

CITRUS TOWER

3390 UNIVERSITY AVENUE, RIVERSIDE, CA 92507

91 FWY

UNIVERSITY AVE

LIME ST

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

| TOTAL BUILDING ±137,122 SF | | | |
|----------------------------|-----------|---|------------|
| Suite | Sq. Ft. | Description | Lease Rate |
| 125 | 1,785 SF | Shell space | \$3.40 PSF |
| 300 | 24,890 SF | DIVISIBLE, Multiple Offices, Conference Room, Available October 1, 2025 | \$3.20 PSF |
| 480 | 5,406 SF | Built-Out | \$3.20 PSF |
| 620 | 905 SF | Built-Out | \$3.40 PSF |
| 640 | 1,179 SF | Built-Out | \$3.40 PSF |

RATE INCREASES: 3% Annually
 LEASE TERM: 5 - 10 Years
 PARKING: 4:1000 Usable Square Footage
 \$110/Month Per Reserved Space
 \$80/Month Per Unreserved Space
 TENANT IMPROVEMENTS: Negotiable on Built-Out Space



COMMERCIAL REAL ESTATE SERVICES

4193 Flat Rock Drive, Suite 100
Riverside, CA 92505 | Corporate 01048055

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CITRUS TOWER

3390 UNIVERSITY AVENUE, RIVERSIDE, CA
Downtown Riverside's Class A Tower

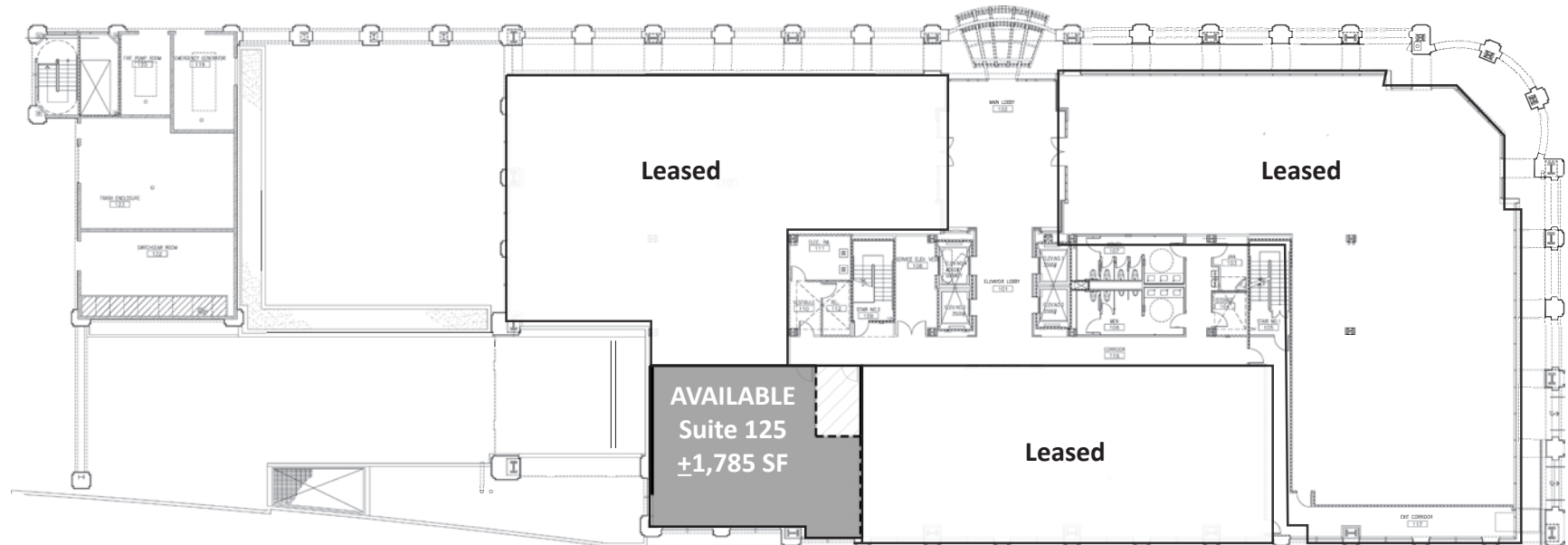
BUILDING FEATURES

- New, 6-story Class A office tower containing approximately 137,122 sf
- Located in the heart of historic downtown Riverside, California
- Freeway-visible building signage
- Immediate 91 freeway access
- Well-served by numerous restaurants, retail amenities, business services, hotels, entertainment, and transportation services
- Secured, subterranean parking with 4:1000 per usable square foot
- Enclosed, outdoor terrace for tenant use
- Walking distance to state and federal courts, civic center, county administrative center, convention center and hospital



