

# LAKESHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



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# AVAILABLE SUITES

Rate Increases: 3% Annually

Lease Term: 1-5 Years

Parking: 4.5:1,000 SF

## 4160 TEMESCAL CANYON ROAD

| SUITE     | SQ FT     | COMMENTS   | FLOOR PLAN  | VIDEO   | LEASE RATE PSF |
|-----------|-----------|--|---|---|----------------|
| Suite 101 | ±8,056 SF | Reception Area, Multiple Private Offices, Kitchen, Break Room  |  |  | \$2.75/SF FSG  |
| Suite 302 | ±4,161 SF | Reception Area, Multiple Private Offices, Kitchen, Break Room, Glass Conference Room, Available 30 Days Notice |  |   | \$2.75/SF FSG  |
| Suite 408 | ±1,925 SF | Reception Area, Multiple Private Offices, Conference Room, Break Room, Available 5/1/2026                      |  |   | \$2.75/SF FSG  |
| Suite 607 | ±7,803 SF | 8 Private Offices, Conference Room, Kitchen, Open Area   |  |  | \$2.75/SF FSG  |

## 4140 TEMESCAL CANYON ROAD

|           |            |             |   |   |               |
|-----------|------------|-------------|---|---|---------------|
| Suite 208 | ±4,774 SF  | Shell Space |   |    | \$2.95/SF FSG |
| Suite 218 | ±3,364 SF  | Shell Space |   |    | \$2.95/SF FSG |
| Suite 310 | ±18,867 SF | Divisible   |   |   | \$2.95/SF FSG |
| Suite 411 | ±6,844 SF  | Shell Space |  |  | \$2.95/SF FSG |



**AMPLE  
SHOPPING  
& RETAIL  
NEARBY**



**±1,000 SF -  
145,000 SF**



**15 FREEWAY  
VISIBILITY**



**160K CPD  
ON 15 FWY**



**STATE-OF-  
THE-ART  
BUILDING  
SYSTEMS**



**CLICK HERE  
FOR VIDEO**

## PROPERTY OVERVIEW/HIGHLIGHTS

Lakeshore Plaza at Dos Lagos provides companies 300,000 square feet of Class A office space in a campus community that is walking distance to abundant food options, housing, shopping, lodging and recreational choices. All of this is provided in a location that is central to a well-established residential base with an ever-expanding 360-degree labor pool.

This master planned project includes a 6-story building with flexible suite sizes already built out and ready for immediate occupancy. The second building is a 4-story building with highly efficient floorplates and shell space allowing companies the opportunity to customize their ideal office layout for small firms up to larger users with 100+ employees.

The two buildings are joined by an open-air courtyard that provides tenants and their clients a unique environment to work, collaborate, and relax.

The Promenade Shops at Dos Lagos, the Inland Empire's Premier Lifestyle Retail Complex, are a short walk away along a meandering, lakefront path, shaded by a soothing bamboo architectural marvel. Upscale dining, entertainment, hotels and business service amenities are all within easy reach.

Lakeshore Plaza's buildings offer state-of-the-art features: an advanced HVAC system, flexible and expandable telecommunications, an on-site conference and event space for tenant's use, and an on-site tenant lounge. The available design package is truly timeless: simplicity and class.



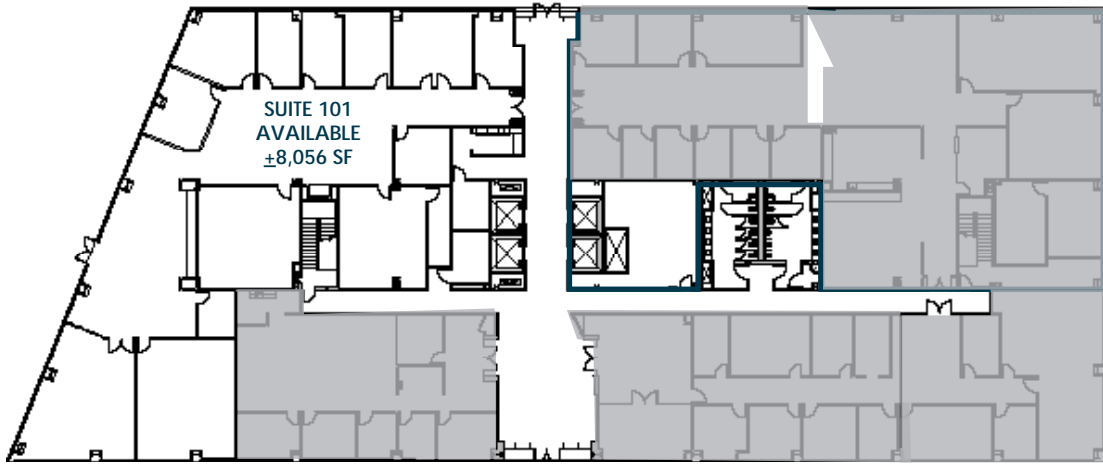
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# FLOOR PLAN | 4160 TEMESCAL CANYON RD

