

FOR LEASE

FLEXIBLE OFFICE
& WAREHOUSE

ADAMS BUSINESS PARK

2900 Adams Street
Riverside, CA 92504



PROJECT FEATURES

205,633 square feet of flexible office and industrial space

Spaces available are 176 square feet to 1,651 square feet

Beautifully landscaped park

Two common area conference rooms

Industrial units are equipped with a 14' roll-up door

Excellent access to the CA-91, I-15, I-215 and CA-60 freeways

Close proximity to the Galleria at Tyler mall and a variety of full-service restaurants

Property is professionally owned and
managed by

the **Muller**
company

CONTACT

ANDREW PEAKE

951.276.3644

apeek@lee-associates.com

License ID# 01398894

MATT ROSSMAN

951.276.3615

mrossman@lee-associates.com

License ID# 01794680

Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

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

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

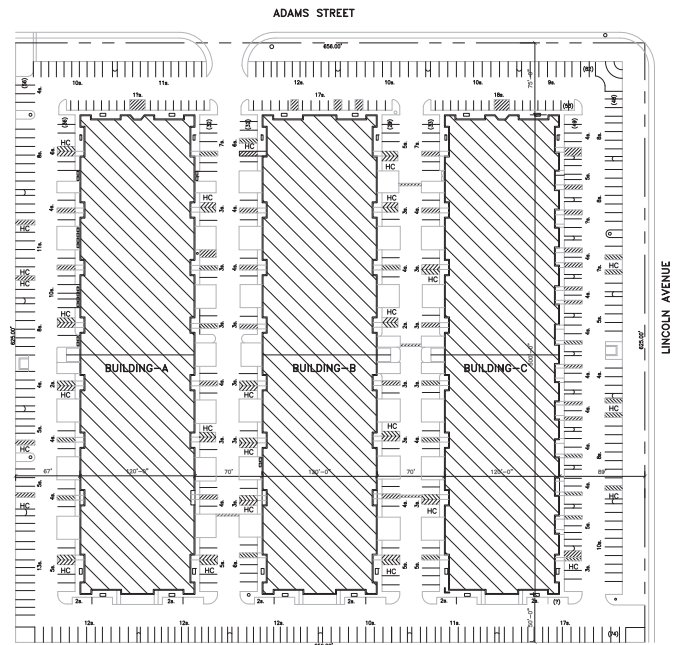
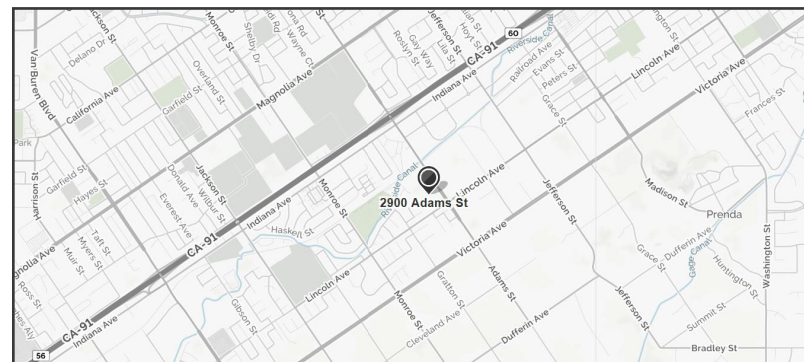
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

FLEXIBLE OFFICE & WAREHOUSE

ADAMS BUSINESS PARK

2900 Adams Street
Riverside, CA 92504



ANDREW PEAKE
951.276.3644

apeake@lee-associates.com
License ID# 01398894

MATT ROSSMAN
951.276.3615

mrossman@lee-associates.com
License ID# 01794680

CONTACT

Lee & Associates Commercial Real Estate Services, Inc. - Riverside.
4193 Flat Rock Drive, Suite 100 Riverside, CA 92505 | Corporate ID# 01048055
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



ADAMS BUSINESS PARK

2900 Adams Street, Riverside, California 92504

AVAILABLE OFFICE UNITS

Suite No.	Size (±SF)	Monthly Rent
Suite A-325 (Available February 4, 2019)	232 SF	\$500
Suite A-405*	376 SF	\$800
Suite A-410 *	1,167 SF	\$2,050
Suite A-425	821 SF	\$1,225
Suite B30-15	451 SF	\$800
Suite B30-16 (Available December 1, 2018)	176 SF	\$375
Suite B30-19	570 SF	\$850
Suite C-200	1,567 SF	\$2,750
Suite C-210	486 SF	\$1,050
Suite C-215	506 SF	\$1,100
Suite C-240	944 SF	\$1,400
Suite C-245 (Available January 1, 2019)	232 SF	\$500
* Contiguous to ±1,543 SF		

100% OFFICE IN

WAREHOUSE UNITS

Suite No.	Size (±SF)	Rental Rate PSF (CAM included)	Monthly Rent	Build-Out
Suite C-16	1,036 SF	\$1.35 MG	\$1,398.60 MG	Available with 30 Days Notice

AVAILABLE INDUSTRIAL UNITS

Suite No.	Size (±SF)	Rental Rate PSF	Monthly Rent	Build-Out
Suite C-36	1,570 SF	\$0.85 + \$0.08 CAM	\$1,460.10 MG	20% Office, Available Now
Suite B-5	1,651 SF	\$0.85 + \$0.08 CAM	\$1,535.43 MG	Reception, 2 Restrooms, Warehouse (Available January 1, 2019)

OFFICE: Andrew Peake | INDUSTRIAL: Matt Rossman

CALBRE License #01398894 / CALBRE License #01794680

apeake@lee-associates.com / mrossman@lee-associates.com

(951) 276-3600 / FAX (951) 823-8650

A Member of the Lee & Associates Group of Companies
4193 Flat Rock Drive, Suite 100, Riverside, CA 92505



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.