

# Latham Medical Plaza

4361 Latham Street, Riverside, CA 92501

*Now Leasing*



**Cypress West**  
— P A R T N E R S —  
AQUIRE - MANAGE - LEASE

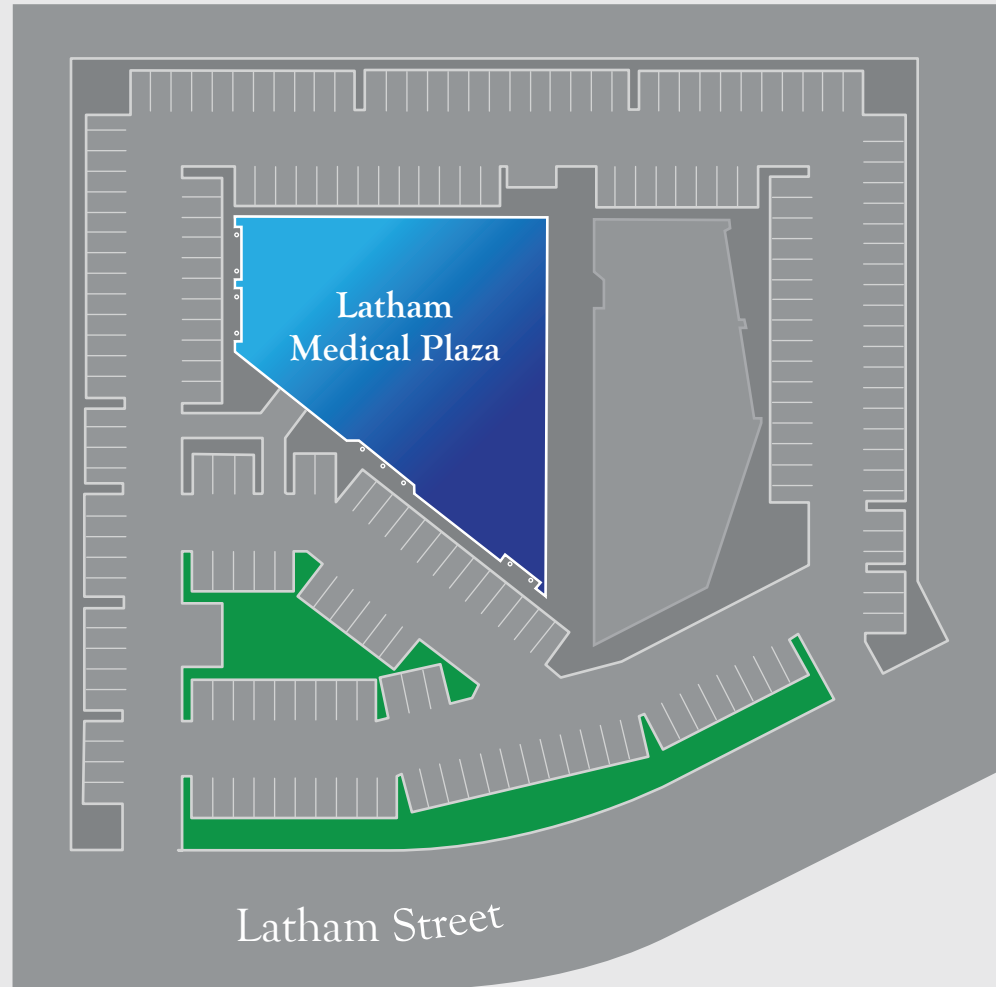
Bryan McKenney  
(949) 478 - 0087 | LIC#01505792  
[bmckenney@cypresswestpartners.com](mailto:bmckenney@cypresswestpartners.com)

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## SITE MAP



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## FEATURES

- 2 Story Medical Office Building
- 31,201 SF of Total Building Size
- 11,087 SF of Available Space for lease
- Free Surface Parking
- Elevator Served
- Excellent Demographics



