LEE & ASSOCIATES
MUDGE TEAM
COMMERCIAL REAL ESTATE ADVISORS

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
DMUDGE@LEERIVERSIDE.COM

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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AVAILABILITIES		
FLOOR	SUITE	SF
1st	Fully Leased	
2nd	Fully Leased	
3rd	300	7,097 RSF
4th	Fully Leased	
5th	Fully Leased	

$2.20 PSF Full Service Gross

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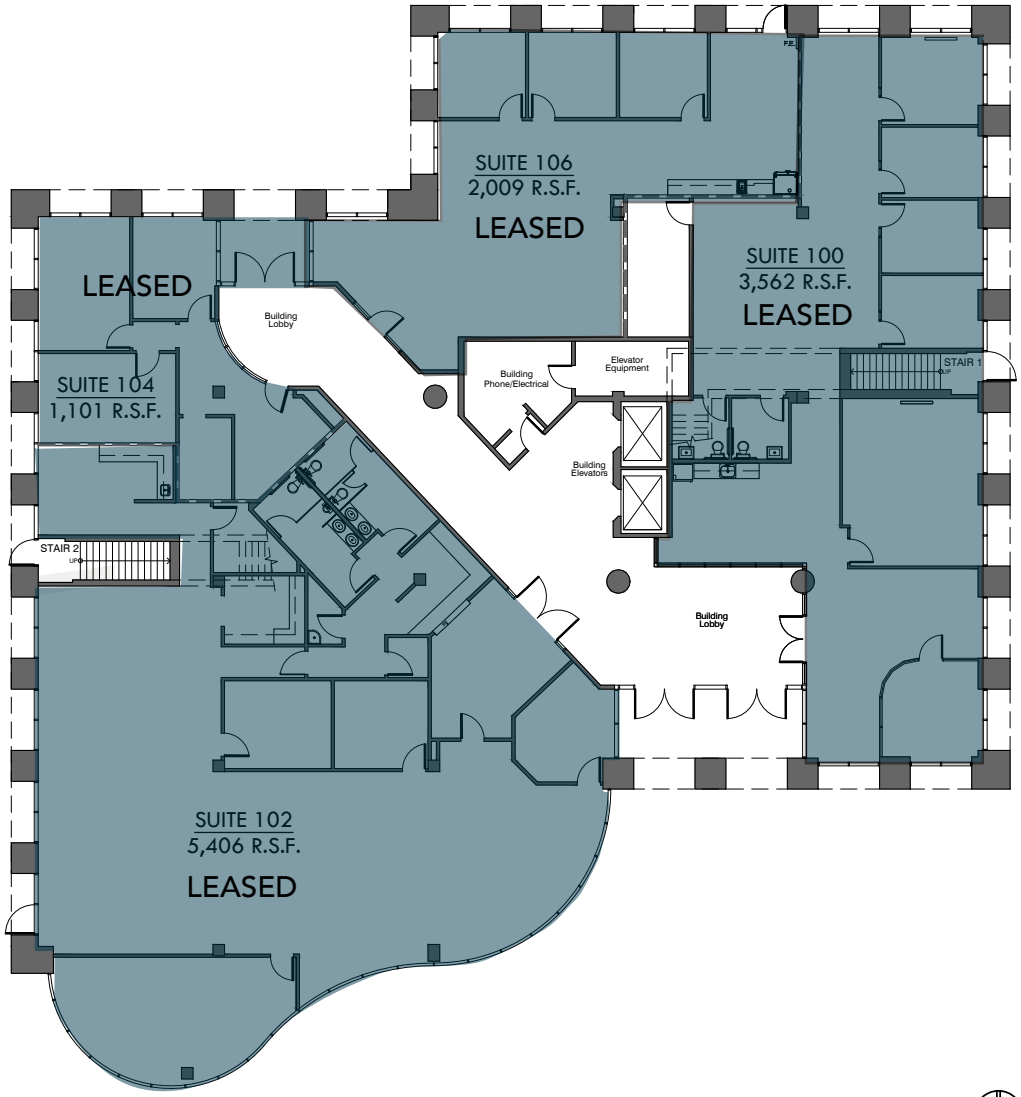

