

**We Will Move You!**

**Landlord now offering tenant relocation incentives on lease terms of 3+ years**

# Innovation Center

1650 Spruce Street, Riverside, CA 92507

**THOMAS P. PIERIK, SIOR**  
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**LINDSAY MINGEE**  
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**DAVE MUDGE, SIOR**  
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## Innovation Center

## 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.

- ±58,312 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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LEE & ASSOCIATES

MUDGE TEAM  
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DOWNTOWN  
RIVERSIDE  
The *pit* of the City

91

CALIFORNIA  
60

163,302 CPD

Innovation  
Center



Spruce St 15,709 CPD



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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, Inc. -Riverside.  
3240 Mission Inn Ave, Riverside, CA 92507 | 951.276.3600 | Corp. DRE#: 01048055 | www.lee-associates.com



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AVAILABILITIES		
FLOOR	SUITE	SF
1st	106	5,437
2nd	240	2,273
3rd	310	4,751
4th	450	5,143
5th	500	7,280
<b>\$1.95 PSF Full Service Gross</b>		

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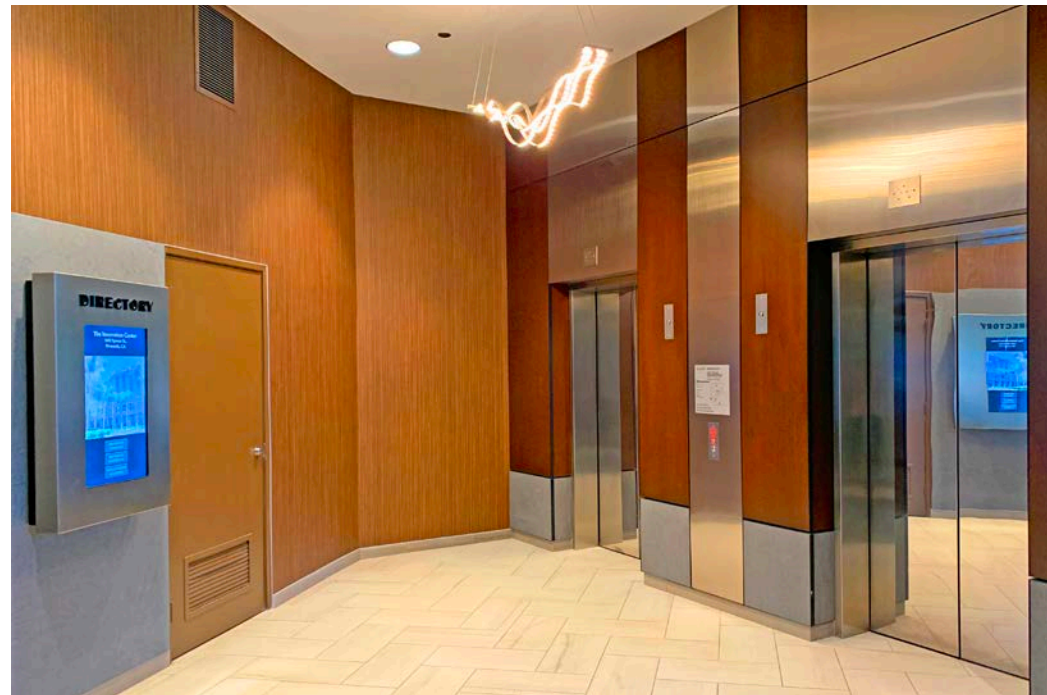