1ST FLOOR



3RD FLOOR



4TH FLOOR



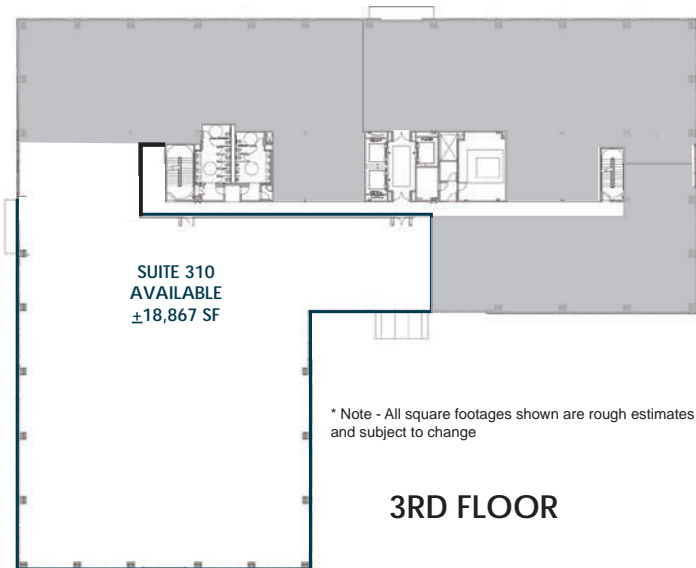
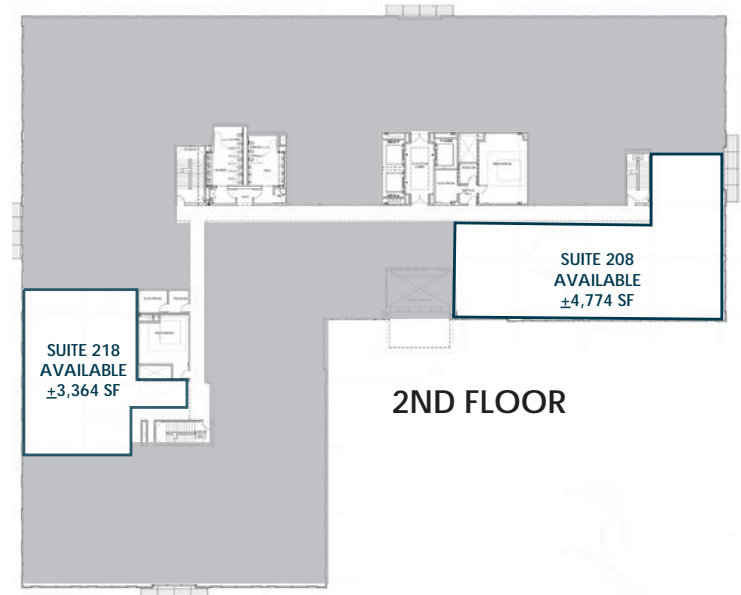
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HIGHLY EFFICIENT SINGLE TENANT FLOOR PLATES  
FLEXIBLE UNIT SIZING TO ACCOMMODATE  
NUMEROUS CONFIGURATIONS