1ST FLOOR AS-BUILT

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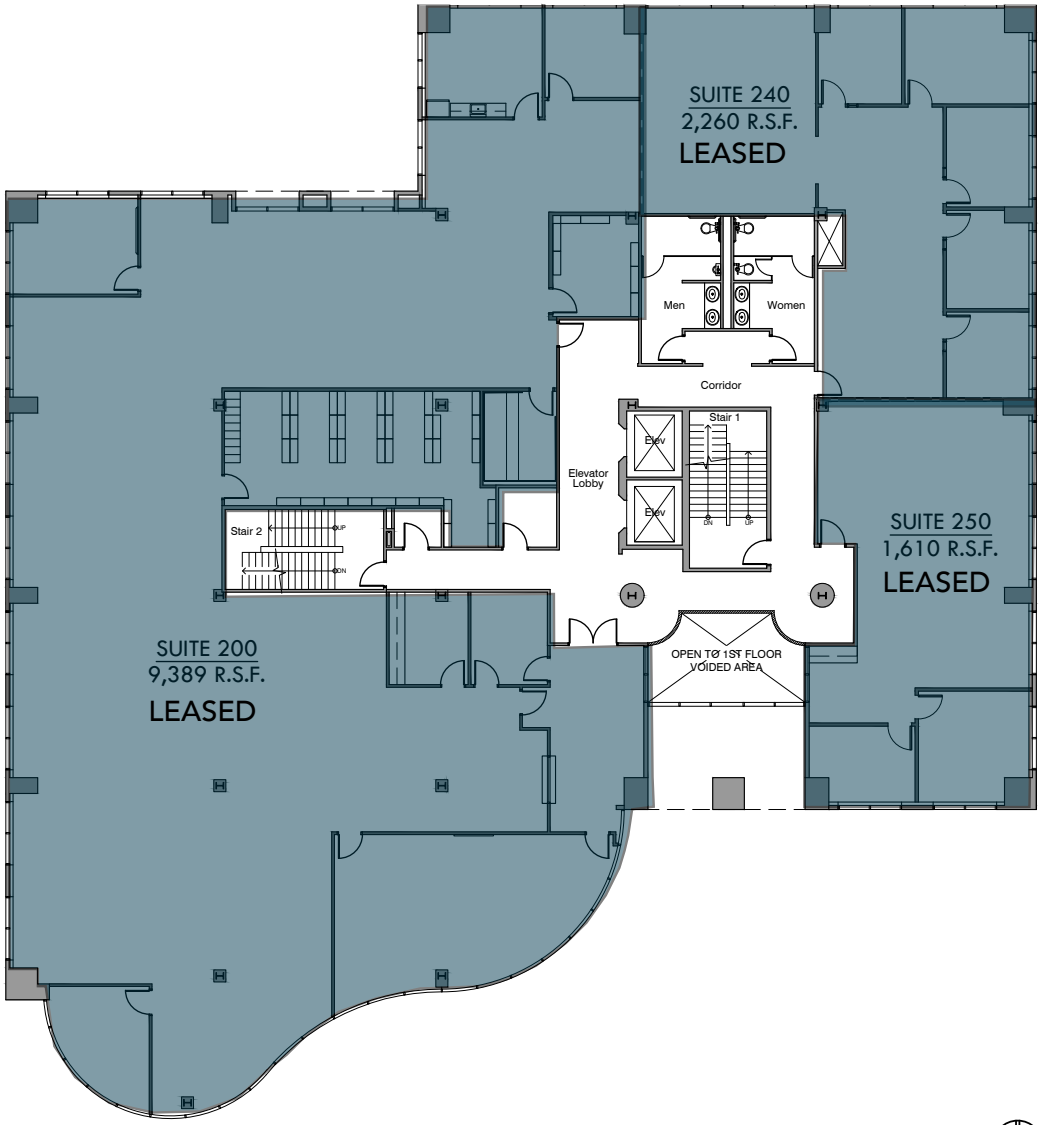