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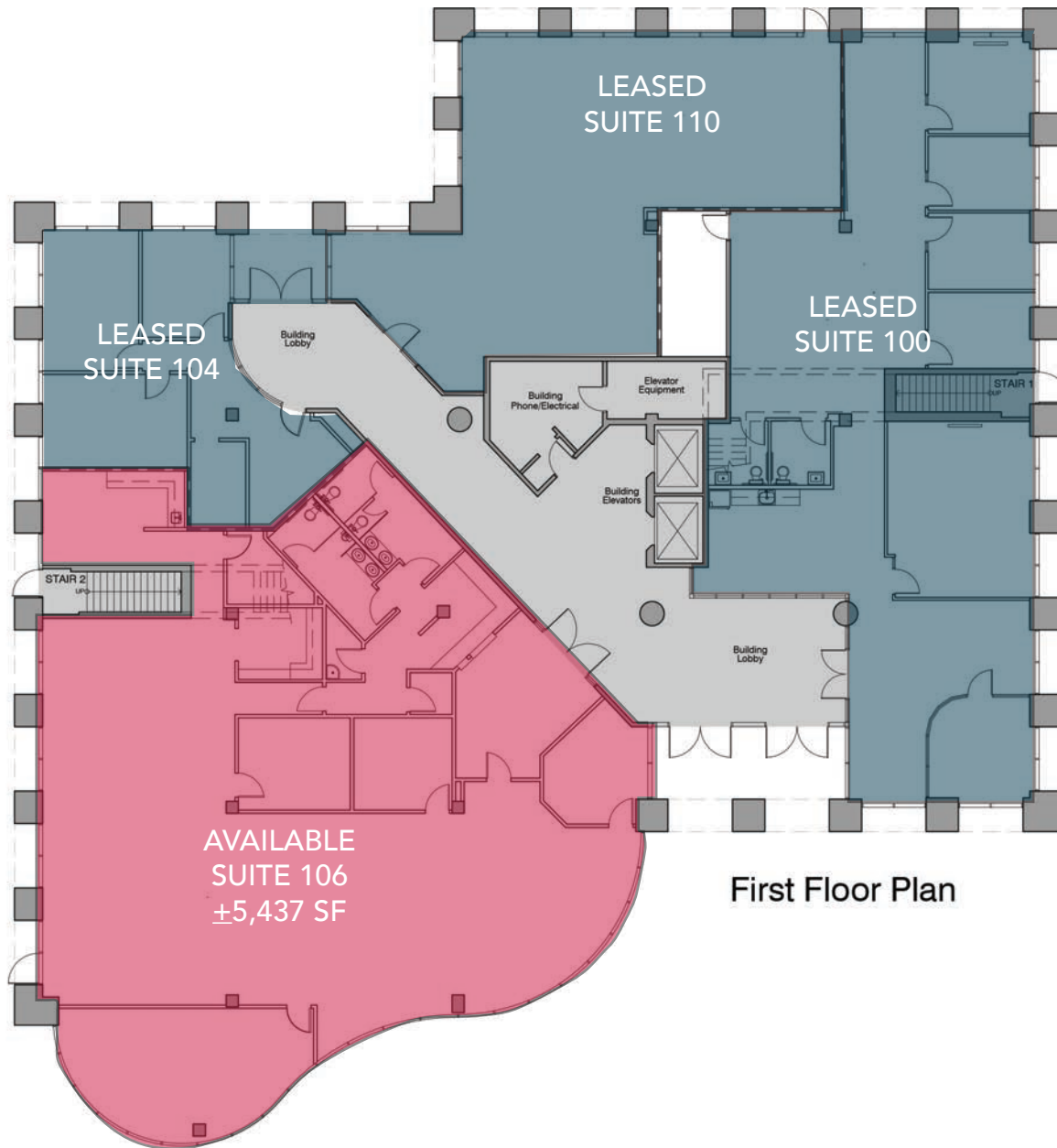
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First Floor Plan

