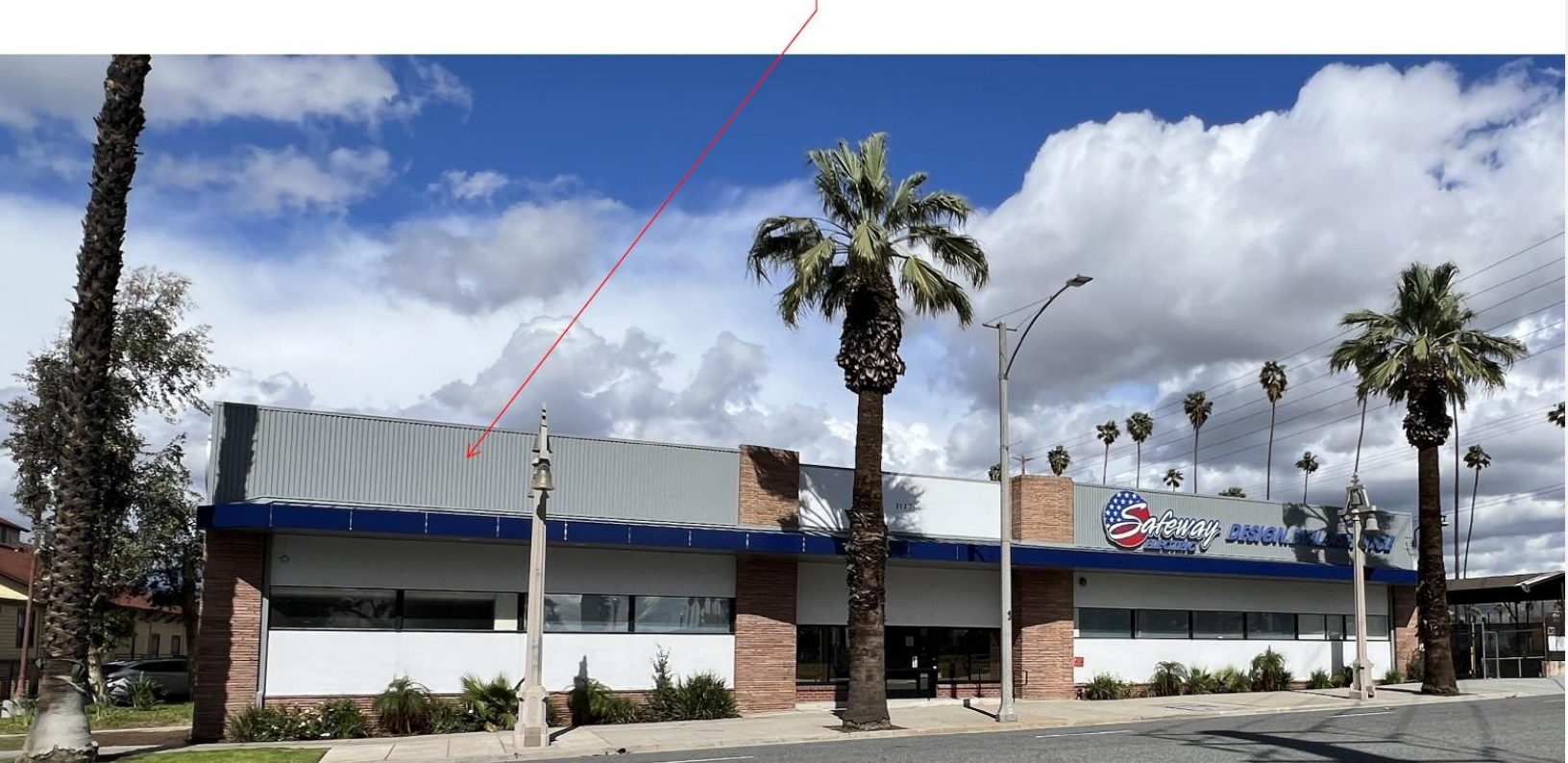


Two-Story Office Space Available **FOR LEASE**

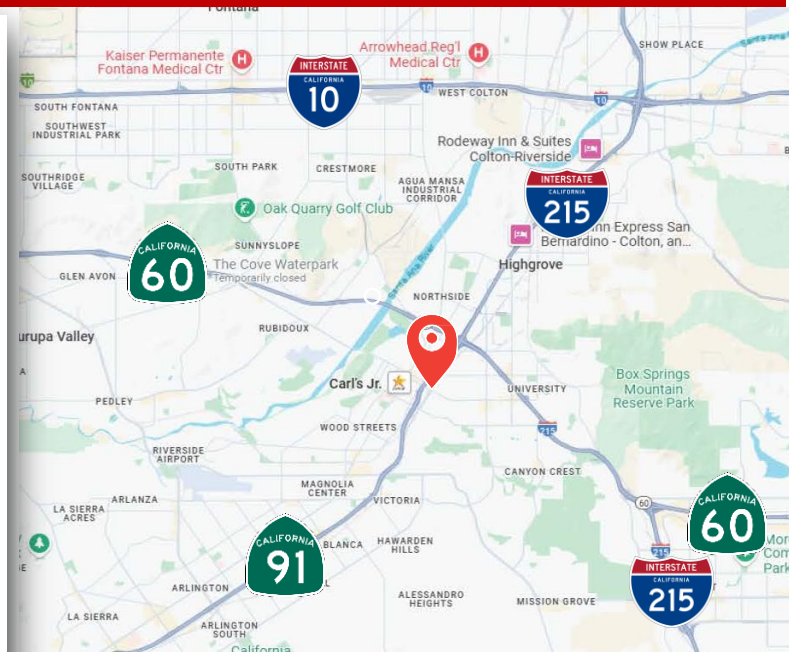
YOUR NAME HERE



3133 Mission Inn Ave., Riverside, CA 92507

PROPERTY FEATURES

- Part of larger building – 100% Office Space Available
- $\pm 11,334$ SF Office Space Total
- 1st Floor: $\pm 6,155$ SF + ± 747 SF Optional Kitchen/ Dining Area
- 2nd Floor: $\pm 4,432$ SF
- Building Signage Available
- Offices are currently furnished with modular furniture and IP phones on each desk
- Voice/data network in place
- Occupy as is or will build to suit
- No warehouse space available
- No certificate of occupancy or interaction with the city required (call broker for details)
- Located in Riverside's downtown civic center within walking distance of numerous restaurants, retail amenities, hotels and business services



**Ashwill
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COMMERCIAL REAL ESTATE