2ND FLOOR AS-BUILT

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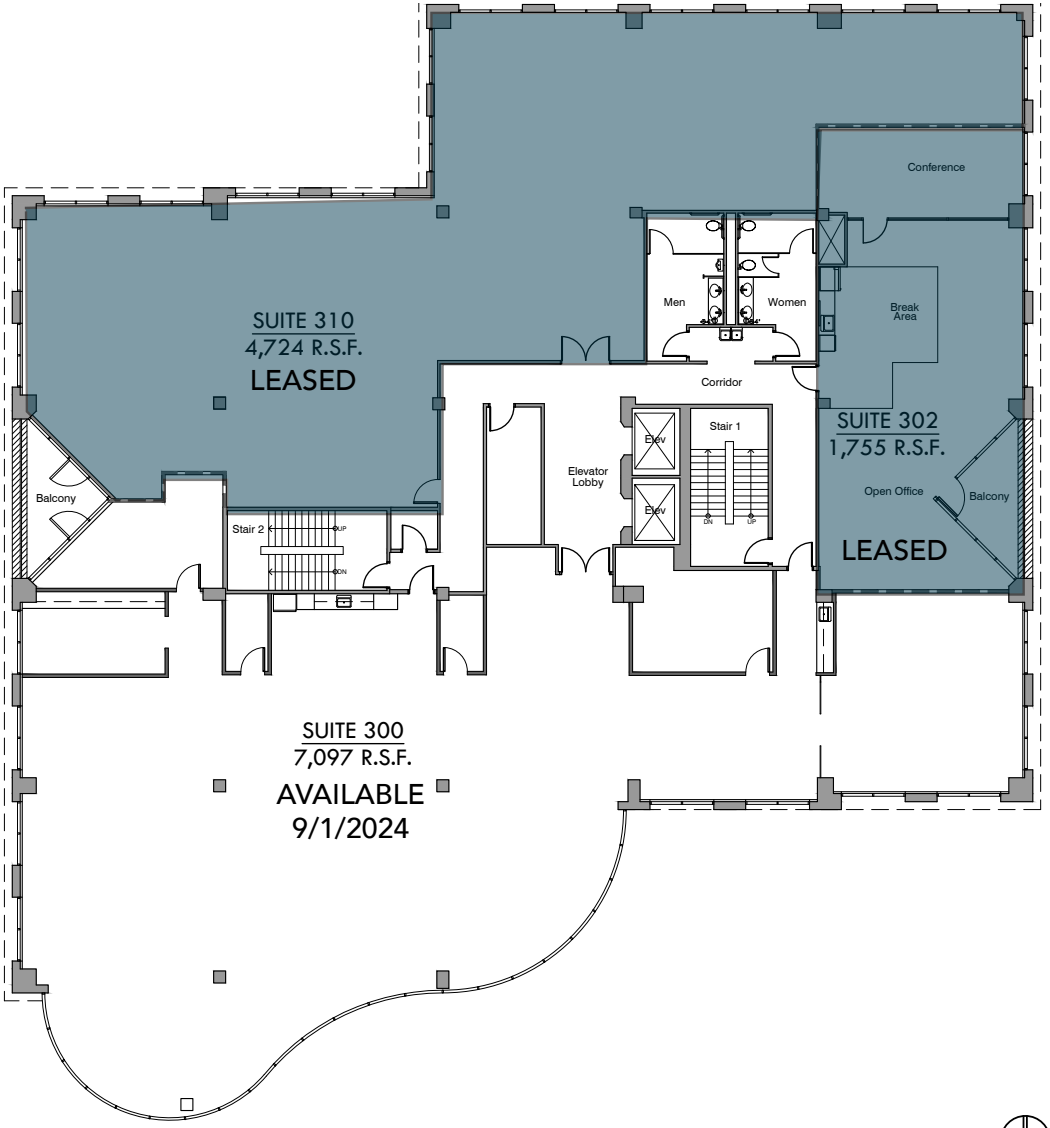

