

1405 SPRUCE ST

RIVERSIDE, CA 92507

FOR SALE ±3,486 SF
SUITE G | OFFICE CONDO



JENNIFER
KAPUR

Senior Vice President
951.276.3633
jkapur@lee-associates.com
DRE #01054735

CODY
MORAN

Vice President
951.276.3624
cmoran@lee-associates.com
DRE #02036603

Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE #01048055
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. www.lee-associates.com

BUILDING INFORMATION

SALE PRICE	\$1,100,000 (\$315 PSF)
CONDO SF	±3,486 SF (Suite G)
VACANT	Yes
YEAR BUILT	1989
STORIES	Ground Floor Office with Mezzanine Office
PARKING	2.5 per 1,000 square feet
RESTROOMS	2
MISC ROOMS	Reception Area, Open Work Area, Kitchen/ Breakroom, 3 Private Offices (Downstairs), 4 Private Offices Upstairs
ZONING	Business Manufacturing Park "BMP" (City of Riverside), Buyer to Independently Verify
APN	249-111-034
COMMENTS	Perfect Owner-User Condo in Crossroads Technology Park, Professionally Managed Association for Ease of Ownership, Potential Flex/Industrial Conversion with Concrete Opening for Roll-Up Door

1405 SPRUCE STREET, SUITE G

RIVERSIDE, CA 92507



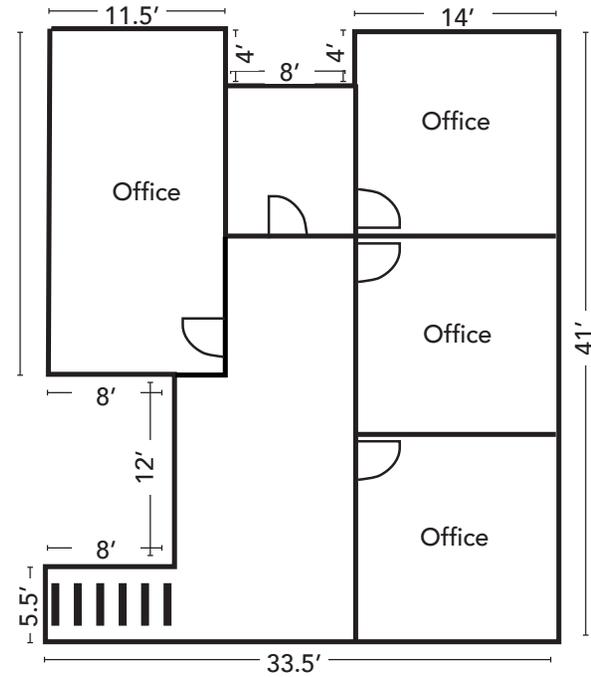
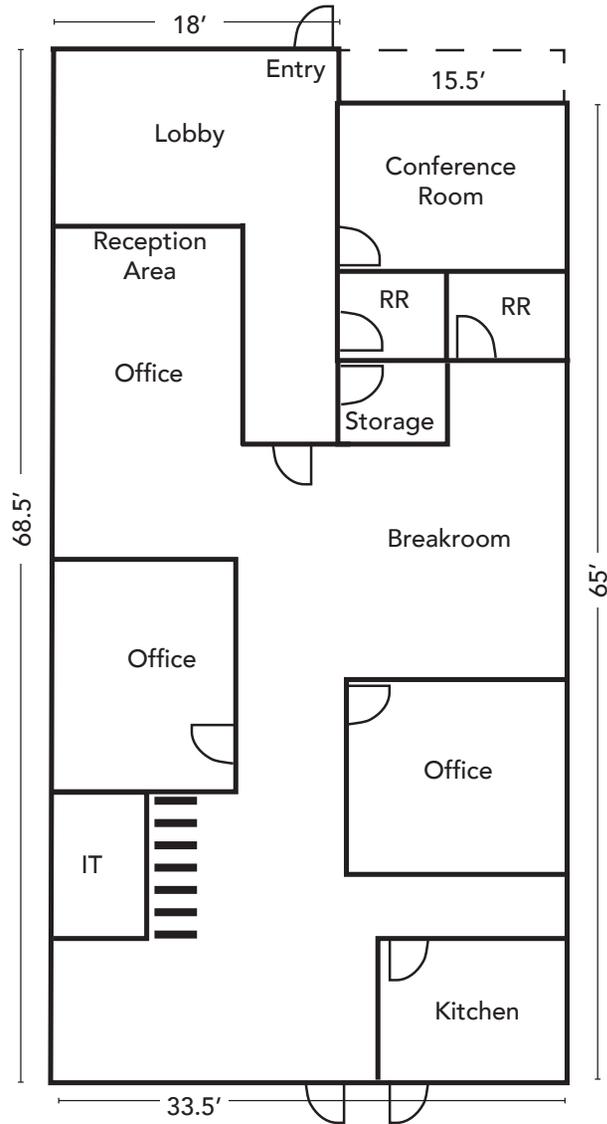


