



Secure Choice Plaza

1650 Spruce Street, Riverside, CA 92507

REID SISSON
951.276.3620 // DRE#: 00982027
RSISSON@LEERIVERSIDE.COM

DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
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Secure Choice Plaza

Property Highlights

Innovation Center is a Five story class A office building, located in Downtown Riverside California. Riverside is only 53 miles to Los Angeles and 40 miles to Orange County. The Mission Inn Museum details the history of the Mission Inn, a grand hotel built in the Mission Revival style. Nearby, the Riverside Metropolitan Museum is dedicated to regional history, culture and nature. The Riverside Art Museum shows local and international works. To the southeast, the March Field Air Museum displays military aircraft, including rare jets.

- ±61,135 total SF
- Freeway visible signage available to qualified tenants
- Two (2) onsite restaurants
- Landmark building featuring blue reflective glass and gray slate exterior
- Recently renovated HVAC system and common area upgrades
- Two (2) story lobby
- Dynamic location at the corner of Spruce Street and Chicago Avenue in Hunter Park
- Prominent location with visibility from the 60/215 Freeways
- Professional business environment
- Abundant free parking
- Immediate occupancy available

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DOWNTOWN
RIVERSIDE
The *giz* of the City

91

Secure
Choice Plaza

CALIFORNIA
60

163,302 CPD

Spruce St
15,709 CPD

SR
SUSHI BAR

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AVAILABILITIES

FLOOR	SUITE	SF
1st	106	2,009
2nd	Fully Leased	
3rd	Fully Leased	
4th	Fully Leased	
5th	Fully Leased	

\$2.25 PSF Full Service Gross

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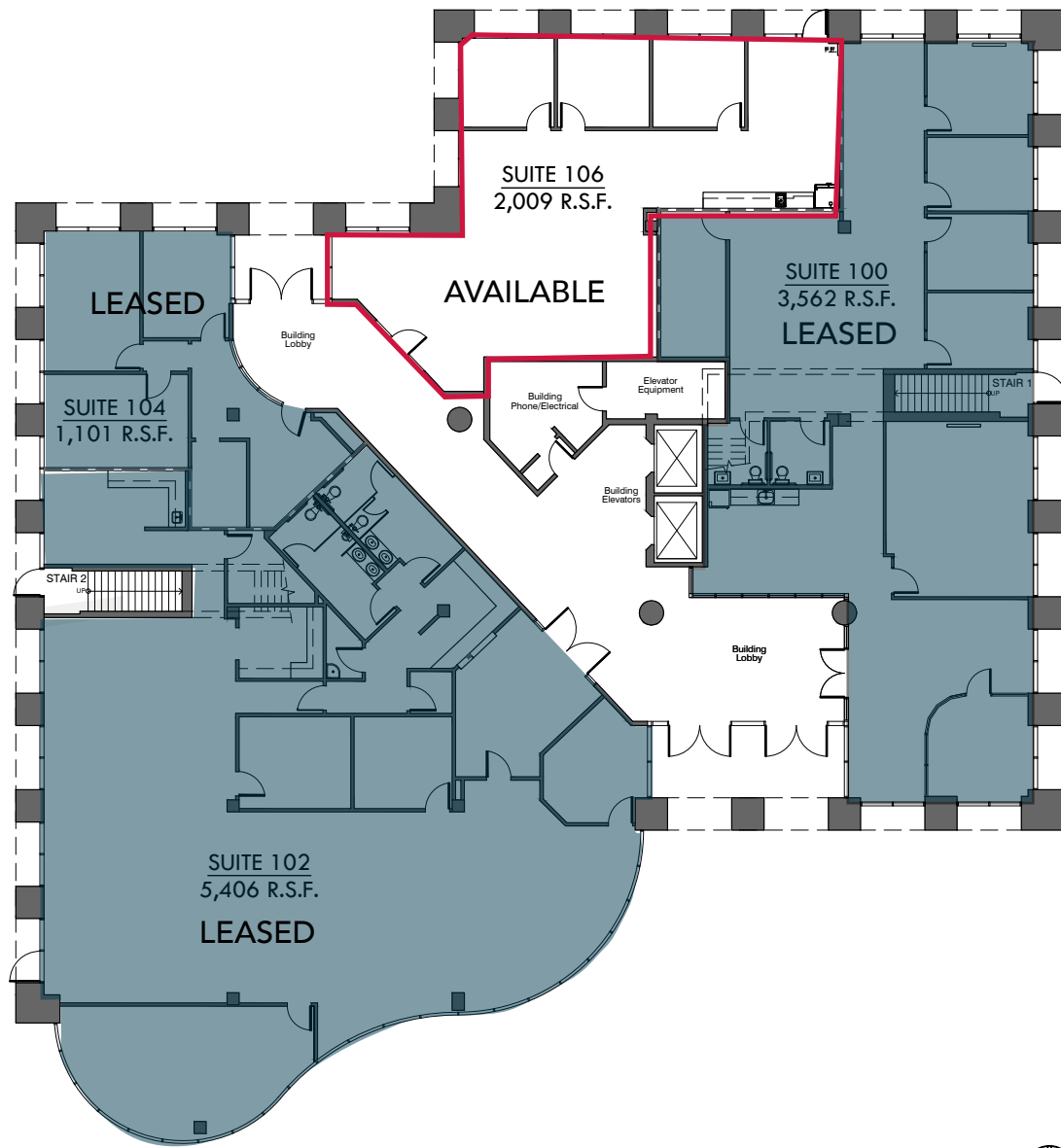
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1ST FLOOR AS-BUILT



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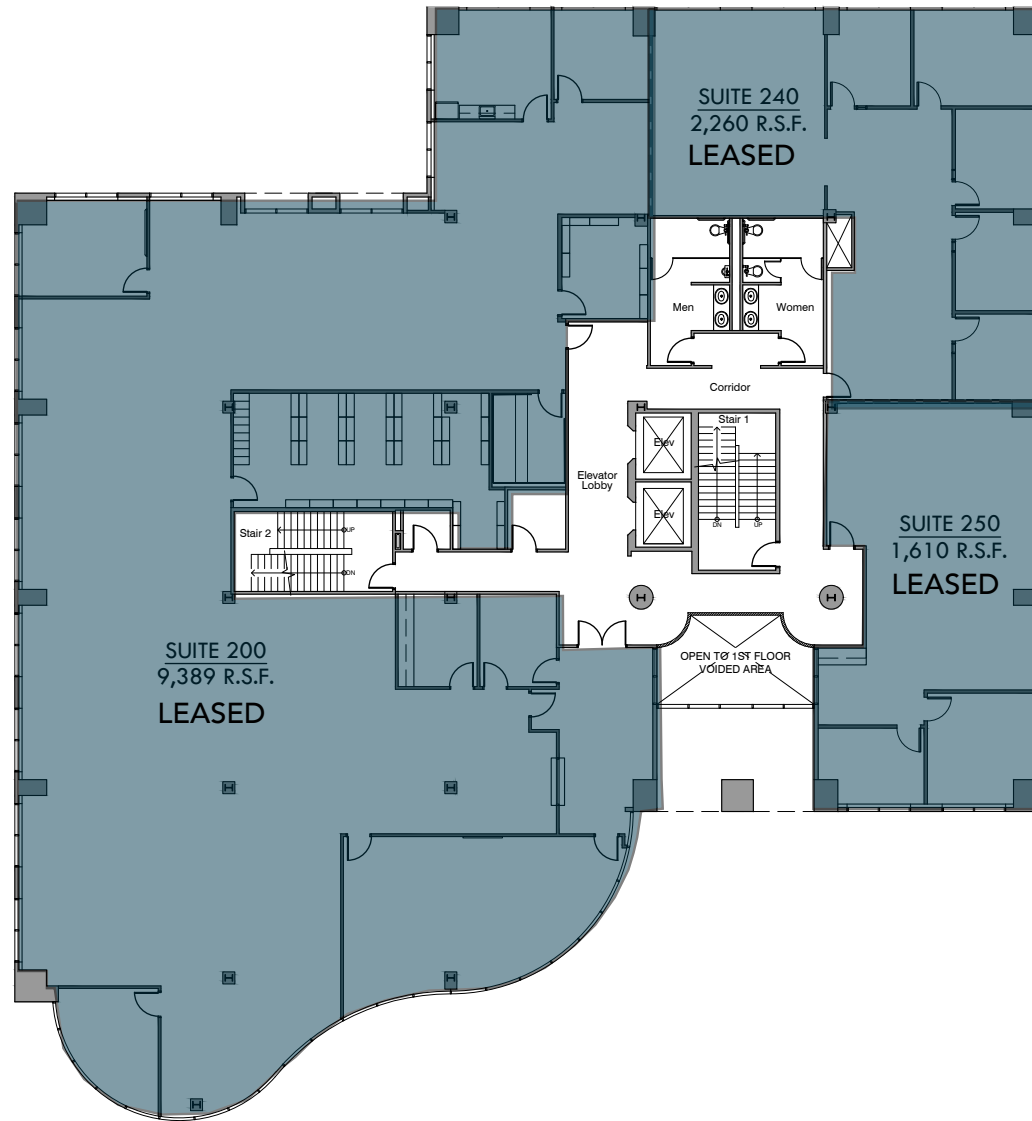
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2ND FLOOR AS-BUILT