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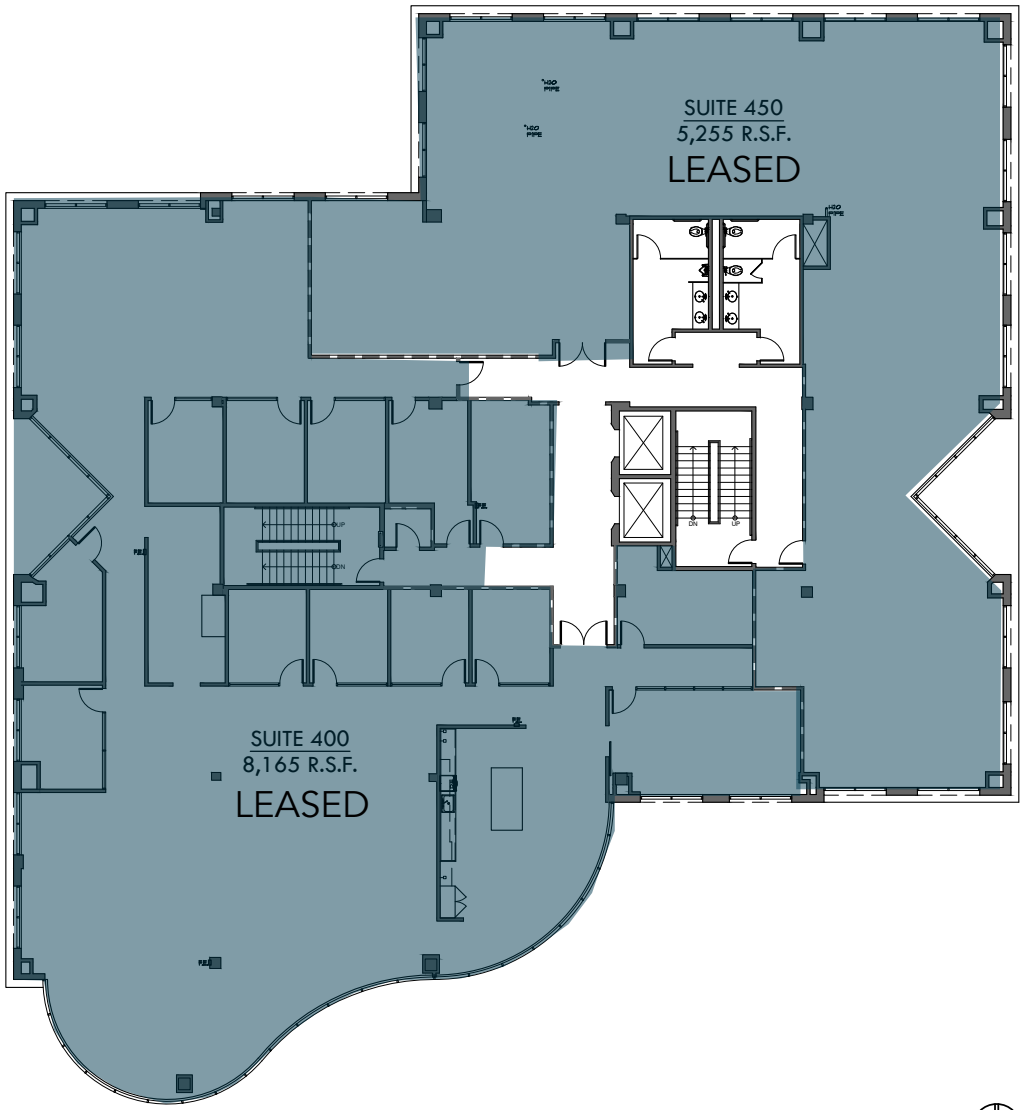

4TH FLOOR AS-BUILT

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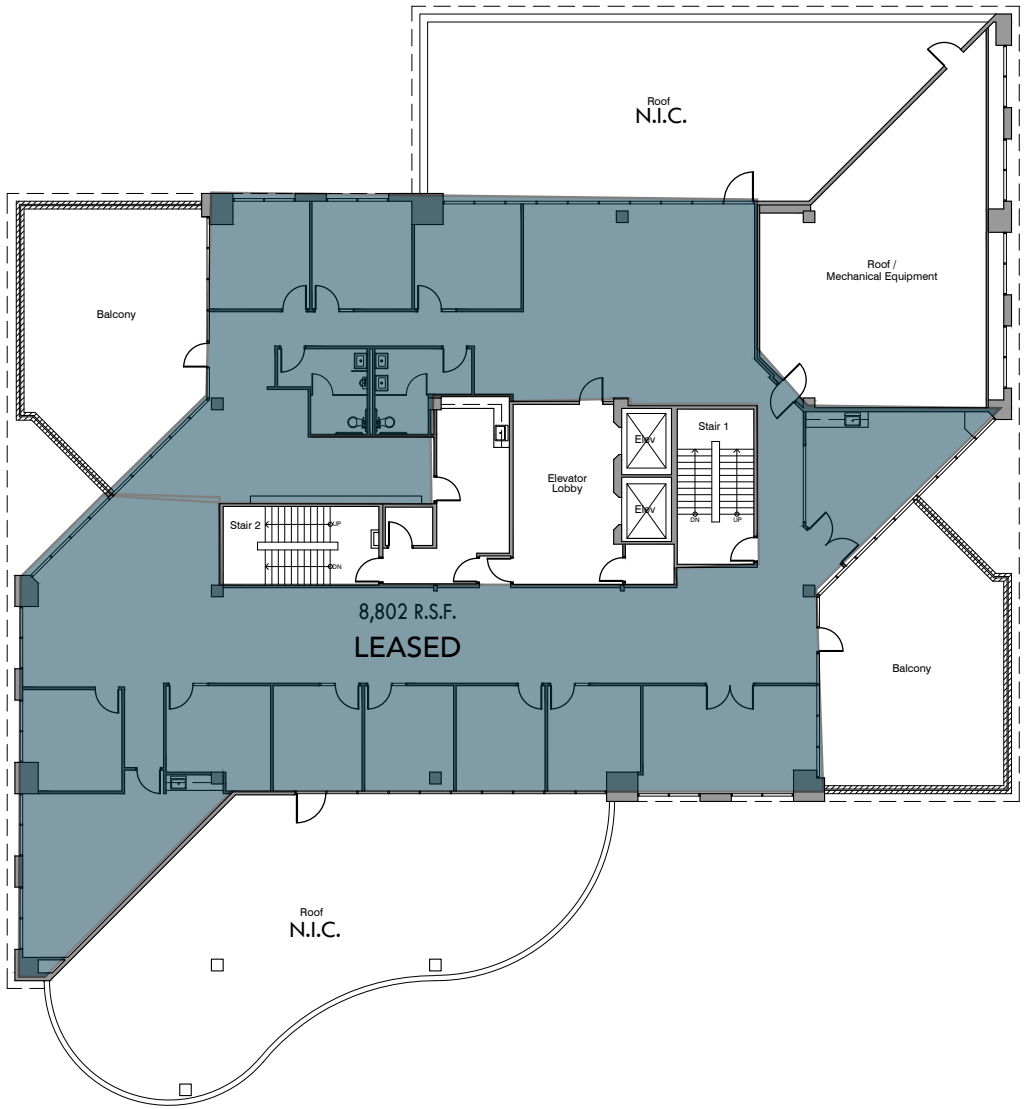

5TH FLOOR AS-BUILT

NORTH

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