

1405 SPRUCE ST

RIVERSIDE, CA 92507

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



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Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE #01048055
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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





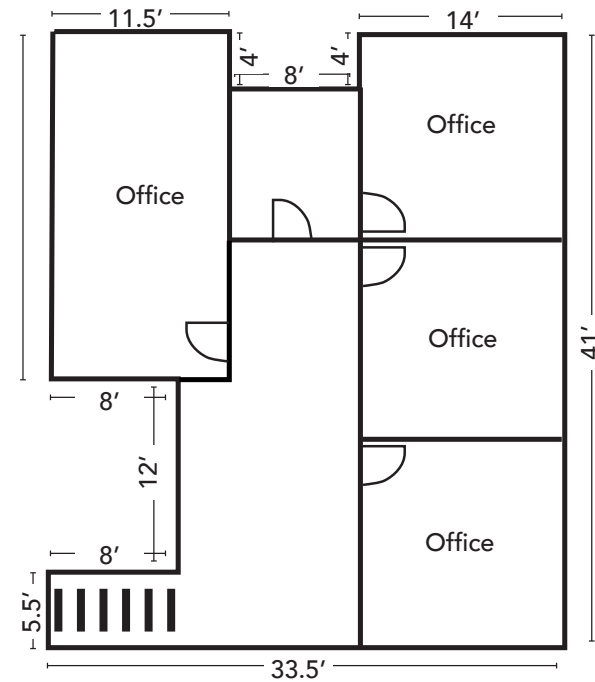
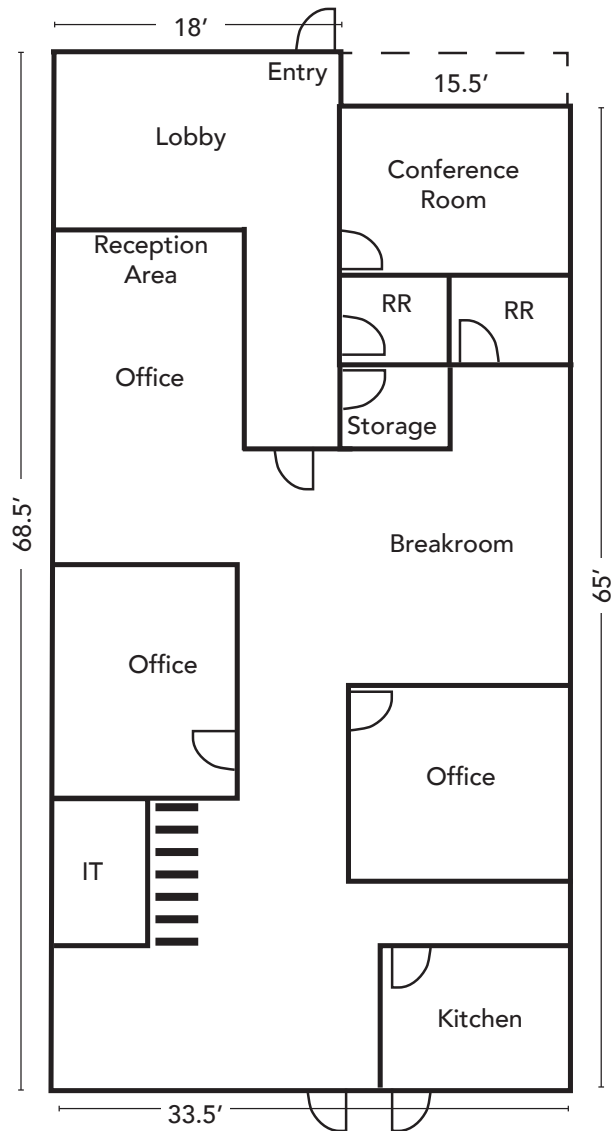
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LEE & ASSOCIATES
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FLOOR PLAN



