

14350 Meridian Parkway
Riverside, CA
Intellicenter Riverside

OFFICE SPACE FOR LEASE



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CBRE

Property Overview

The Intellicenter at Riverside is a three (3) story Class A office building project designed to meet the ever-changing needs of “knowledge” office workers in today’s competitive business environment.

Demographically well-located along the I-215 corridor in Riverside, Intellicenter-Riverside is situated with excellent unobstructed views and visibility. Intellicenter-Riverside provides easy access to a rapidly growing, well-educated workforce, entry level housing, as well as an abundance of retail, personal services, restaurants and recreational amenities.

Why Intellicenter- USA



FEATURES

- Metrolink Station with walking distance
- RCTA Bus stop in close proximity
- Gold LEED Certified building
- 100 pound per square foot floor 5 SLAB design
- **HVAC**- 5 Roof top package units supply Heating and Cooling with zone controls and Merv 13 air filtration. The building is cooled by an Underfloor Air Distribution (UFAD) system and heated by a supplemental electric heating system on each floor.
- **Internet** - Frontier/Verizon - There is an IDF room in each space (North and South)
- **Telephone** - Frontier/Verizon - There is an IDF room in each space (North and South)
- **Security** - The building is a secure building with a primary entrance in front and secondary entrance in the rear of the building. Each entrance into the building and each suite space are secured with badge readers. Access control and badges are provisioned
- 1" Insulated glass window system with clean anodized mullions
- Accessible Truck door/Compactor ready
- State-of-the-art Building Management Systems Control
- Fire sprinklered throughout
- 200 AMP, 3-phase, 480/277 volt power
- 10' clear height finished floor and finished ceiling
- Generator pad and conduit available
- Up to 5:1,000 parking ratio

Availabilities

Three (3) story, Class "A", ±150,000 square foot office building

Floor	Square Footage	Description
Suite 100	±24,000 rentable square feet *	In research
Suite 150	±24,000 rentable square feet *	In research
* Contiguous on floor (±48,000 rentable square feet)		

Lease Term	Negotiable.
Rental Rate	\$2.35 per rentable square foot, per month, full service gross
Rental Increases	Three percent (3%) per annum
Tenant Improvements	All space previously occupied, includes existing furniture
Operating Expenses	Base Year
Elevators	Two (2) One oversized freight (will fit gurney) One (1) standard passenger
Parking	Up to 5:1,000 per square foot
Building Hours	7:00 a.m. – 7:00 p.m. Monday through Friday