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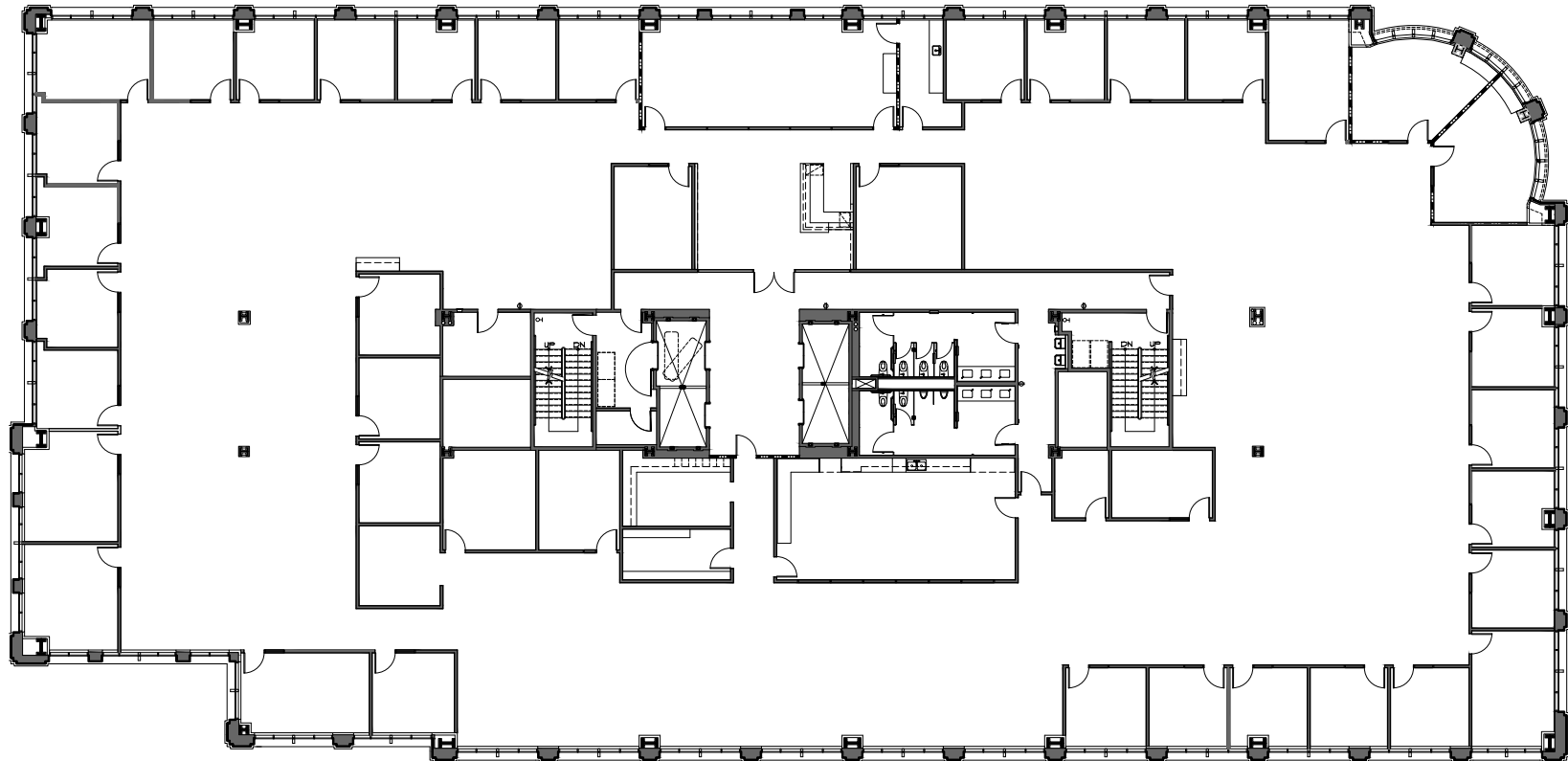