# FLOOR PLAN | 4140 TEMESCAL CANYON



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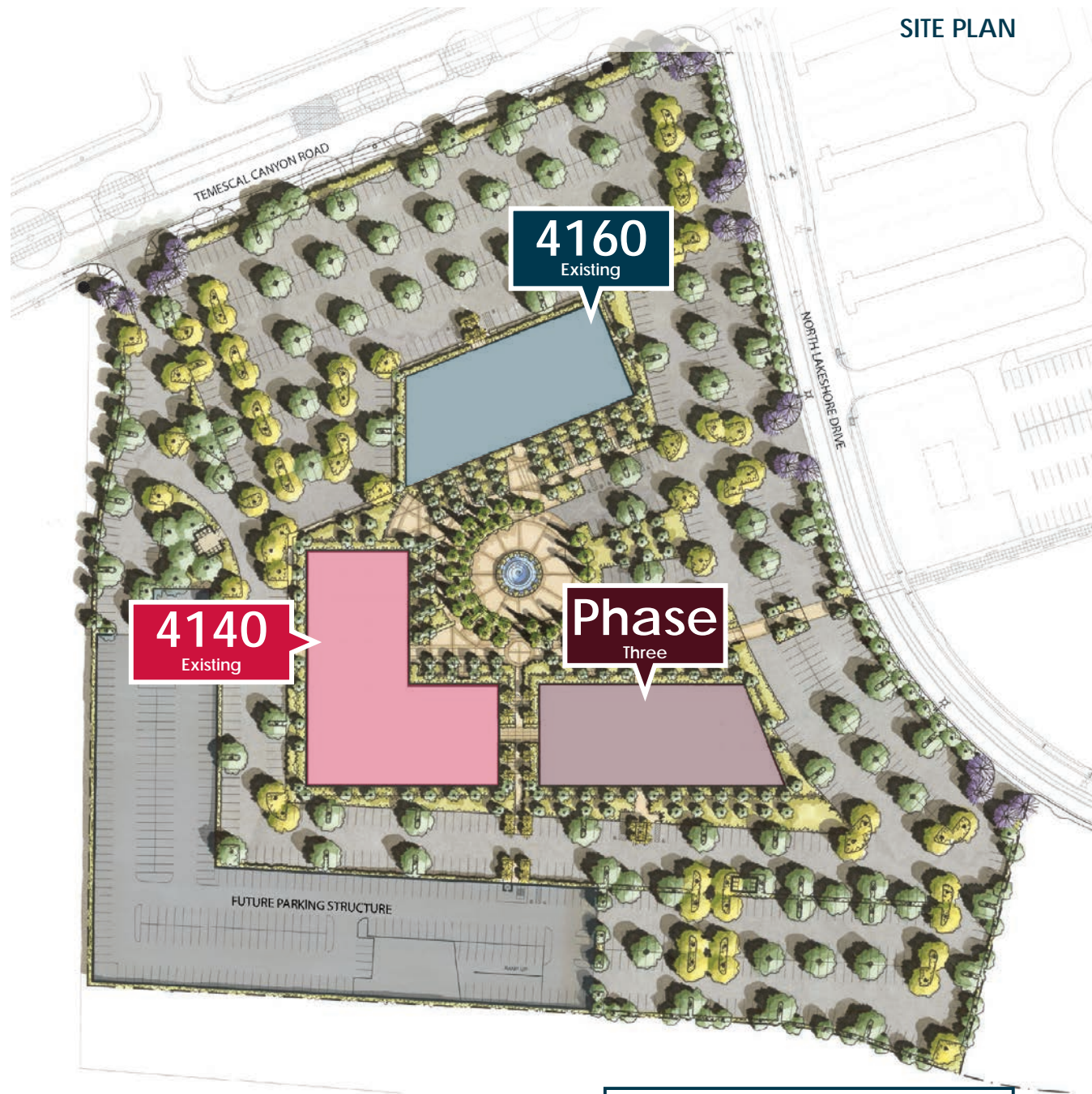
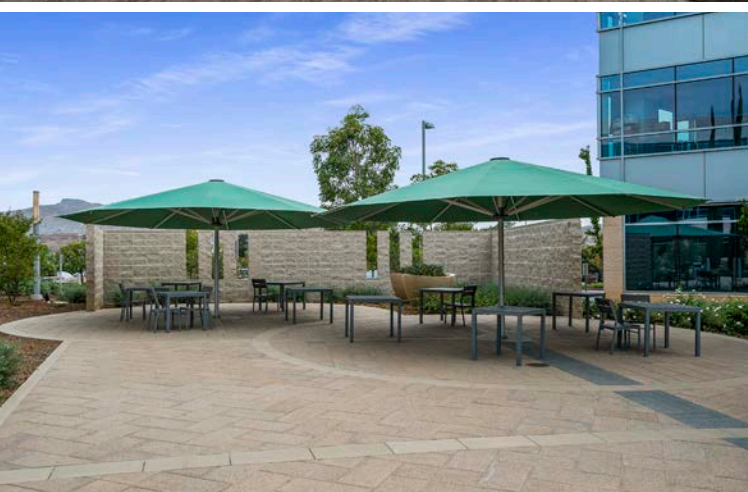
