

For Lease

±10,830 SF

CREATIVE/OFFICE/STORAGE SPACE

Old Town Corporate Center

ONE, TWO & THREE BETTERWORLD CIRCLE | TEMECULA, CA



PROPERTY FEATURES

Premier Professional Office Campus

- Old Town Corporate Center is a prestigious class A office park that offers unparalleled image and corporate atmosphere tucked in the hills of Temecula.
- Serene park-like campus setting with lush landscaping, trellis-covered pathways, a beautiful water feature in a grand entry circular driveway, classic architecture and spectacular panoramic views of Temecula Valley.
- Each building offers first-class finishes, elevator service and sweeping spiral staircases.
- Abundant parking
- High speed data transfer available
- 10,830sf of Creative/Office/Storage Divisible down to 2,000sf (See page 5 for more details)
- Professionally managed

**Old Town
Corporate Center**

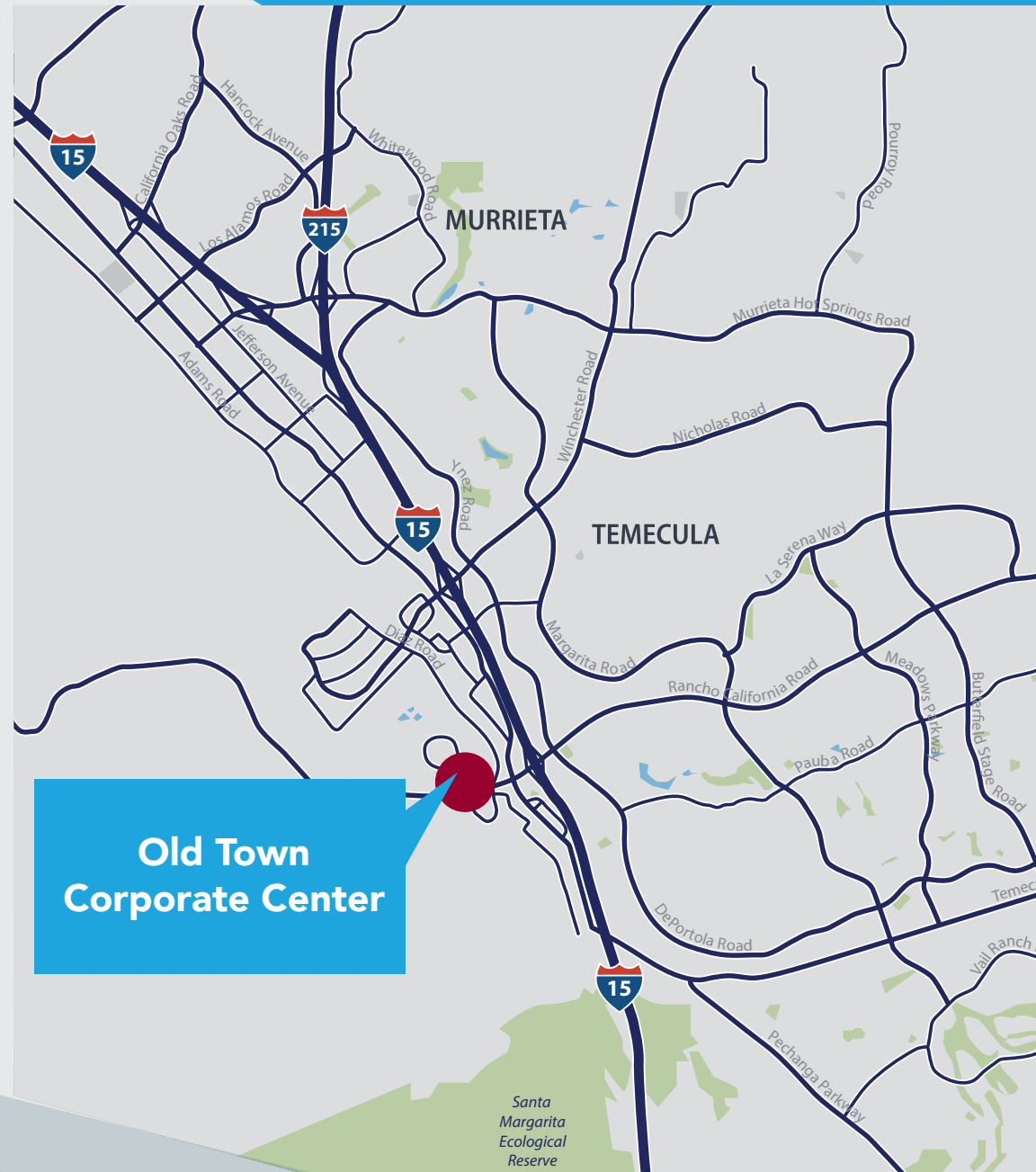


ONE, TWO & THREE BETTERWORLD CIRCLE | TEMECULA

LOCATION OVERVIEW

Strategically Located Near Major Freeways

- Close proximity to the convergence of Interstate 215 and I-15 freeways
- Less than one mile from Old Town Temecula
- Four miles from the French Valley Airport
- Direct access to the Orange County and Riverside County marketplaces (via I-15 and I-215 north) as well as the San Diego County marketplace (via I-15 south and Highway 78 west)
- Only 15 miles east of the Pacific Ocean
- Pechanga Resort & Casino (the largest casino in the state with 522 hotel rooms and 188,000 sf of gaming space) is located 5 miles to the south



NEARBY ALTAIR PROJECT



Old Town Corporate Center

RANCHO CALIFORNIA RD.