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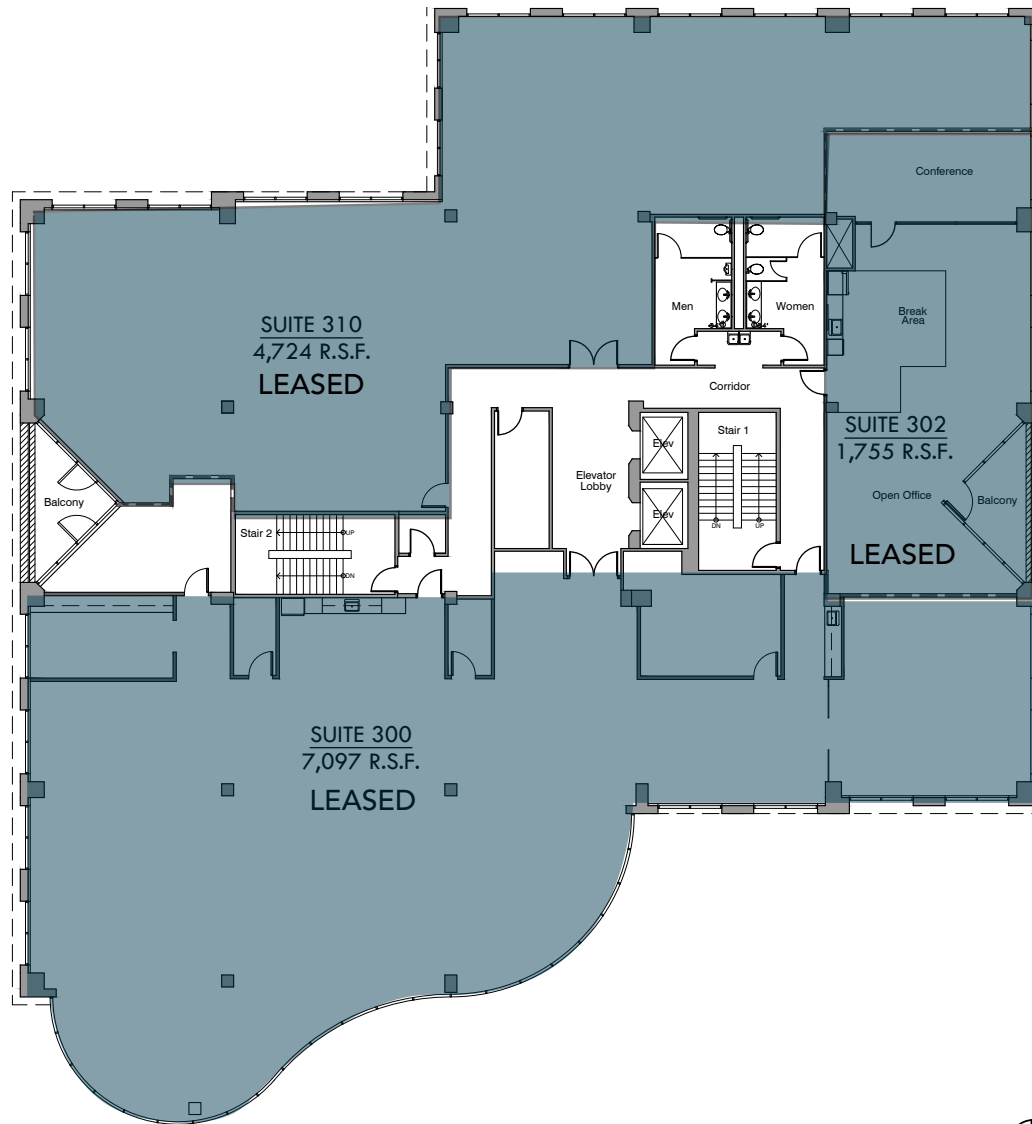
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3RD FLOOR AS-BUILT