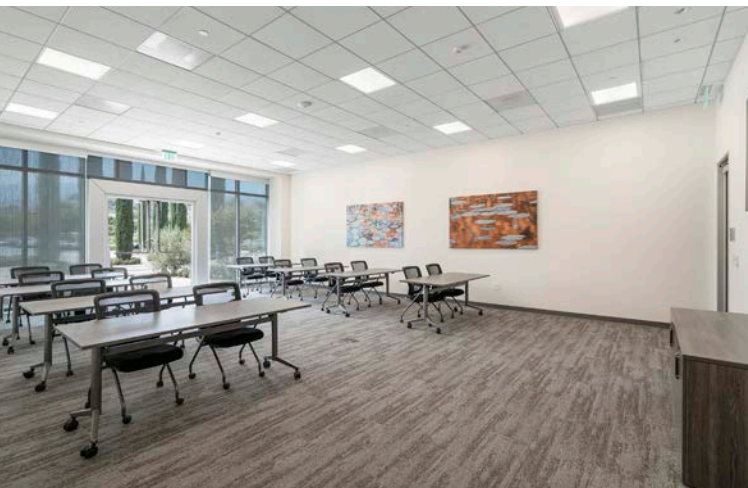
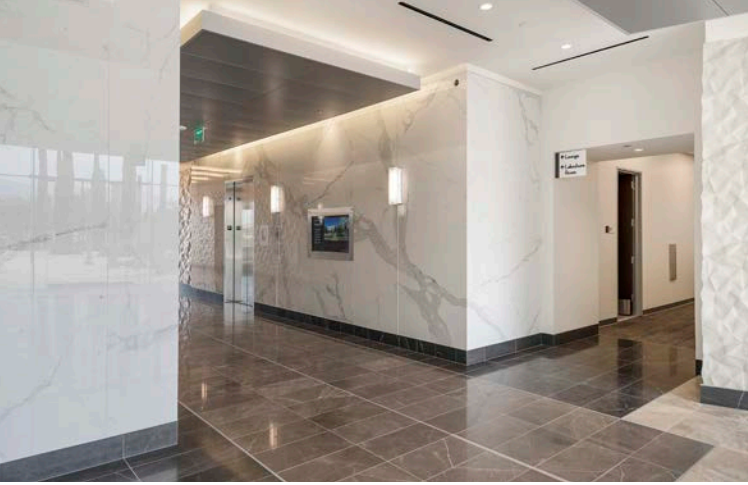
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## 4140 TEMESCAL CANYON RD BUILDING PHOTOS