1405 SPRUCE ST

RIVERSIDE, CA 92507

FOR SALE ±3,486 SF
SUITE G | OFFICE CONDO

FLOOR PLAN



NOT TO SCALE

1405 SPRUCE ST

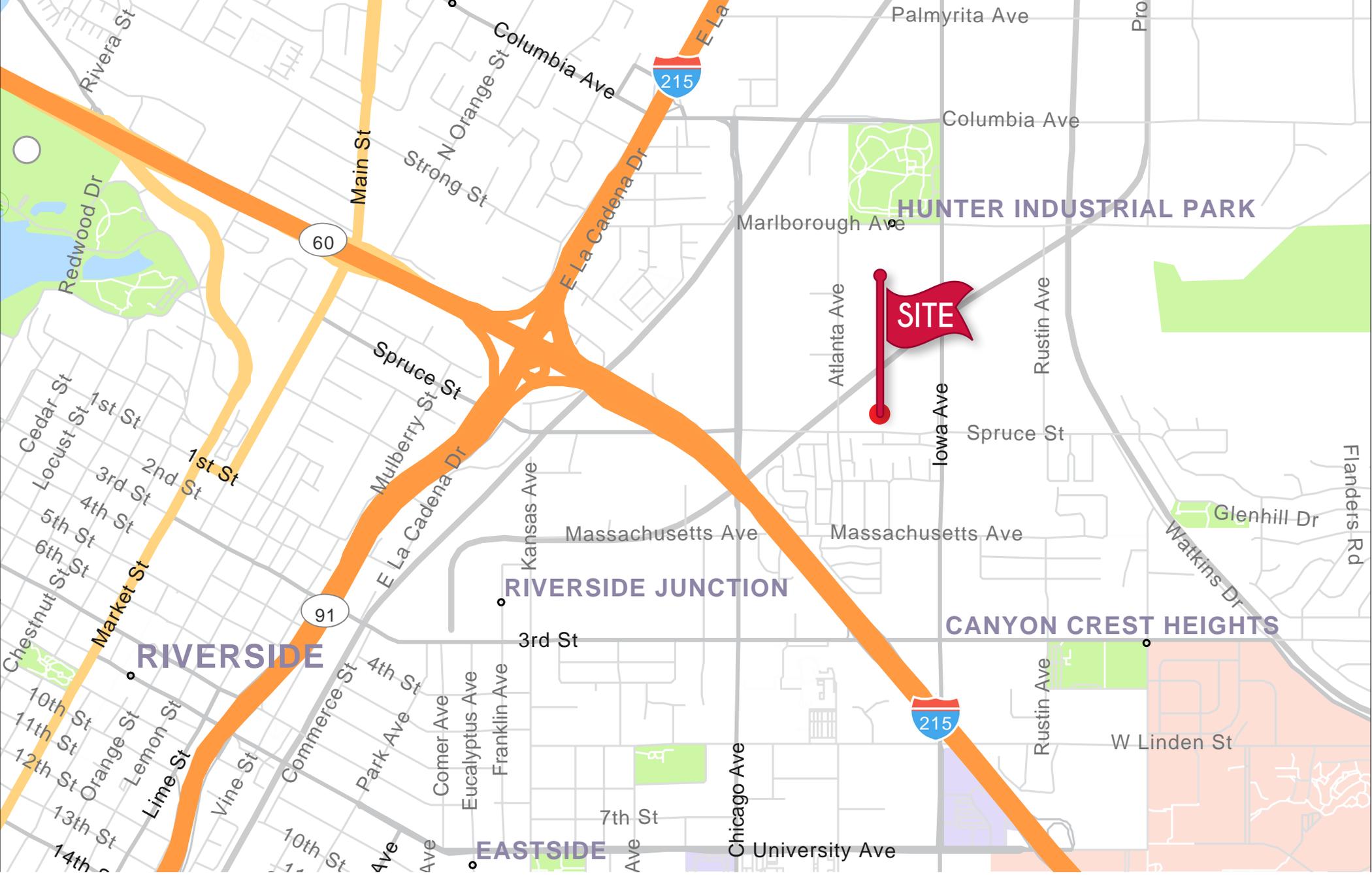
RIVERSIDE, CA 92507

FOR SALE ±3,486 SF
SUITE G | OFFICE CONDO

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AERIAL





**JENNIFER
KAPUR**

Senior Vice President
951.276.3633
jkapur@lee-associates.com
DRE #01054735

**CODY
MORAN**

Vice President
951.276.3624
cmoran@lee-associates.com
DRE #02036603