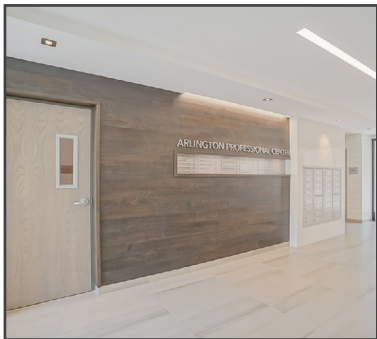
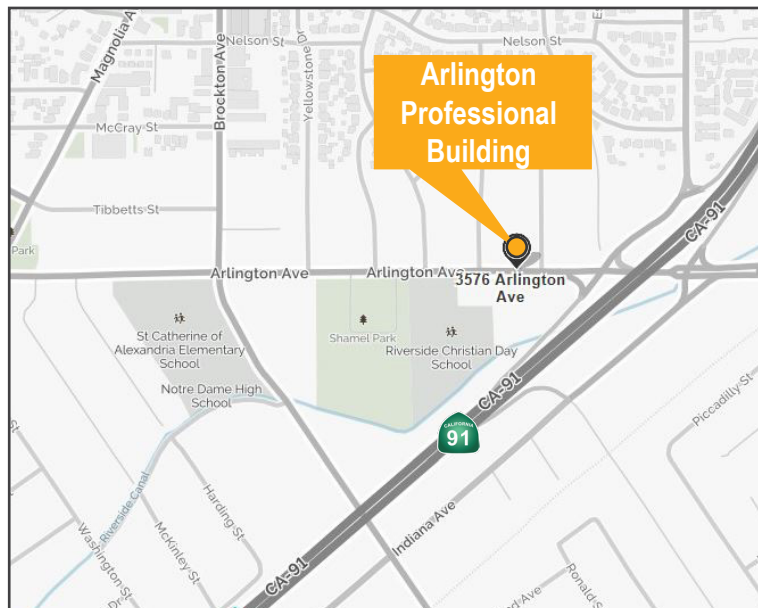


3576 ARLINGTON AVENUE | RIVERSIDE, CA  
**ARLINGTON PROFESSIONAL CENTER**



# SMALL OFFICE SUITES FOR LEASE

- Under New Ownership
- Three-Story 32,387 SF Professional Office Building
- Flexible Suite Sizes starting from 500 SF
- Close Proximity to a Variety of Retail Amenities



**BUILDING COMPLETELY RENOVATED**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ANDREW PEAKE**  
(951) 276-3644  
[apeake@lee-associates.com](mailto:apeake@lee-associates.com)  
DRE #01398894

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DRE #01219183

# 3576 ARLINGTON AVENUE | RIVERSIDE, CA

## ARLINGTON PROFESSIONAL CENTER



FLOOR	SUITE	SIZE	RENT
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### FIRST FLOOR

Fully Leased

### SECOND FLOOR



Suite 205

646 SF

\$1,050 Per Month



Suite 211

3,167 SF  
(Divisible)

\$1.60 PSF

### THIRD FLOOR



Suite 300

898 SF

\$1,450 Per Month



CLICK ICON FOR SUITE FLOOR PLAN



CLICK ICON FOR SUITE VIRTUAL TOUR

Rent Increases:

3%

Term:

2 - 5 Years

Electricity:

Included

Expenses:

Base Year Pass Through

Tenant Improvements: Negotiable

Janitorial:

Excluded



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