

CENTRE COURT OFFICE SUITES FOR LEASE

43300 BUSINESS PARK DRIVE - TEMECULA, CALIFORNIA



PROPERTY HIGHLIGHTS:

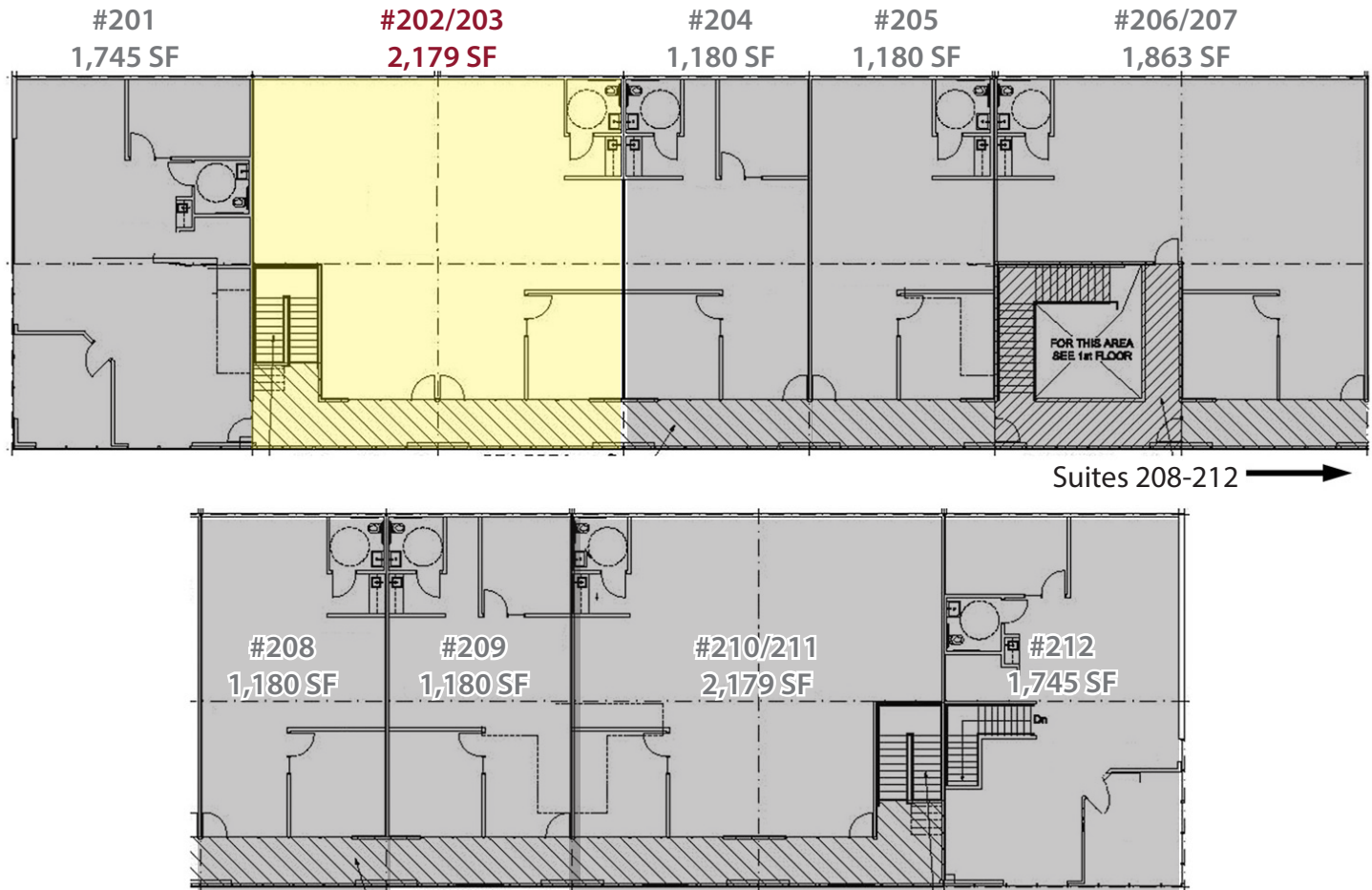
- ±2,179 SF Office Suite Available For Lease
- Excellent Leasing Value
- All Suites Contain Restroom And Coffee Bar
- Detailed Architectural Treatment
- Plentiful Parking
- Well Designed And Very Functional Floor Plans
- High Quality Interior Office Improvements Rival Any Class A Office
- Lowest Modified Gross Lease Rates in Temecula



JIM NADAL, CCIM • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

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AVAILABLE FOR LEASE			
SUITE	RSF(±)	RATE PSF/MONTH	DESCRIPTION
201	±1,745	LEASED	Corner office, lots of glass. 2 private offices, open area, coffee bar, restroom.
202/203	±2,179	\$0.89 PSF*	Private office, open area, coffee bar, restroom.
204	±1,180	LEASED	2 private offices, open area, coffee bar, restroom.
205	±1,180	LEASED	1 private office, open area, coffee bar, restroom.
206/207	±1,863	LEASED	1 private office, open area, coffee bar, restroom.
208	±1,180	LEASED	1 private office, open area, coffee bar, restroom.
209	±1,180	LEASED	2 private offices, open area, coffee bar, restroom.
210/211	±2,179	LEASED	5 private offices, conference room, open area, coffee bar, restroom.
212	±1,745	LEASED	Corner office, lots of glass. 2 private offices, open area, coffee bar, restroom.
All rental rates are quoted based upon a Modified Gross Lease form. Rental rates are subject to change at the Owner's sole discretion.			Rev. 02/09/2026

*Minimum 2-Year Lease. \$1.15 PSF/Mo Year 2.

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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