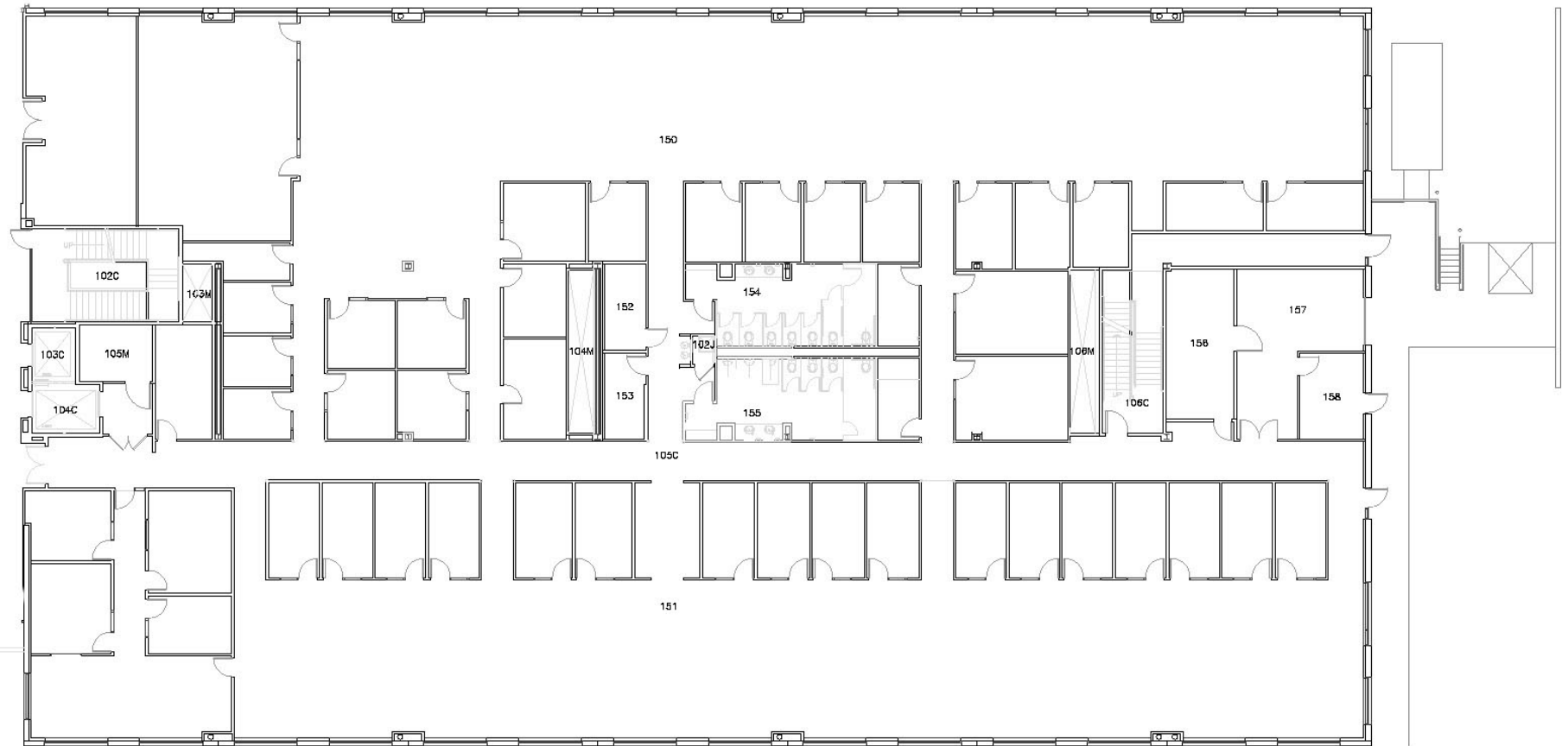
Floor Plan

Suite 100 | ±24,000 Rentable Square Feet



Floor Plan

Suite 150 | ±24,000 Rentable Square Feet



Floor Plan

±48,000 Rentable Square Feet (Divisible)



