

FOR LEASE

±1,929 SF OFFICE CONDO

TEMECULA
OFFICE CENTRE

43430 BUSINESS PARK DRIVE | TEMECULA, CA 92590

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

- Temecula Office Centre is a prestigious office park that offers an unparalleled image and corporate atmosphere
- Serene, park-like campus setting with attractive design and aesthetics including lush landscaping, building face stonework, beautiful courtyards and pathways
- Reception, conference room, three window lined offices, open work space, two in-suite restrooms and coffee bar.
- Abundant parking with 4 reserved spaces and additional parking at a ratio of 4.0 spaces per 1,000 rentable sf



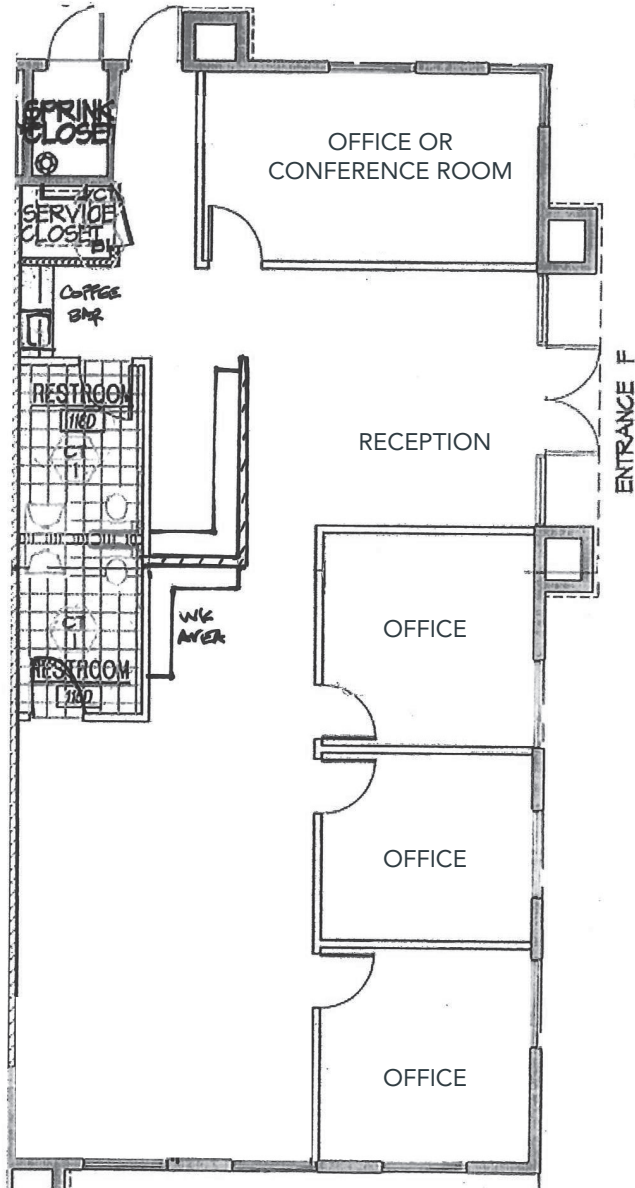
ADDRESS	43430 Business Park Drive Temecula, CA 92590
CITY	Temecula
STATE, ZIP	California 92590
APN	921-021-020
PROPERTY SIZE	1,929 SF
YEAR BUILT	2006
STORIES	Single
PARKING RATIO	4.00 per 1,000 square feet; reserved spaces available
HVAC	(2) roof mounted package units
CONSTRUCTION TYPE	Free standing wood frame and stucco
CLEAR HEIGHTS	10' finished
ZONING	LI - Light Industrial

LEASE RATE:
\$2.25 RSF MG

Modified Gross Leases, Janitorial Included, Electricity Separate.

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* Floor plans are not precise and may not be to scale





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MIKE HANNA

(951) 445-4503

mhanna@leetemecula.com

DRE #01456055

MARY PIPER

(951) 445-4516

mpiper@leetemecula.com

DRE #01268829



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