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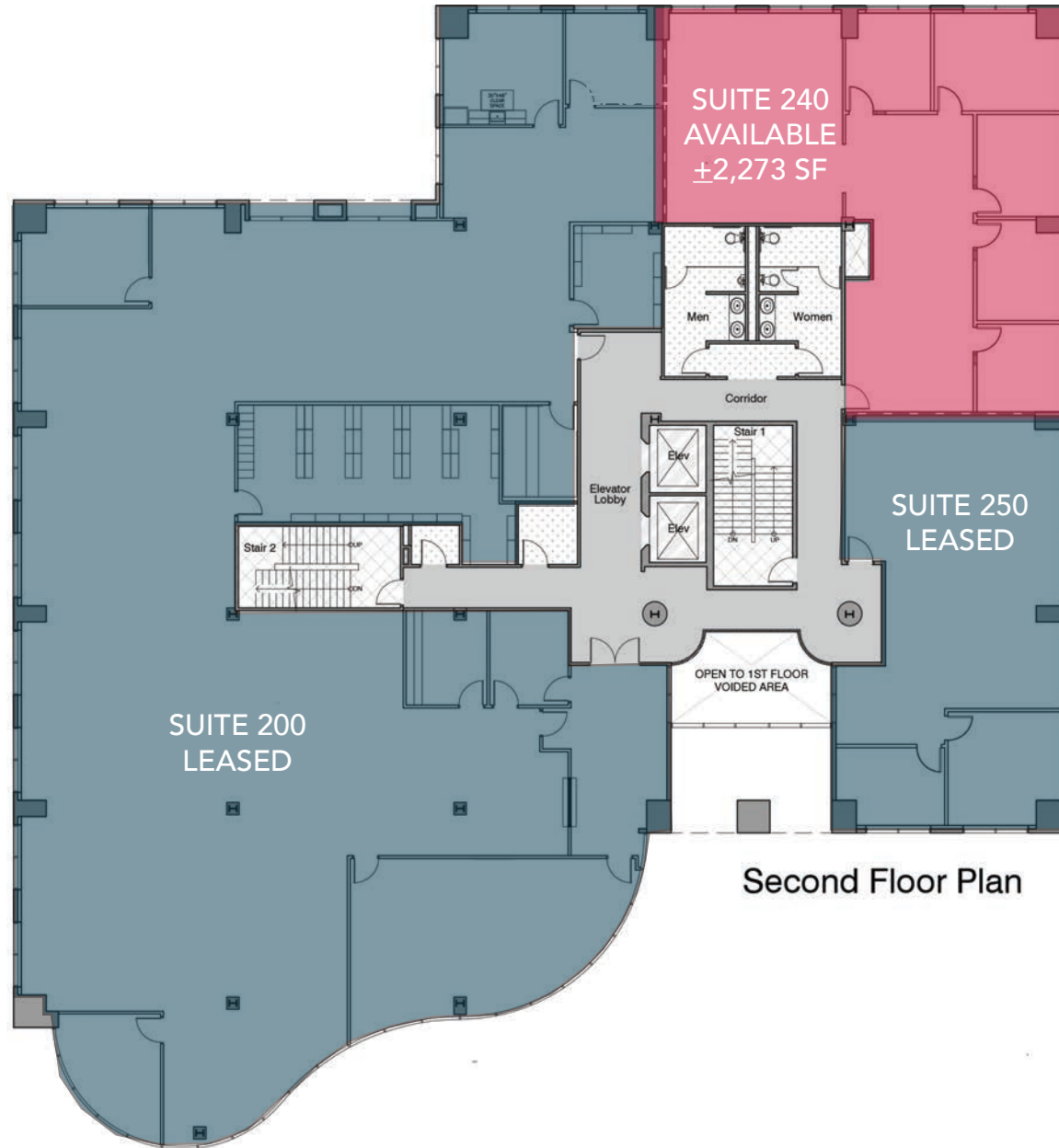
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Second Floor Plan