Exterior Photos



Lobby Photos



LOBBY

BUILDING LOBBY



Interior Photos



Interior Photos



Interior Photos



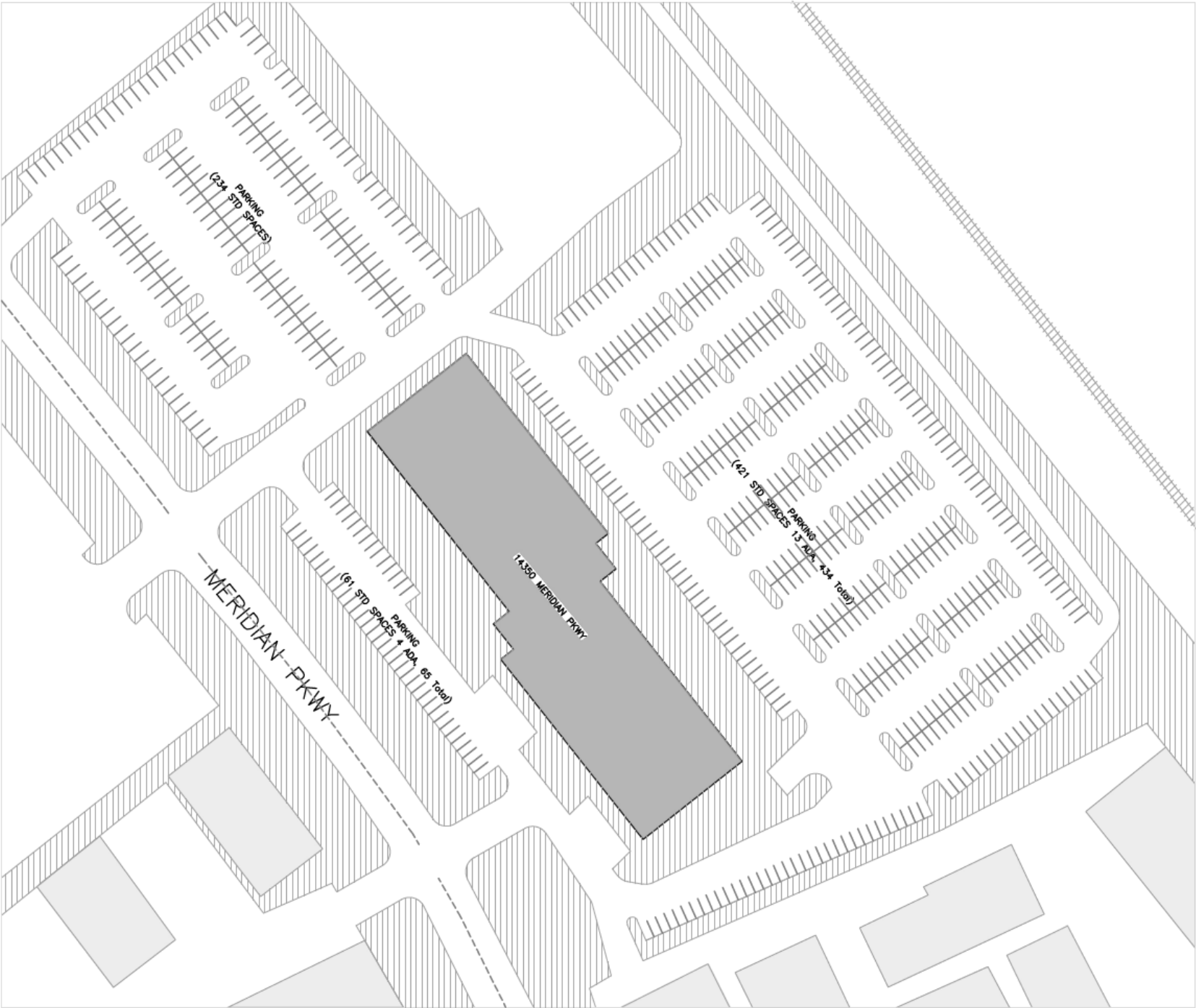
Interior Photos