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## FLOOR PLAN

1st Floor

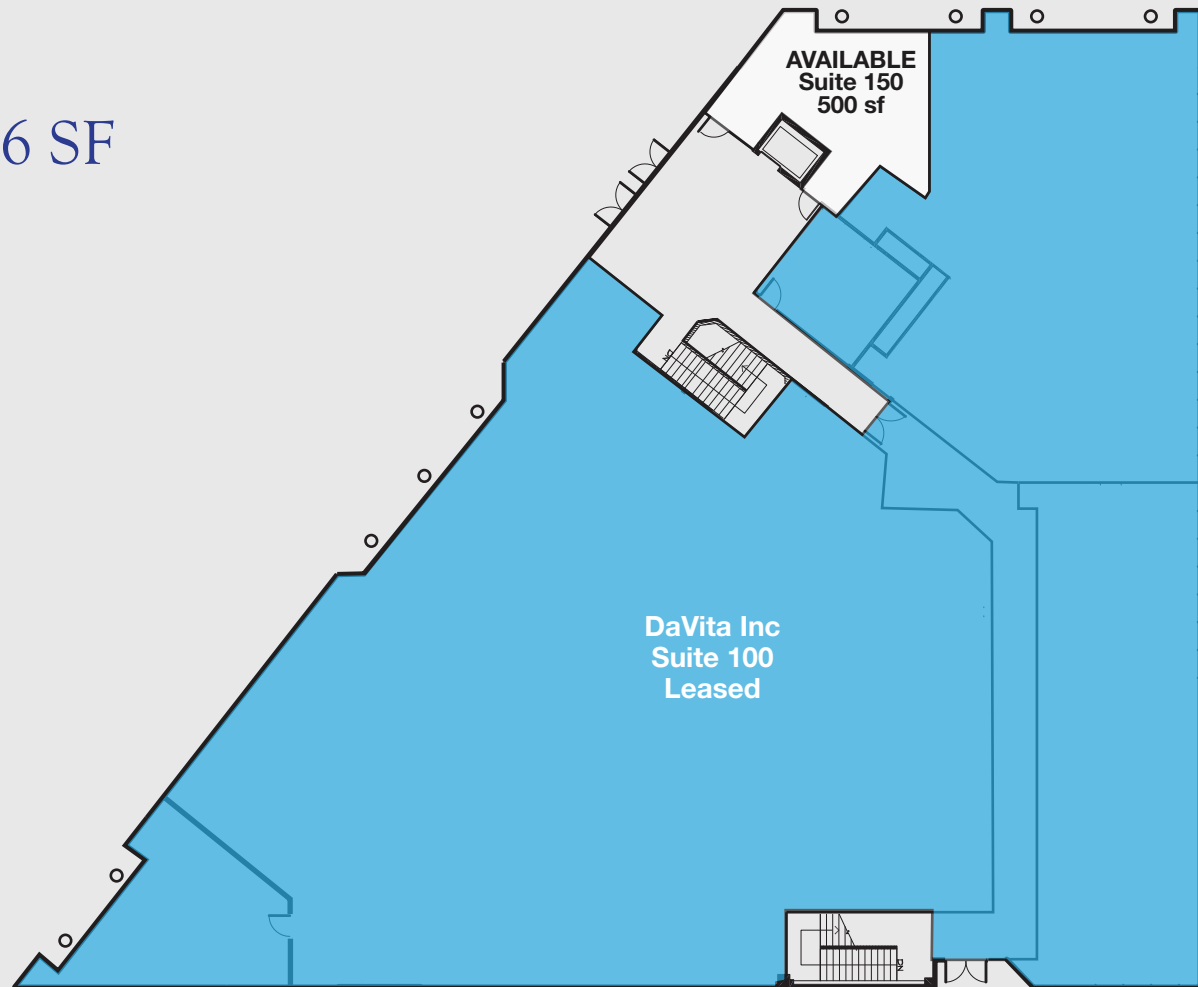
Total Floor SF: 15,686 SF

**Available Suite:**

Suite 150: 500 SF

**Lease Rate:**

\$1.80 NNN



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## FLOOR PLAN

2nd Floor

Total Floor SF: 15,515 SF

### Available Suite:

Suite 200: 3,853 SF

Suite 220: 3,893 SF

Suite 240: 1,185 SF

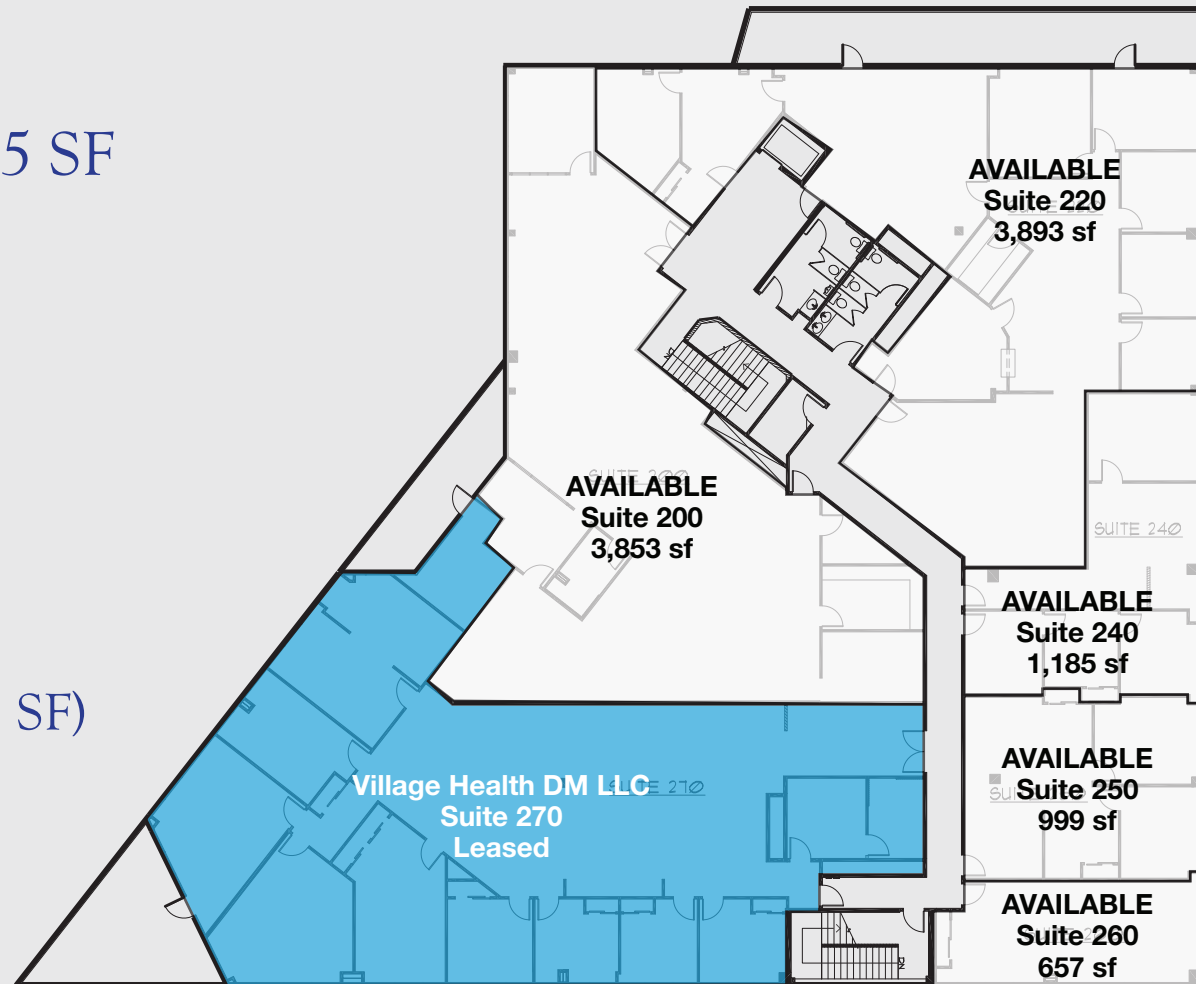
Suite 250: 999 SF

Suite 260: 657 SF

(Suite 200 to 260: 10,587 SF)