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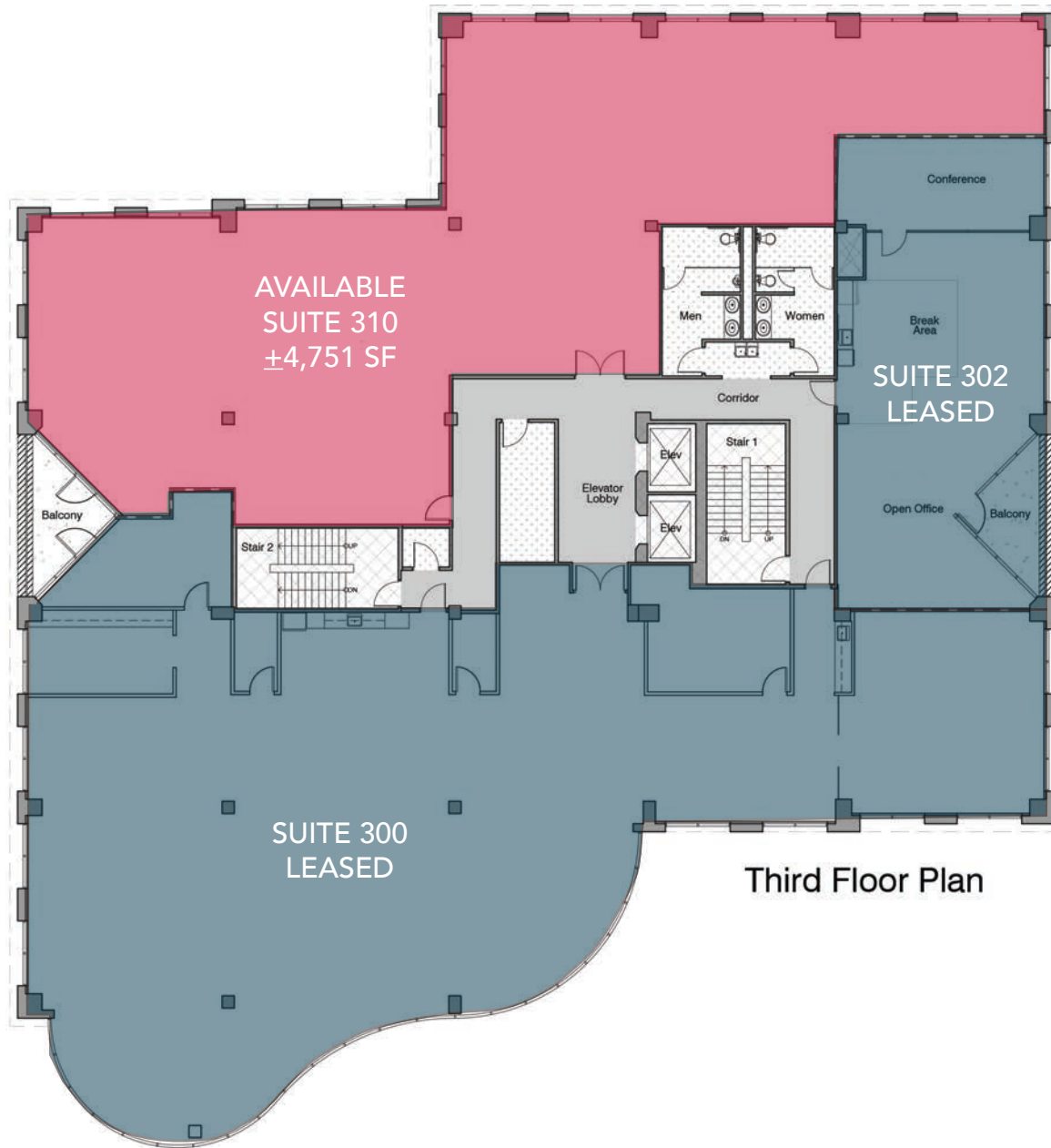
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Third Floor Plan