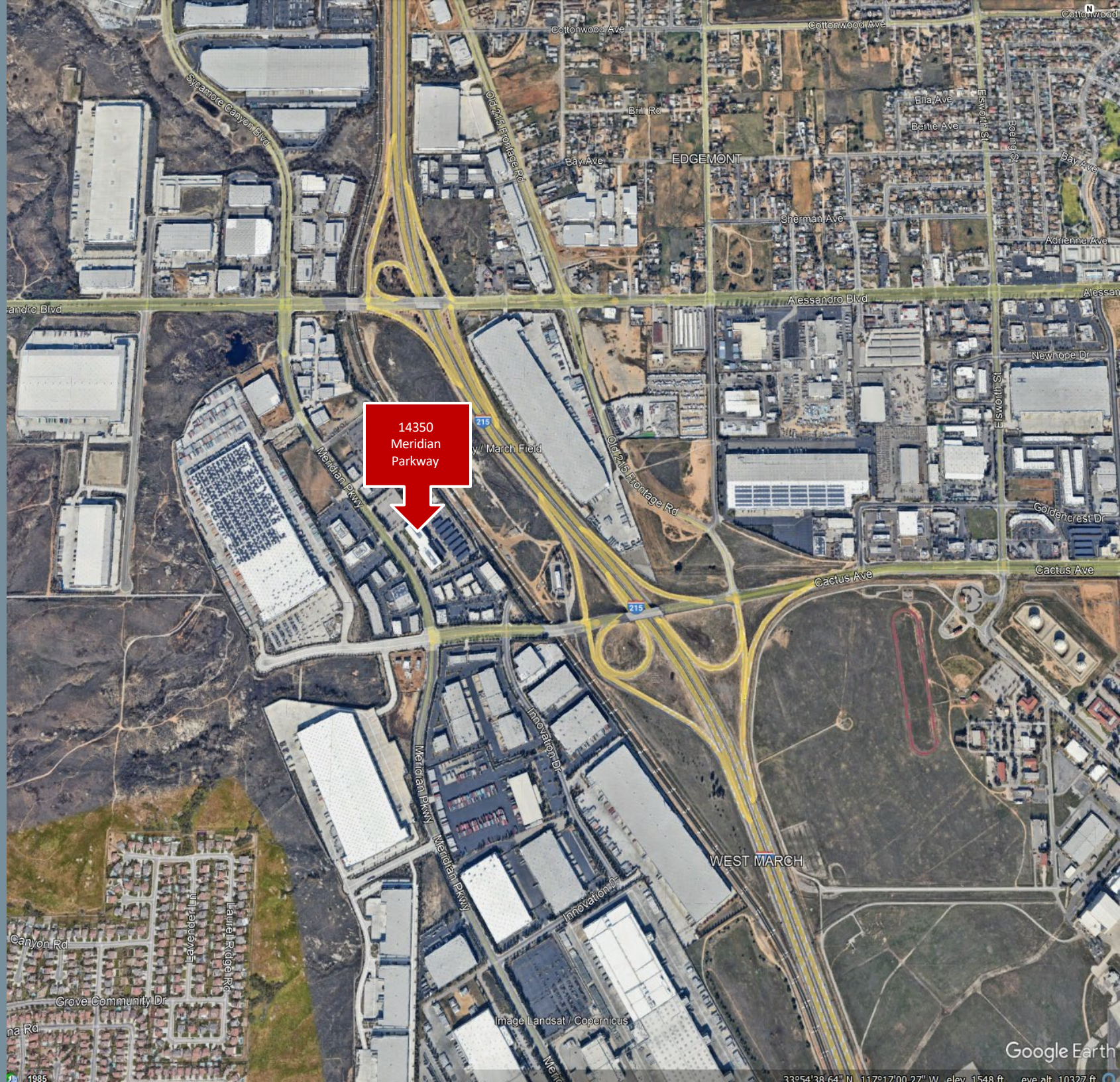
Outdoor Eating Photo



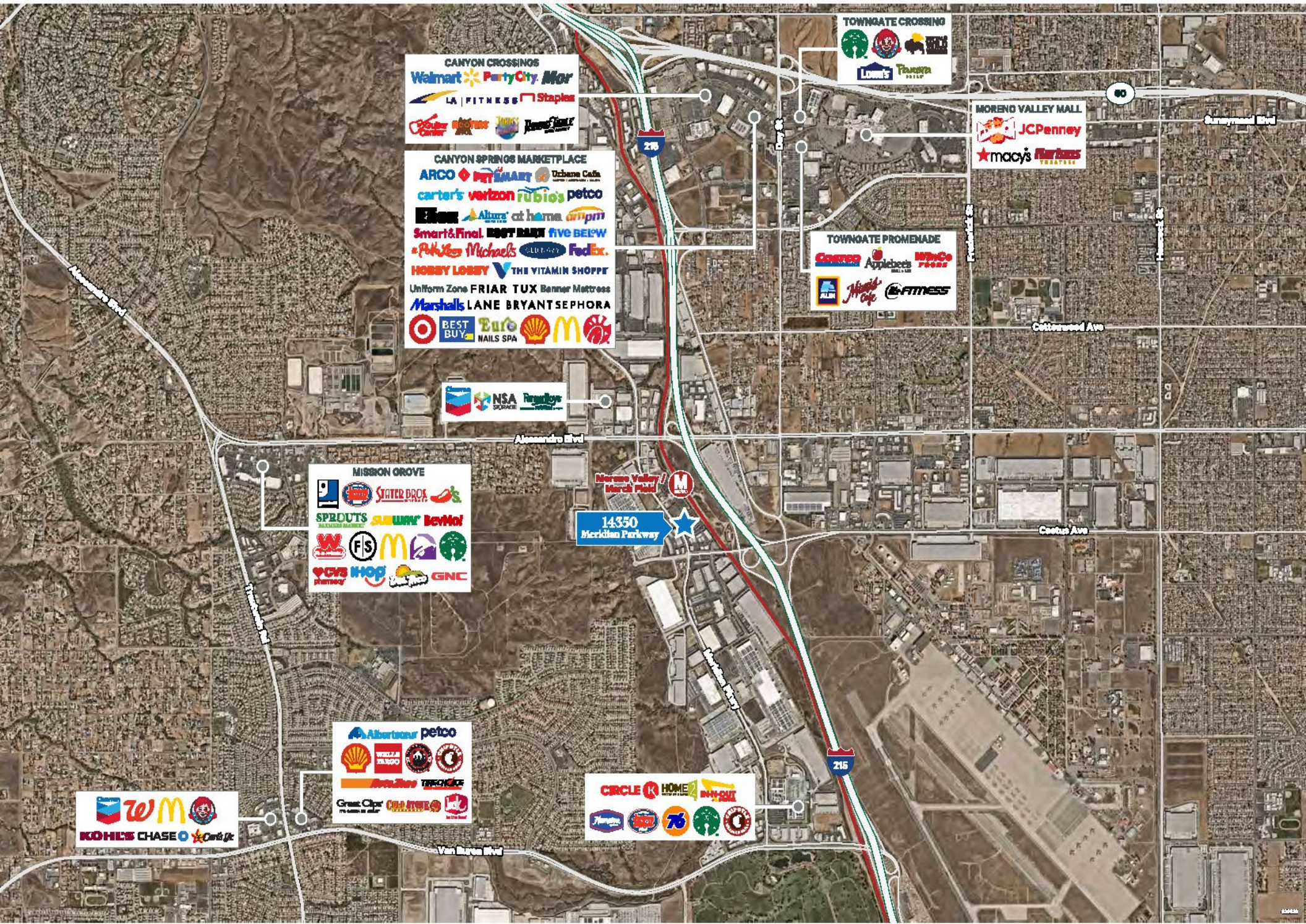
Site Plan



Aerial Map



Amenities Map



Freeway / Location Map