RIDGE PARK DR.


altair
COMPLETELY TEMECULA.
1,750 Units
Under Construction

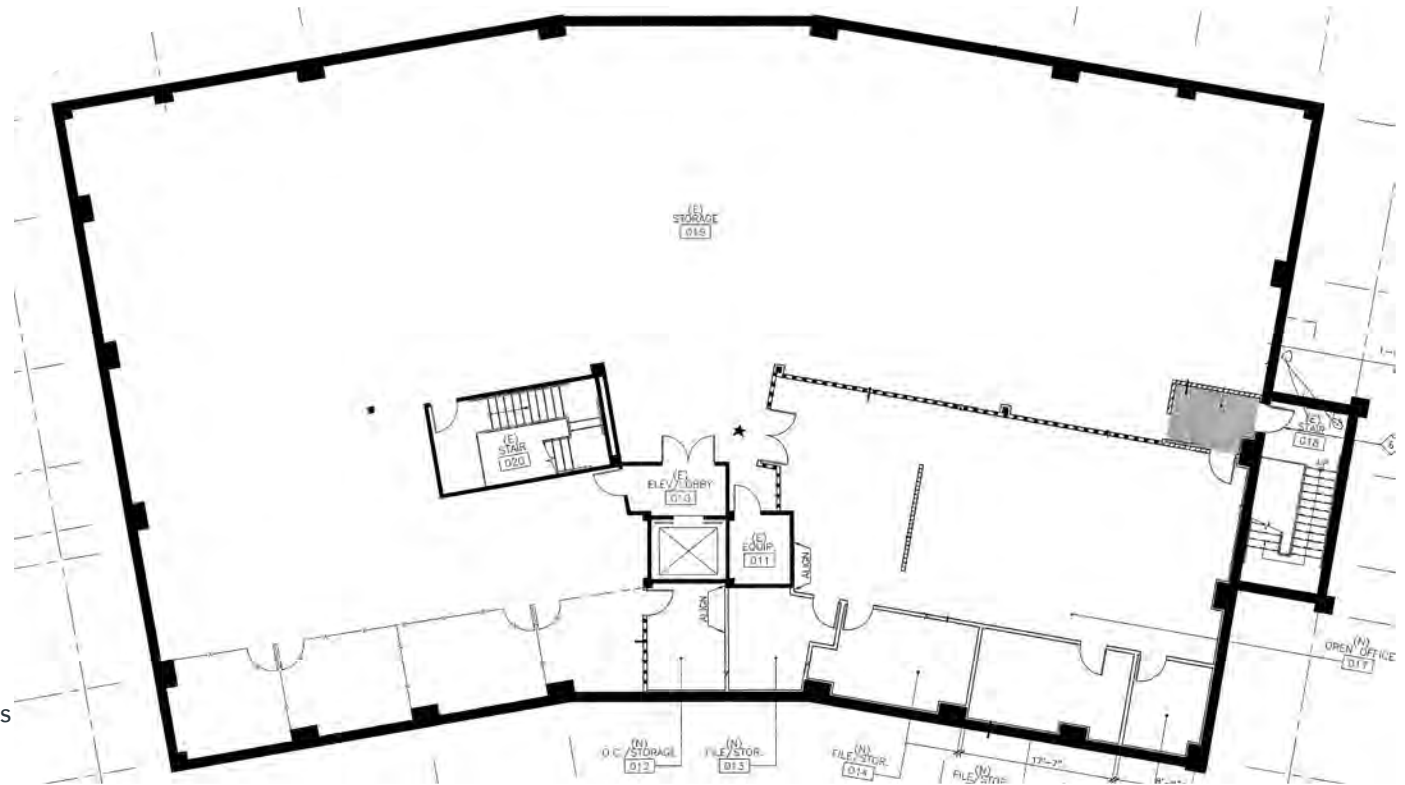
Old Town Corporate Center

ONE, TWO & THREE BETTER WORLD CIRCLE / TEMECULA

CONCEPTUAL SUBTERRANEAN FLOORPLAN

AVAILABLE FOR THE FIRST TIME EVER!

- Divisible down to 2,000sf
- Possible uses include creative uses with needs for file or other approved storage.
- Ownership open to other high end-creative uses.
- Zoning: Business Park (BP) Allowed Uses:
- Office Use (Group B) Administrative, Legal, Medical/Dental, Real Estate, Finance, etc.
- Storage (Group S-1) Moderate Hazard - Aerosols, BEVERAGES over 16% ABV, Books, Clothing, Furniture, Glues, Lumber, Resilient Flooring, Tobacco/Cigars/ Cigarettes
- Storage (Group S-2) Low Hazard - BEVERAGES up to 16% ABV, Cement in bags, Batteries, Food Products, Glass, Glass bottles empty or filled w/non-combustible liquids, Drywall, Inert Pigments, Metal Cabinets, Porcelain, Stoves, Washers/ Dryers



**Permitted uses with planning modification, review and approval. Tenant to confirm with the City of Temecula.*

ASKING RATE: NEGOTIABLE

**Old Town
Corporate Center**

ONE, TWO & THREE BETTERWORLD CIRCLE | TEMECULA

PHOTOS



*AI RENDERING

**Walls are not currently painted*



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

Old Town Corporate Center

ONE, TWO & THREE BETTERWORLD CIRCLE | TEMECULA, CA



 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055