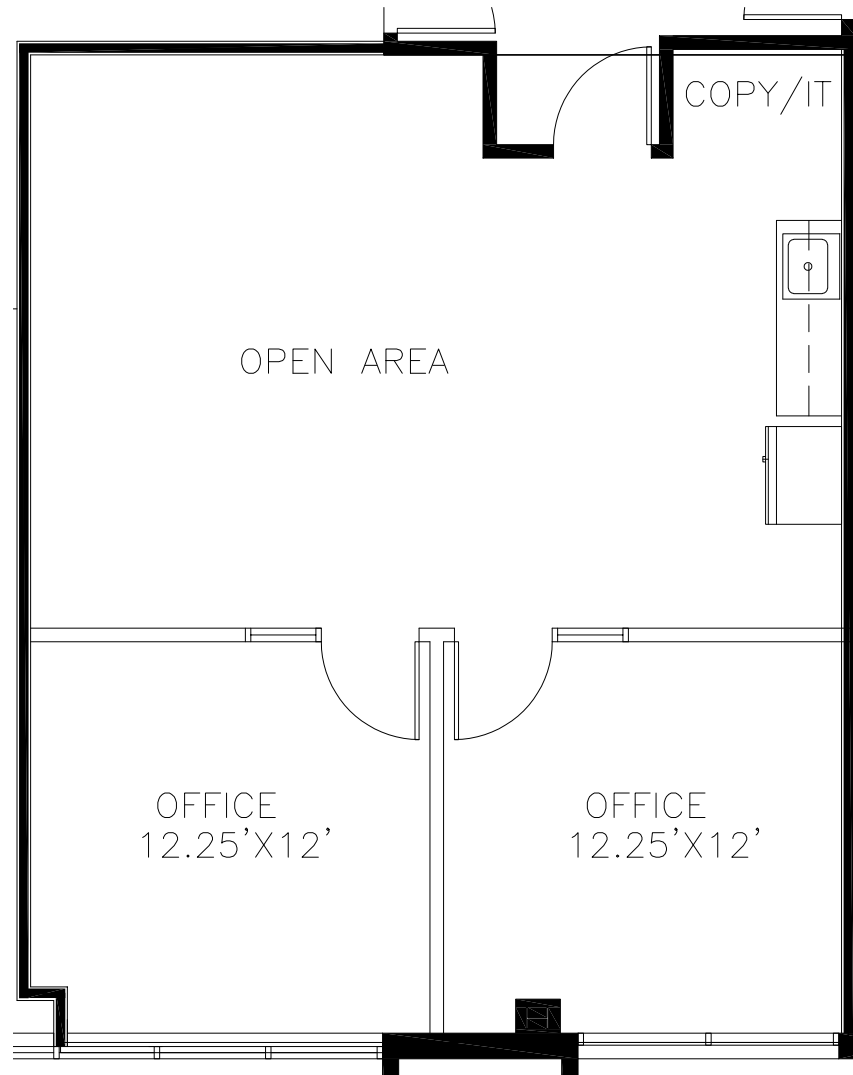
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RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

Suite 203
±940 SF
Spec Suite

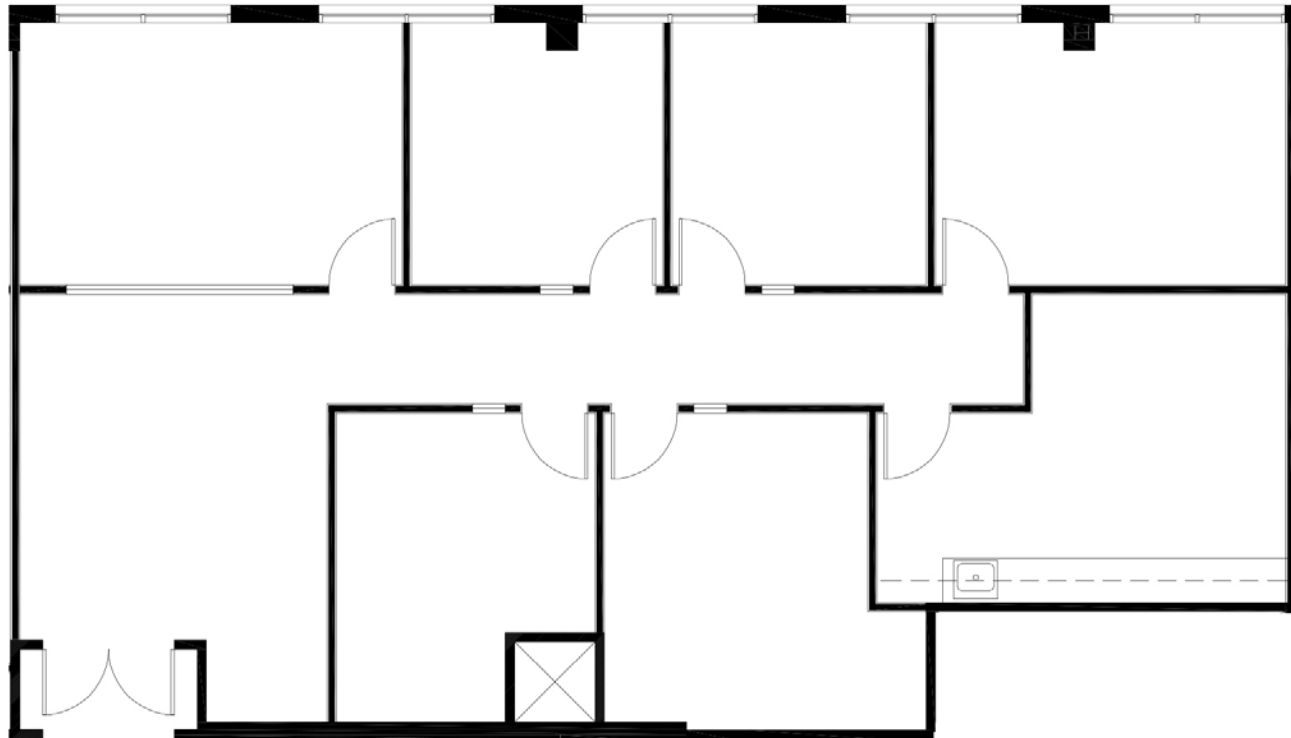


RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA



Suite 210
±2,100 SF



RIVERSIDE GATEWAY II

3550 VINE STREET, RIVERSIDE, CA

Suite 310
+2,371 SF