### Lease Rate:

\$1.80 NNN



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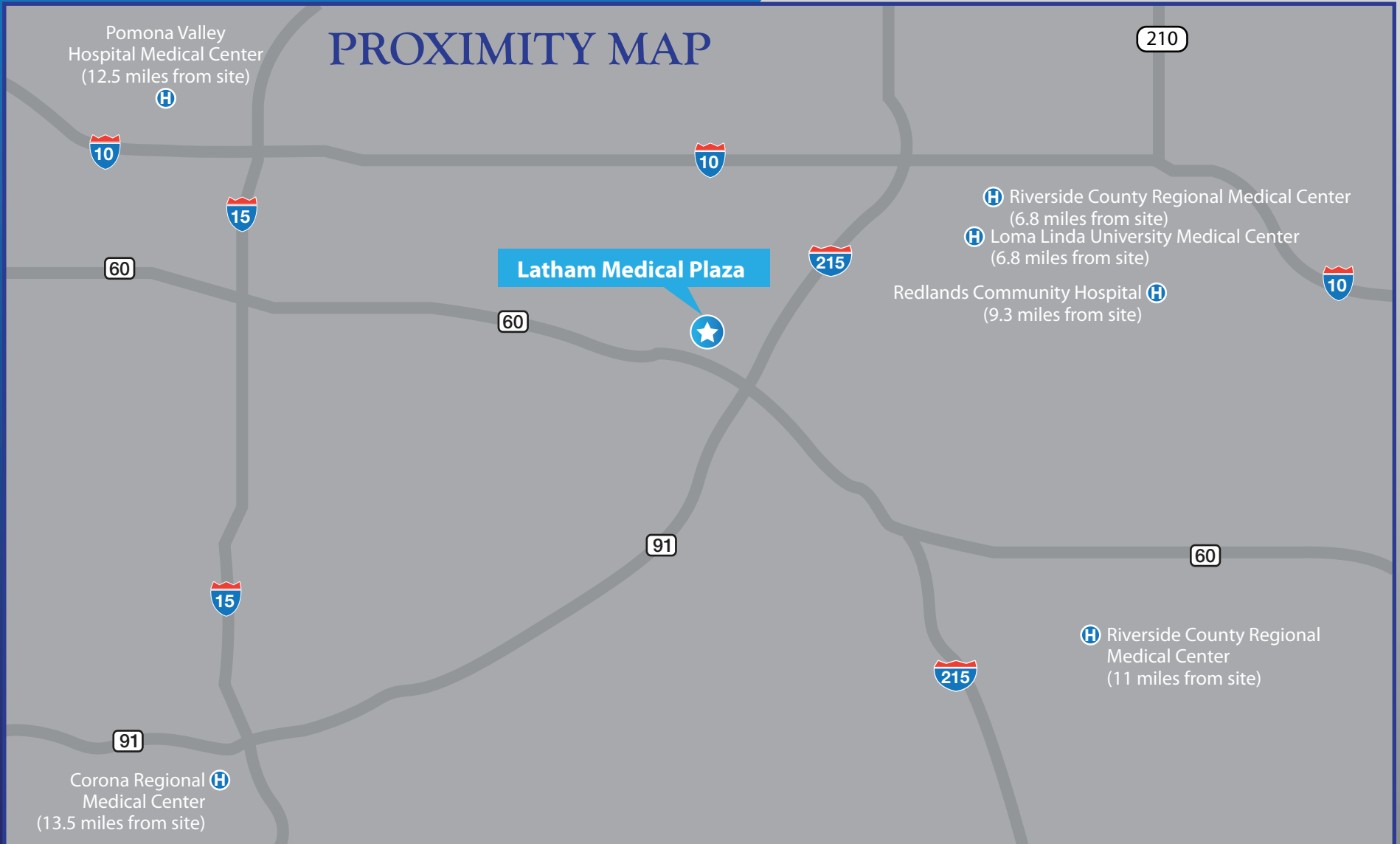
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