

# 6611-6613 ARLINGTON AVENUE

RIVERSIDE, CA 92504

FLEX / INDUSTRIAL  
SPACE FOR LEASE



**FOR MORE INFORMATION, PLEASE CONTACT:**

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**COLDWELL BANKER  
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## PROJECT HIGHLIGHTS

- Professionally Managed Business Park
- Well appointed flex / industrial space for Lease
- Easy access to the 91 freeway via Van Buren Blvd.
- Ample parking
- Availability ranging from +/- 1,270 SF - 1,365 SF
- Retail and restaurant amenities nearby

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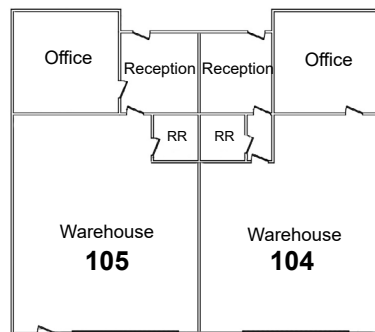
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## AVAILABILITY

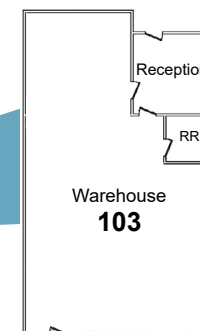
| SUITE      | SIZE      | MONTHLY BASE RENT                      | SPACE DESCRIPTION  |
|------------|-----------|--|--|
| 6611 - 110 | ±1,365 SF | \$1,994.00 Base Rent + CAOE* per month | Reception area, 1 private office, 1 restroom and warehouse with 1 roll up door |
| 6613 - 103 | ±1,310 SF | \$1,913.00 Base Rent + CAOE* per month | Reception area, 1 restroom and warehouse with 1 roll up door                   |
| 6613 - 104 | ±1,296 SF | \$1,893.00 Base Rent + CAOE* per month | Reception area, 1 private office, 1 restroom and warehouse with 1 roll up door |
| 6613 - 105 | ±1,270 SF | \$1,855.00 Base Rent + CAOE* per month | Reception area, 1 private office, 1 restroom and warehouse with 1 roll up door |

\*Common Area Operating Expenses (CAOE) are currently assessed at \$0.19 SF per month for YE 2025 and are subject to annual reconciliation and increases.

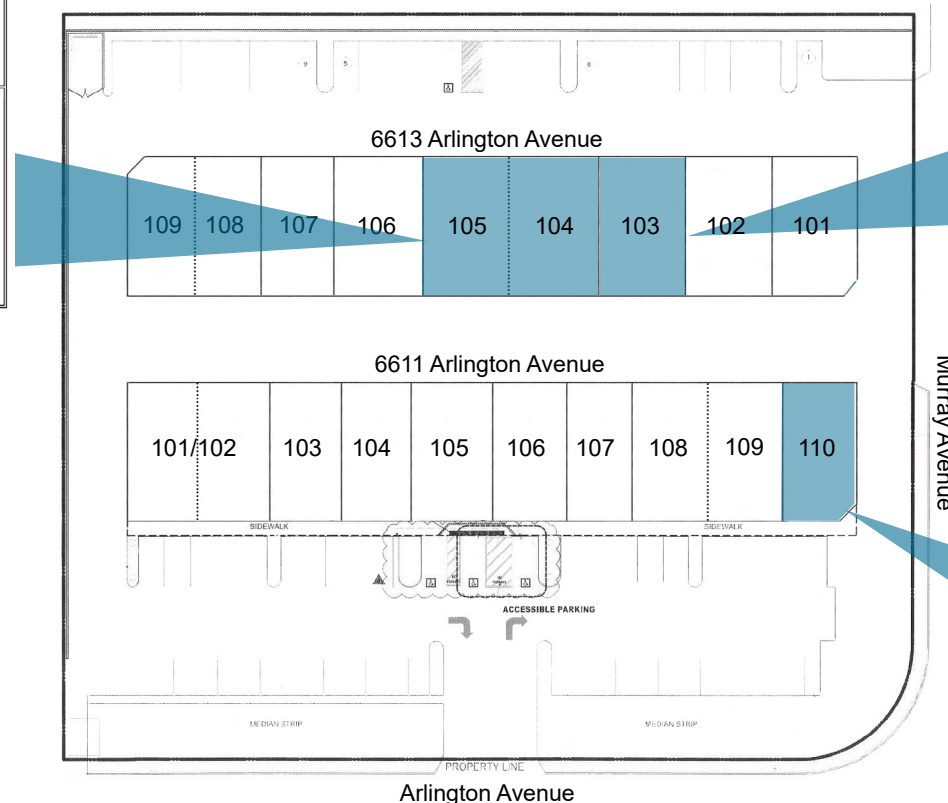
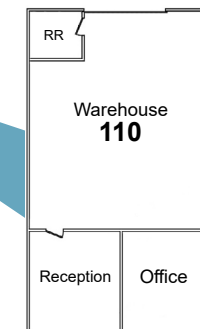
**Floor Plan  
6613 - 104/105**



**Floor Plan  
6613 - 103**



**Floor Plan  
6611 - 110**





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