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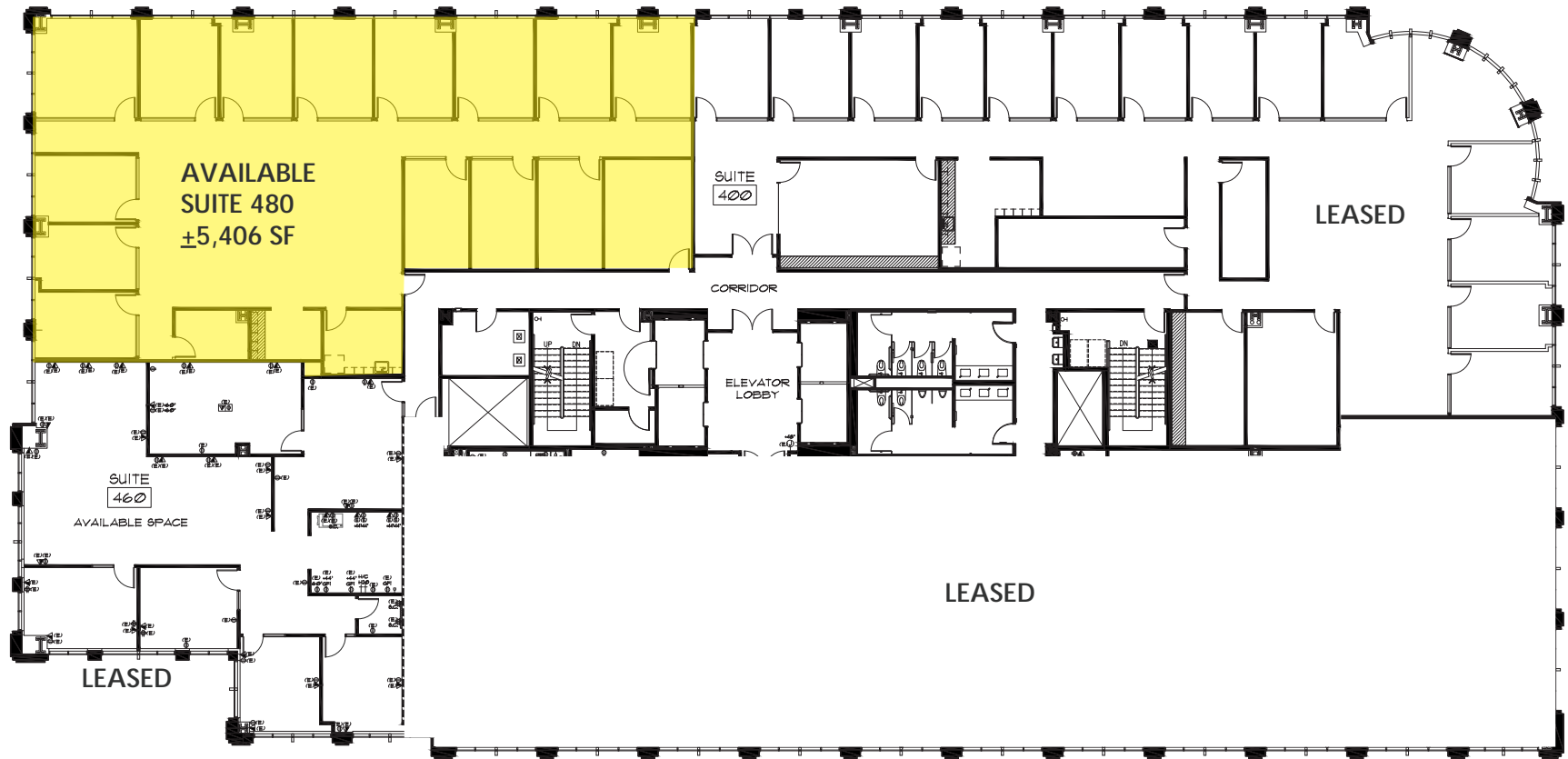
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