Kyle Williams
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Corp CAL DRE# 01291393

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

FLOOR PLAN

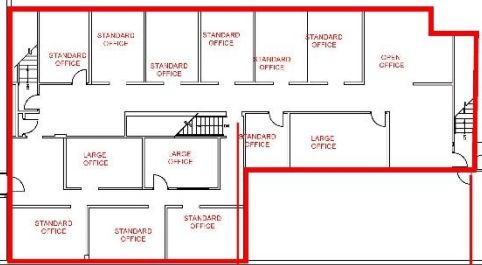
3133 MISSION INN AVE. | RIVERSIDE, CA 92507

YOUR NAME HERE



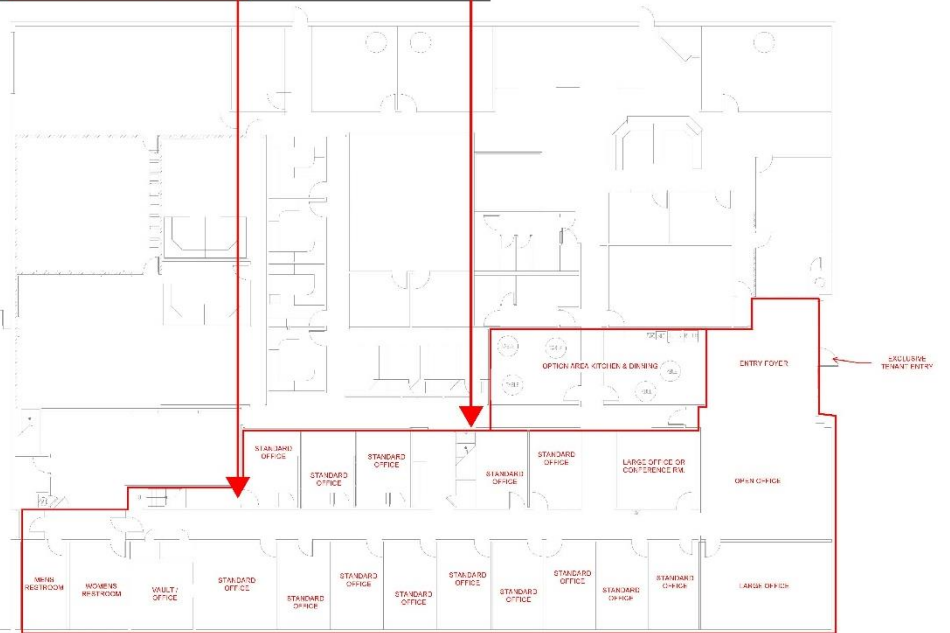
WAREHOUSE
NOT AVAILABLE

SECOND FLOOR
4432 SQ FT



AVAILABLE FOR IMMEDIATE OCCUPANCY

1. OFFICES ARE CURRENTLY FURNISHED WITH MODULAR FURNITURE AND IP PHONES ON EACH DESK.
2. VOICE/DATA NETWORK IN PLACE
3. OCCUPY AS IS OR WILL BUILD TO SUIT
4. NO WAREHOUSE AVAILABLE
5. NO CERTIFICATE OF OCCUPANCY OR INTERACTION WITH THE CITY REQUIRED.



FIRST FLOOR
6165 SQ FT + 747 SQ FT OPTIONAL KITCHEN / DINING AREA



ENTRY FOYER & OPEN FRONT OFFICE



OPEN OFFICE FROM FRONT DOOR



LARGE OFFICE OR CONFERENCE ROOM



TYPICAL OFFICE



CORRIDOR SERVING OFFICES

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