NOT TO SCALE

1405 SPRUCE ST

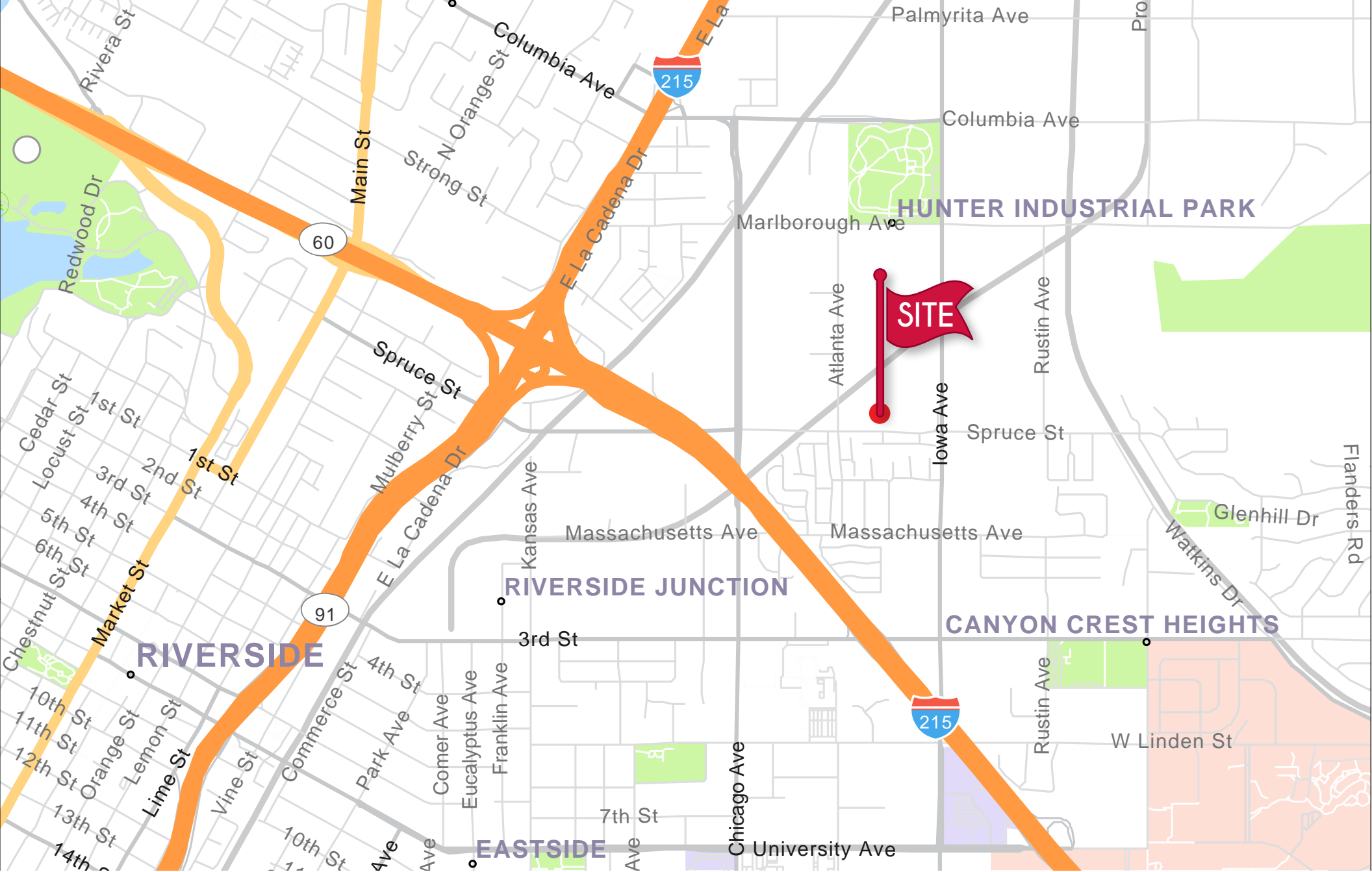
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AERIAL





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