

FOR SALE OR LEASE

4371 LATHAM STREET
RIVERSIDE, CALIFORNIA

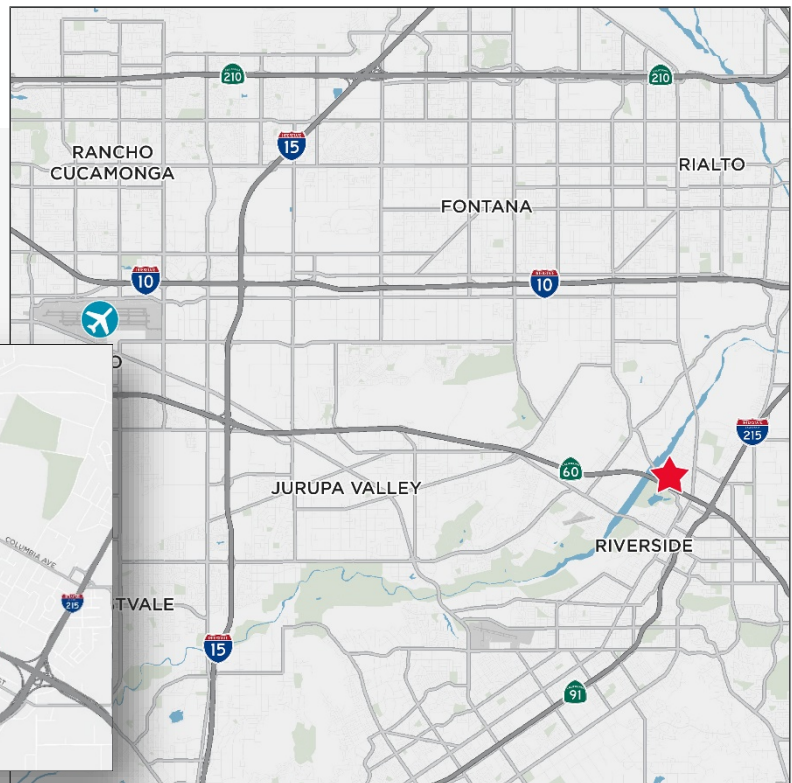


SALE PRICE: \$5,900,000

LEASE RATE: \$1.65 FSG

AVAILABILITIES

FLOOR	RSF
FIRST	21,362
SECOND	23,752



No warranty or representation, express or implied, is made as the accuracy of the information contained herein, and same is submitted subject to errors Omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



FOR SALE OR LEASE

4371 Latham Street, Riverside, California

PROPERTY HIGHLIGHTS:

- Landscaping & painting renovations under underway
- Ideal owner/user opportunity
- 10% Down Payment SBA Financing possible
- Large efficient & open floor plates
- Prominent building-top signage available
- Located near the 60/91/215 freeway interchange
- 1 mile distance to downtown Riverside



For more information, please contact:

RYAN RUSSELL

909.942.4697
ryan.russell@cushwake.com
Lic. #01505274

SEAN KERN

909.942.4691
sean.kern@cushwake.com
Lic. #01377294

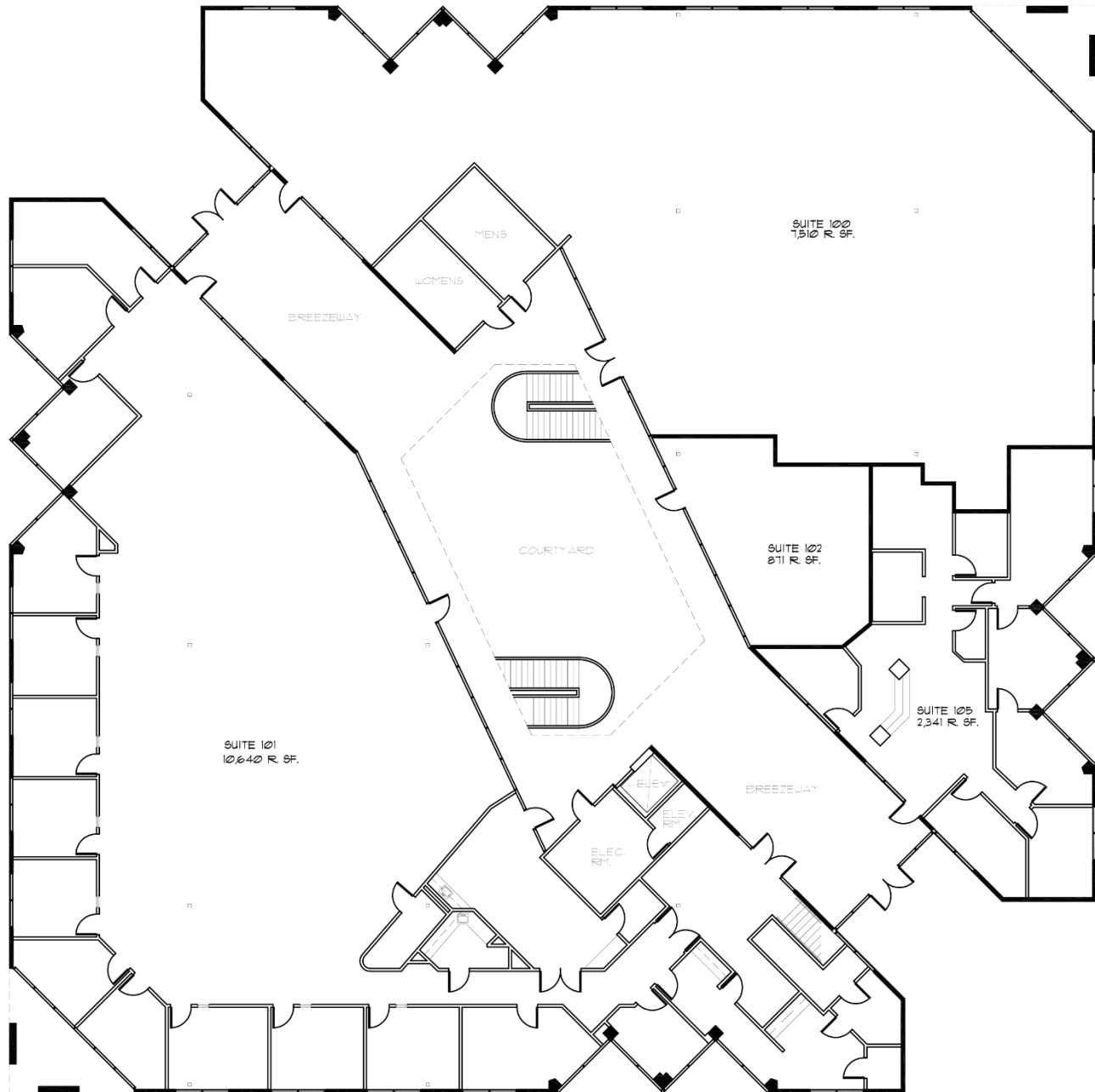
NICHOLAS CHANG

909.243.7614
nchang@naicapital.com
Lic. #01344844



No warranty or representation, express or implied, is made as the accuracy of the information contained herein, and same is submitted subject to errors Omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

1st Floor



For more information, please contact:

RYAN RUSSELL

909.942.4697
ryan.russell@cushwake.com
Lic. #01505274

SEAN KERN

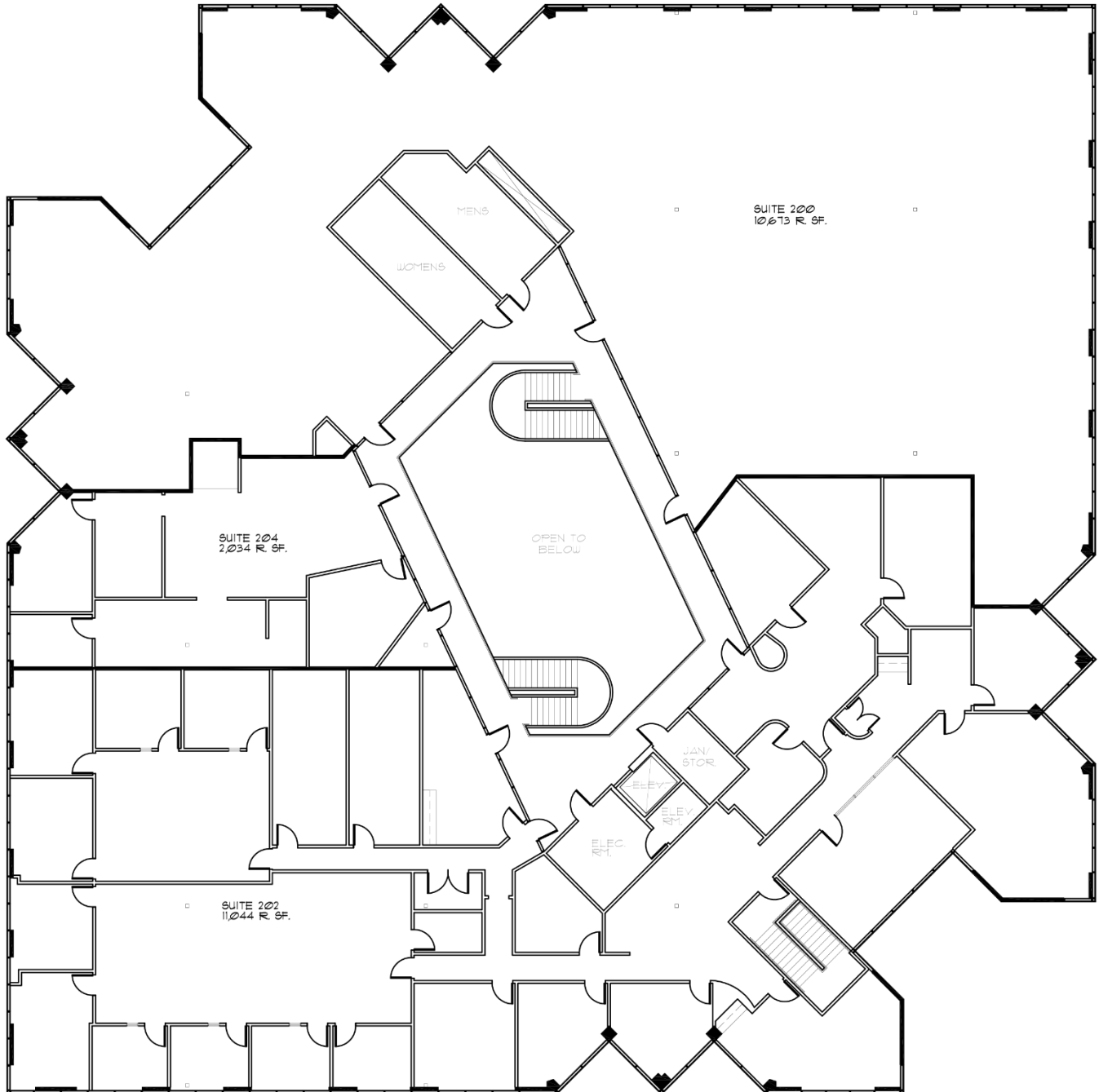
909.942.4691
sean.kern@cushwake.com
Lic. #01377294

NICHOLAS CHANG

909.243.7614
nchang@naicapital.com
Lic. #01344844



2nd Floor



For more information, please contact:

RYAN RUSSELL

909.942.4697
ryan.russell@cushwake.com
Lic. #01505274

SEAN KERN

909.942.4691
sean.kern@cushwake.com
Lic. #01377294

NICHOLAS CHANG

909.243.7614
nchang@naicapital.com
Lic. #01344844



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE