



COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

## PROFESSIONAL OFFICE SPACES

40810

# HIGHLANDS BUSINESS CENTER

40810 COUNTY CENTER DRIVE | TEMECULA

# PROPERTY HIGHLIGHTS

- 40810 County Center Drive, also known as Highlands III, is ideally situated within Highlands Business Center in Temecula, California.
- The building offers premier location with convenient access to the I-15 and I-215 freeways at Ynez Road and Winchester Road.
- The site is located within close proximity to Court facilities, Promenade mall, restaurants and financial institutions.
- High speed data transfer available via fiber options communications network.
- Abundant parking at a ratio of 4 per 1,000 square feet.

## HIGHLANDS BUSINESS CENTER 40810 COUNTY CENTER DRIVE | TEMECULA



### MATT SHAW, CCIM

Vice President  
951.445.4502  
mshaw@leetemecula.com  
DRE# 01917622

### BLAKE VALDEZ

Vice President  
951.445.4509  
bvaldez@leetemecula.com  
DRE# 02107941

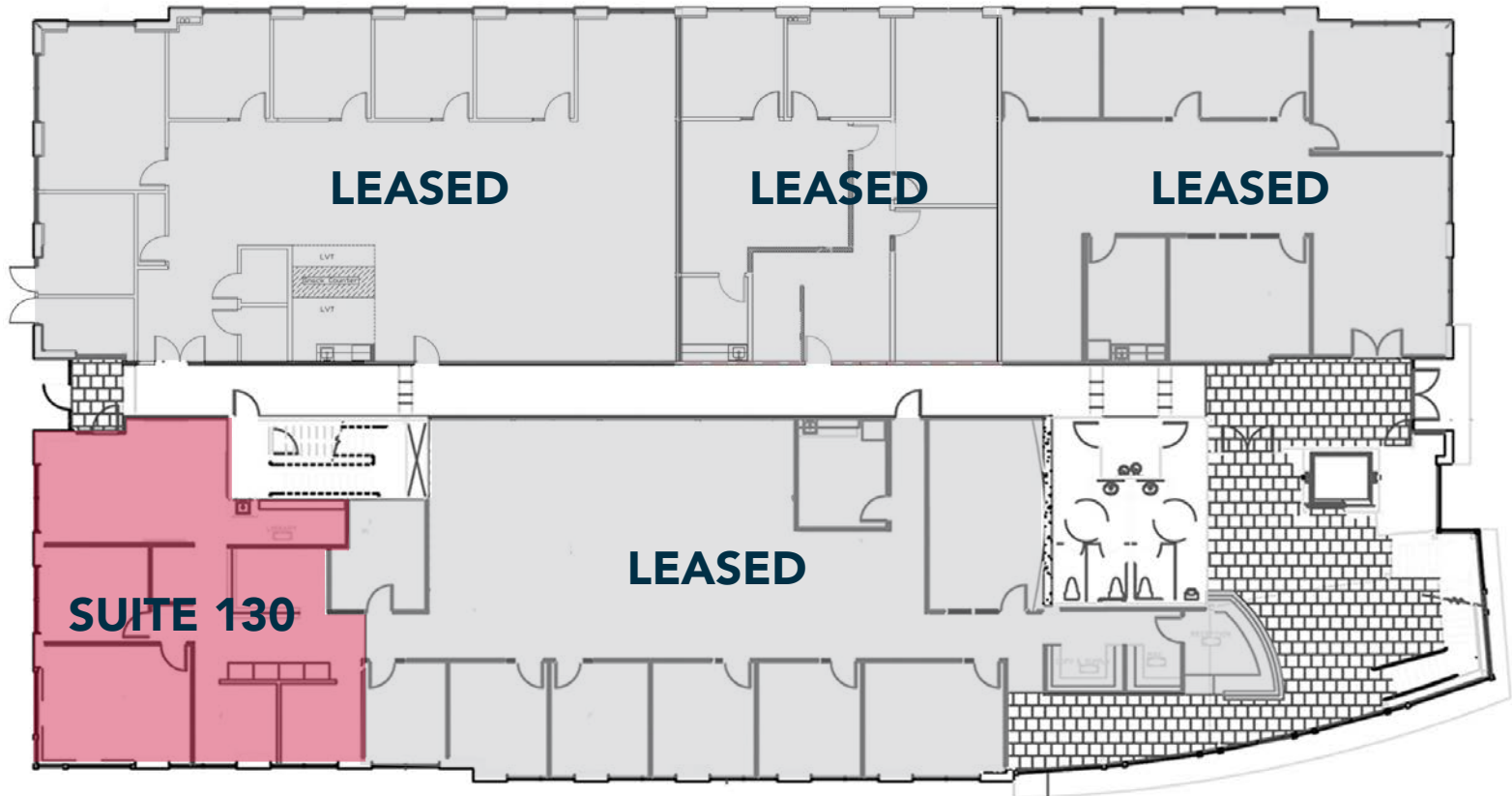
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# HIGHLANDS BUSINESS CENTER

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## 1ST FLOOR / SUITE 130 / 1,621 RSF / \$2.25 FSMG

Suite boasts: 2 private offices, built in cubes, break room, storage area  
Available 4/30/2026 - **Contact broker to arrange a tour**



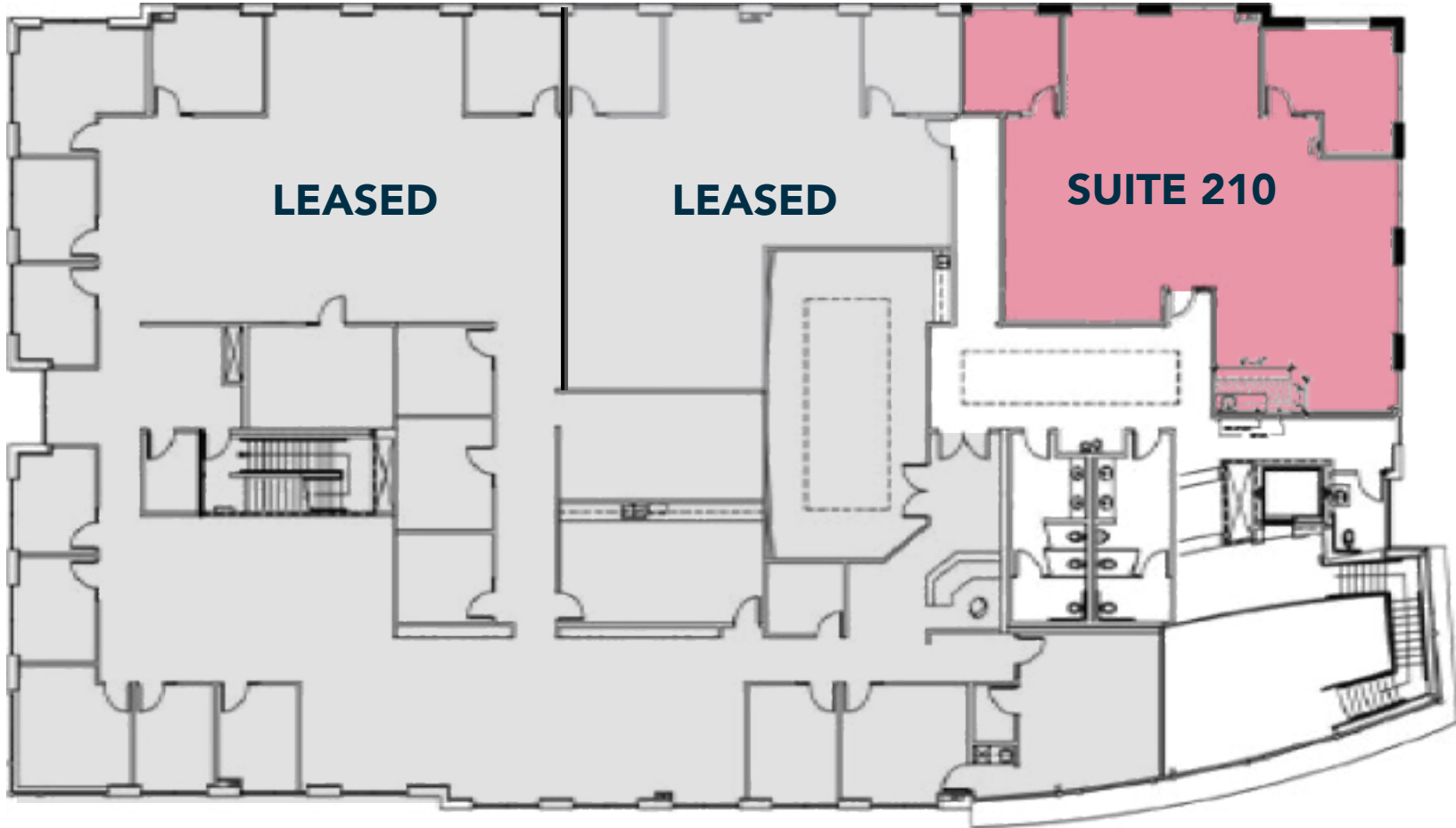
**HIGHLANDS BUSINESS CENTER**  
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**2ND FLOOR / SUITE 210 / 2,595 RSF / \$2.15 FSMG**

2 offices, open area, coffee bar.