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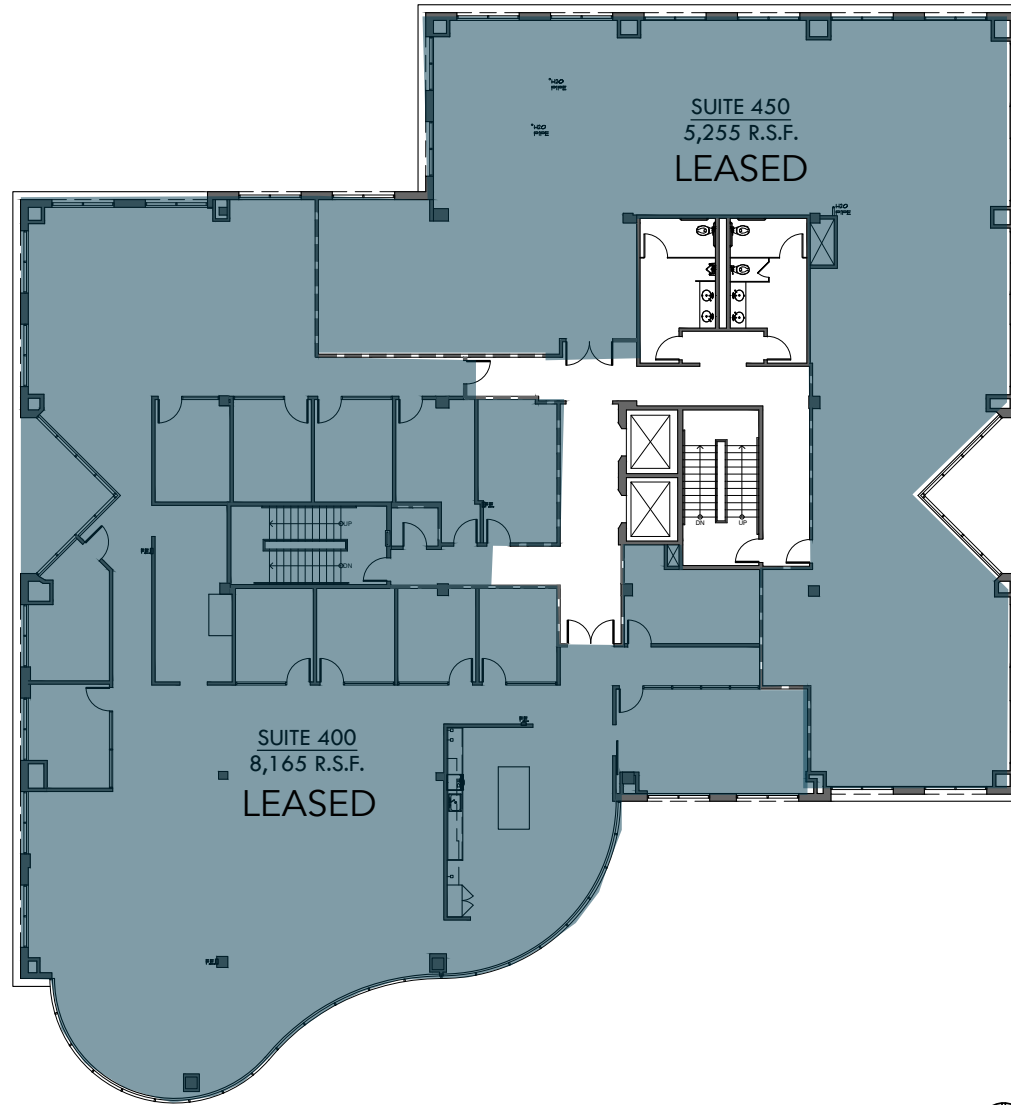
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4TH FLOOR AS-BUILT