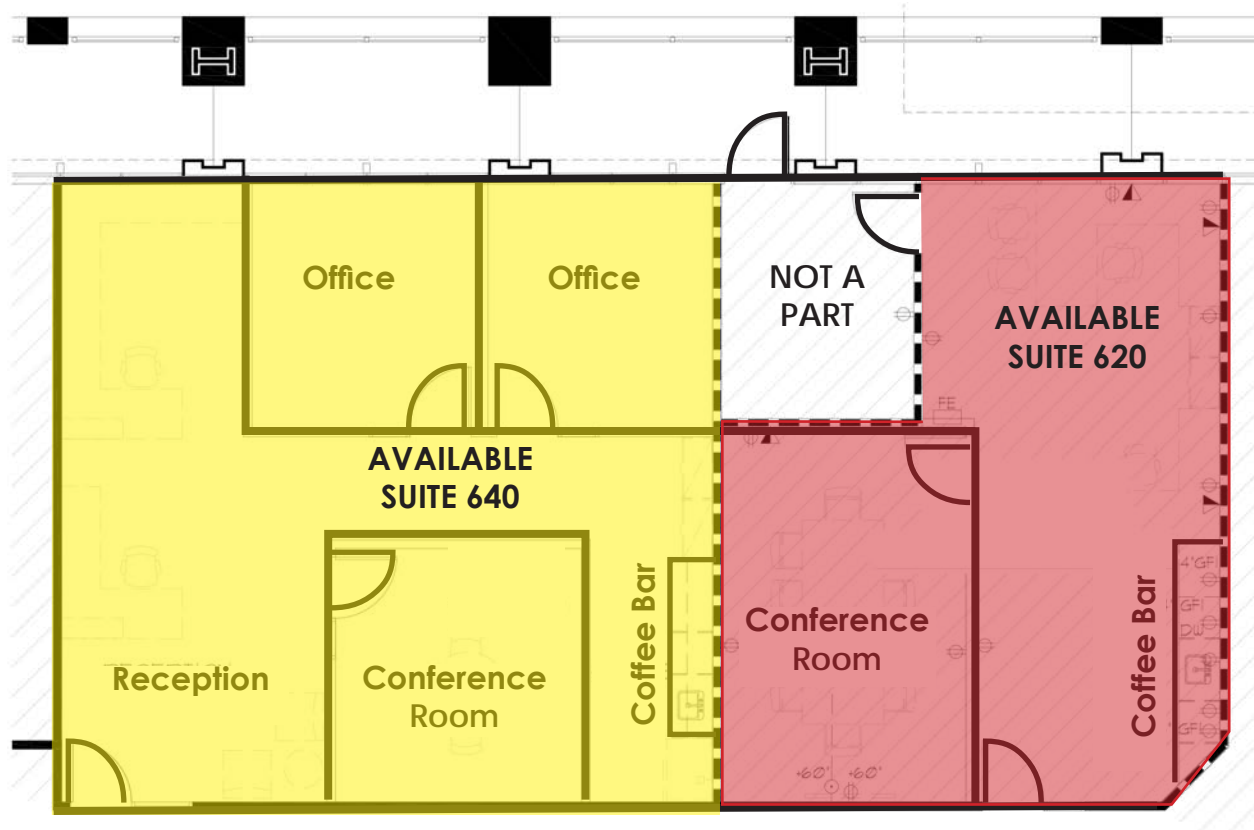
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Landmarks