Immediately Available - **Contact broker to arrange a tour**

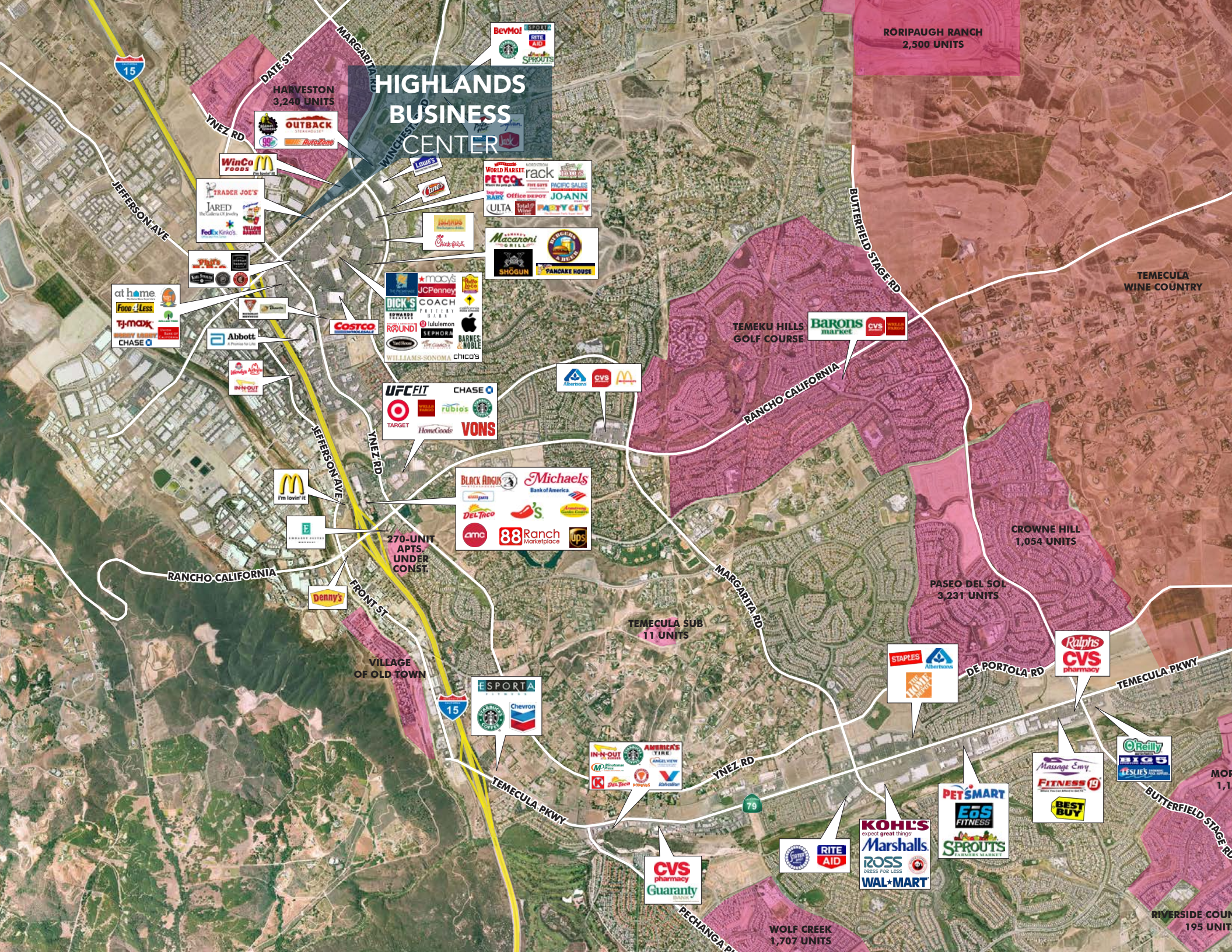
\* FSMG Rate includes janitorial, not electricity



# CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





RORIPAUGH RANCH  
2,500 UNITS

HARVESTON  
3,240 UNITS

# HIGHLANDS BUSINESS CENTER

TEMECULA  
WINE COUNTRY

TEMEKU HILLS  
GOLF COURSE

CROWNE HILL  
1,054 UNITS

PASEO DEL SOL  
3,231 UNITS

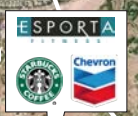
TEMECULA SUB  
11 UNITS

VILLAGE  
OF OLD TOWN

MORNING  
1,100 UNITS

WOLF CREEK  
1,707 UNITS

RIVERSIDE COUN  
195 UNITS



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