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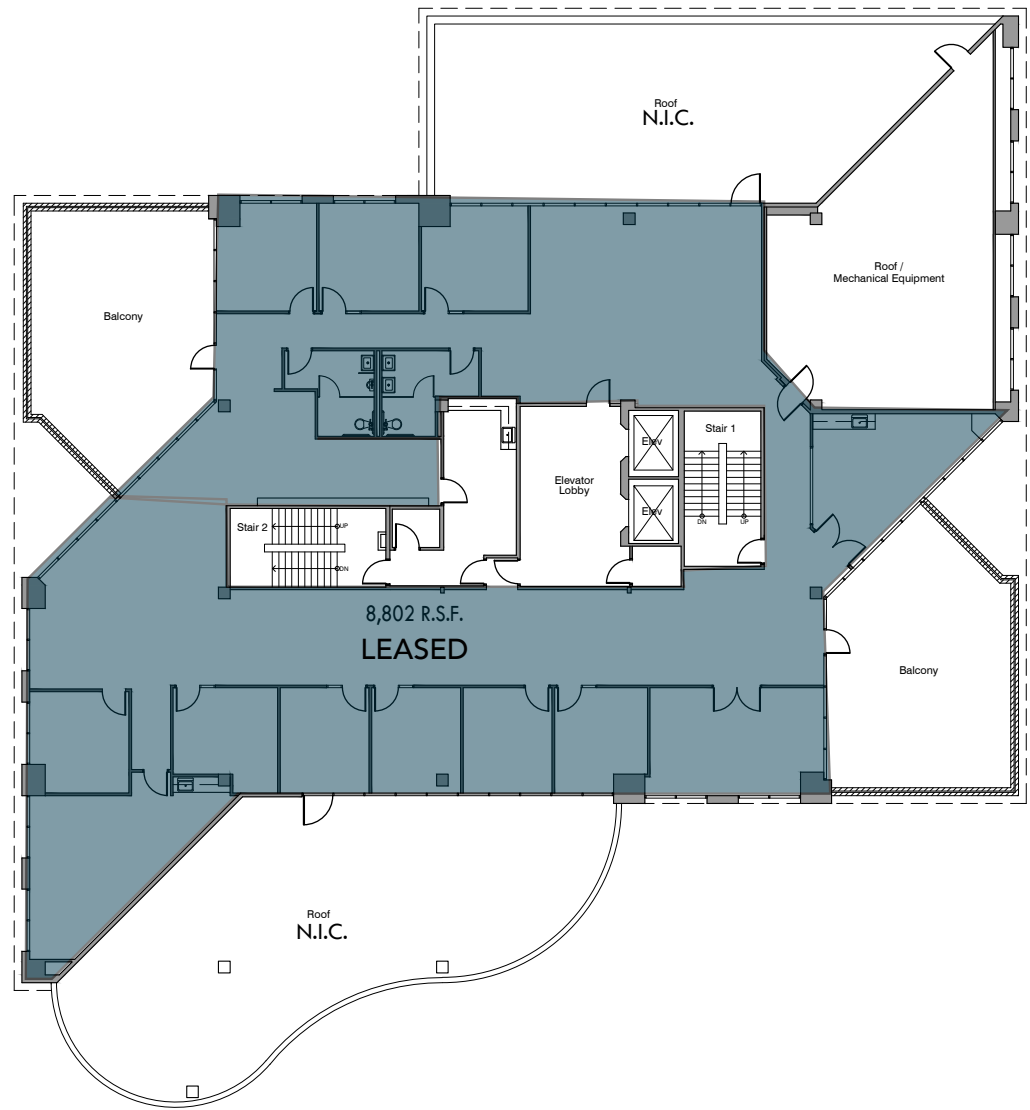
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