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SITE PLAN

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AREA OVERVIEW

Regional Facts

45 Miles Southeast of Los Angeles

13 Miles to Neighboring Orange County

33 Miles to Temecula

3 MILES FROM SITE 2023

33,315 Est. Population

\$187,612 Average HH Income

11,797 Est. Daytime Demographics

RIVERSIDE COUNTY 2023

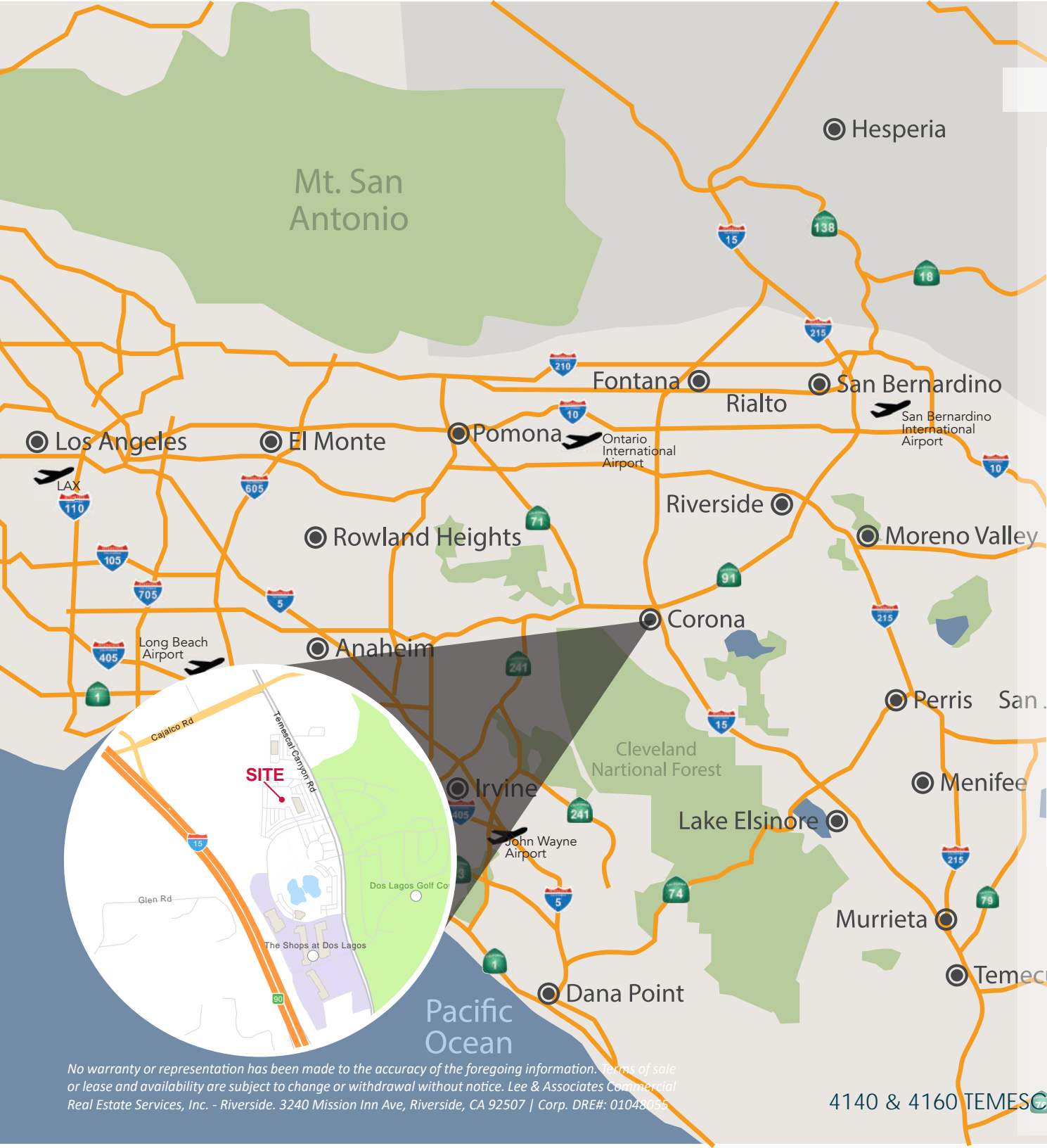
2,492,676 Est. Population

\$117,531 Average HH Income

604,631 Est. Daytime Demographics

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Crossings  
at Corona

# LAKESHORE PLAZA at Dos Lagos

## AMENITIES

STAYBRIDGE  
SUITES

MONTECITO  
AT DOS LAGOS

DOS LAGOS  
THEATRES

Miguel's



REUNION  
THEATRE

FRIDAYS

WOOD RANCH  
EAT & DRINK

TERRANO  
AT DOS LAGOS

FUTURE  
DEVELOPMENT

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COMMERCIAL REAL ESTATE SERVICES

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