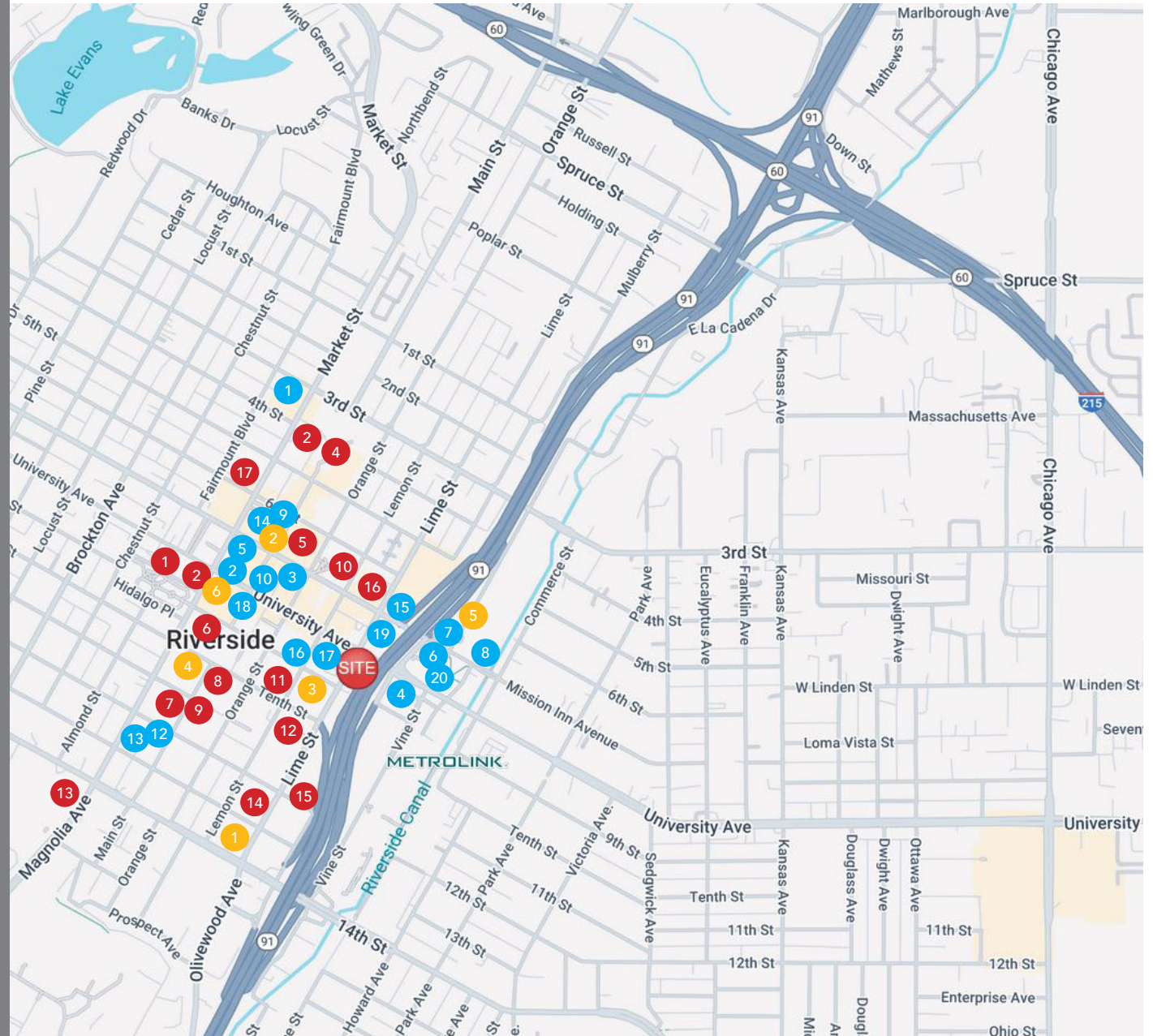
1. Greater Riverside Chambers of Commerce
2. Downtown Bus Terminal
3. Marriott Hotel
4. Raincross Square Convention Center
5. Mission Inn (Duane's Prime Steaks and Seafood, Mission Inn Restaurant, Las Campanas Mexican Cuisine, Bella Trattoria Italian Bistro)
6. City Hall
7. Family Court
8. Riverside County Courthouse
9. Riverside County Hall of Justice
10. Riverside City Public Library
11. Law Library
12. Riverside County Administration Building
13. Riverside Community Hospital
14. Riverside Bankruptcy Court
15. California Court of Appeal 4th Appellate District, Division 2
16. Riverside Municipal Auditorium
17. Fox Performing Arts Center

Restaurants

1. Starbucks Coffee
2. Mezcal Cantina Y Cocina
3. Mario's Place
4. Applebee's
5. The Coffee Bean & Tea Leaf
6. Avilia Baquet Hall
7. Sam's Bann Thai
8. The Old Spaghetti Factory
9. Simple Simons
10. La Cascada
11. Jack-N-Box
12. The Salted Pig
13. Carl's Junior
14. Tamale Factory
15. Heroes Restaurant & Brewery
16. 9th Street Deli and Yogurt
17. Farmer Boys
18. Subway
19. Art's Bar and Grill
20. El Patron Restaurant

Banks/Financial

1. Altura Credit Union
2. Citizen's Business Bank
3. Security Bank
4. Provident Bank
5. Union Bank of California
6. Wells Fargo Bank



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