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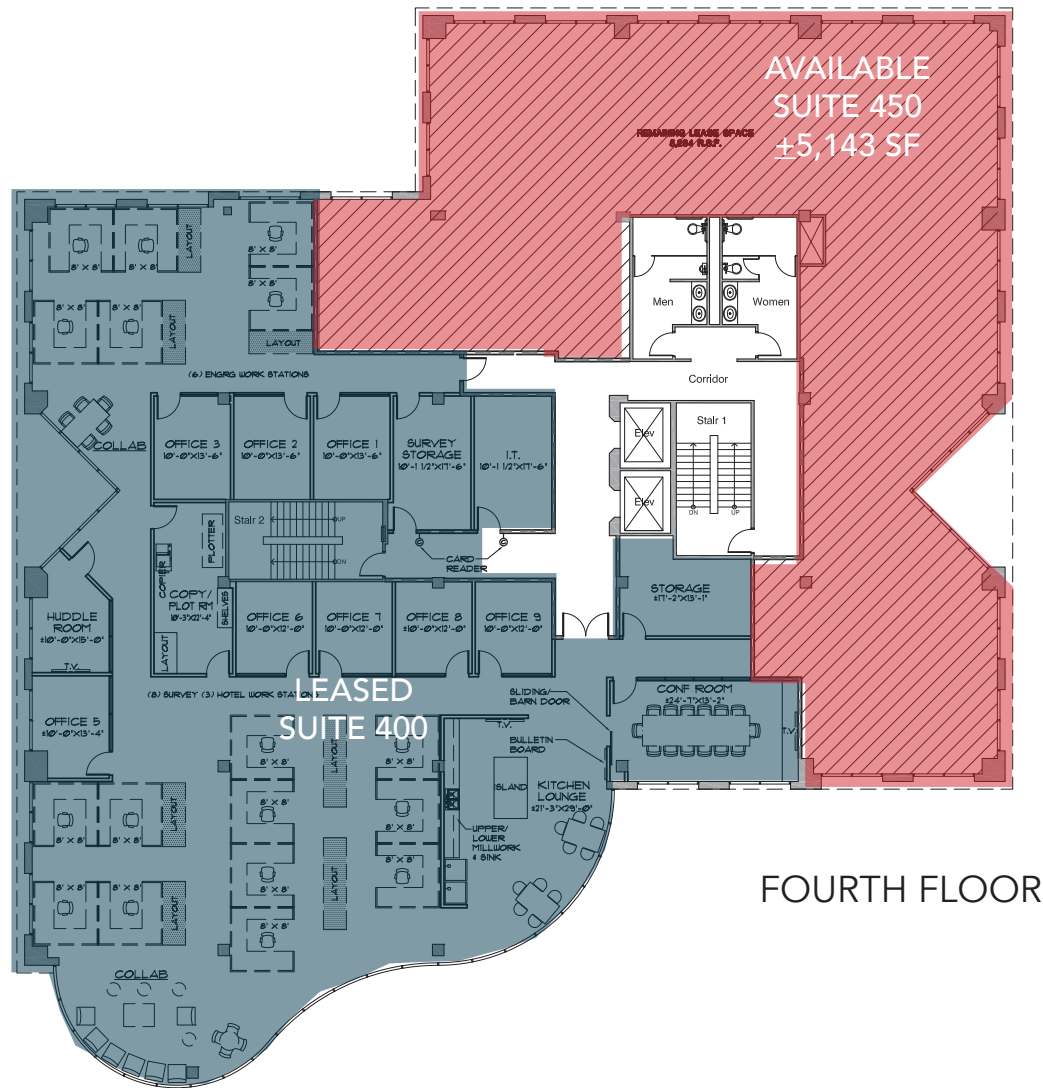
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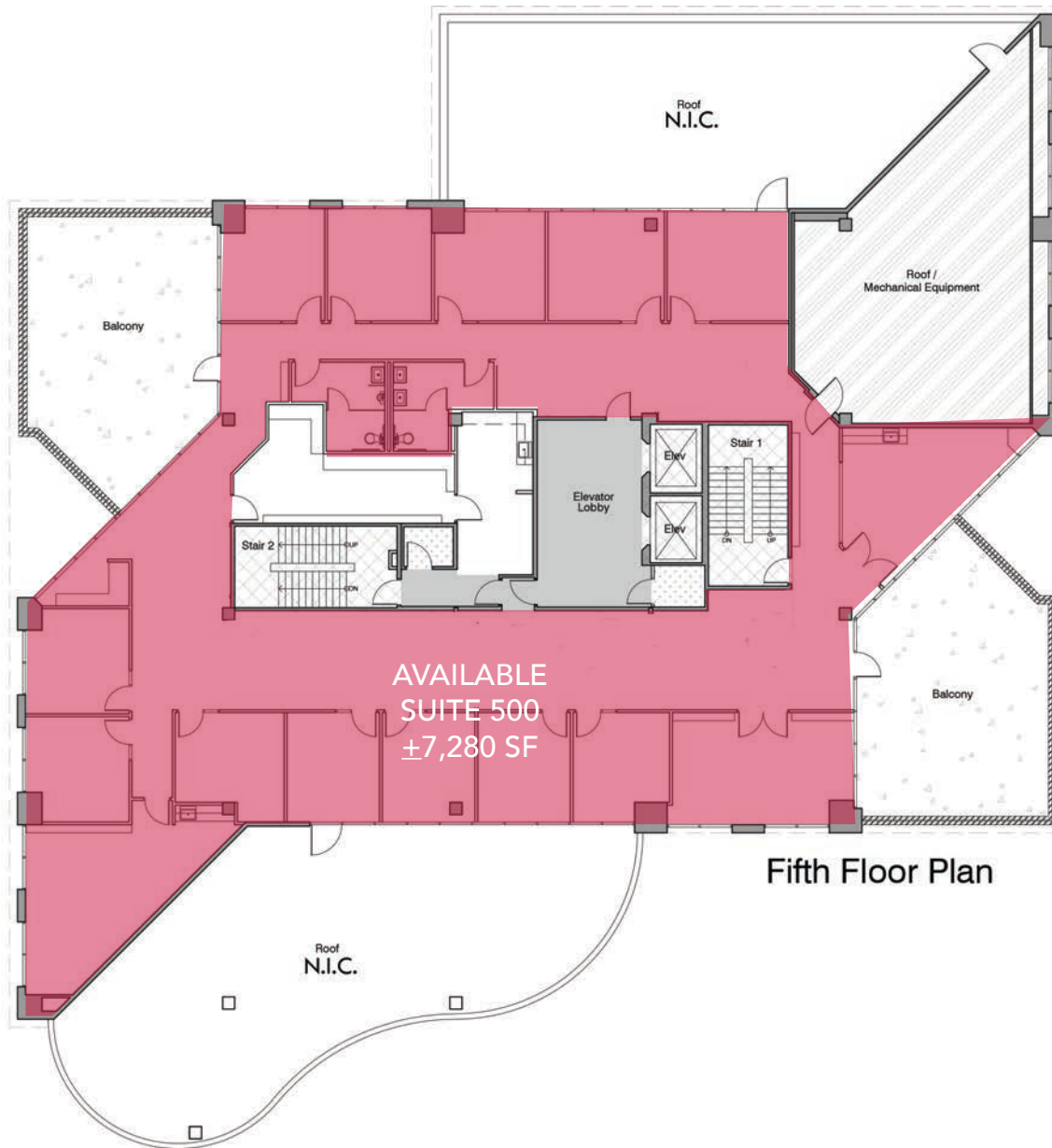
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