

**1,007 RSF - 11,075 RSF
OFFICE SUITES
FOR LEASE**

VISTA OFFICE CENTRE
43460 RIDGE PARK DRIVE, TEMECULA, CA 92590



Mary Piper
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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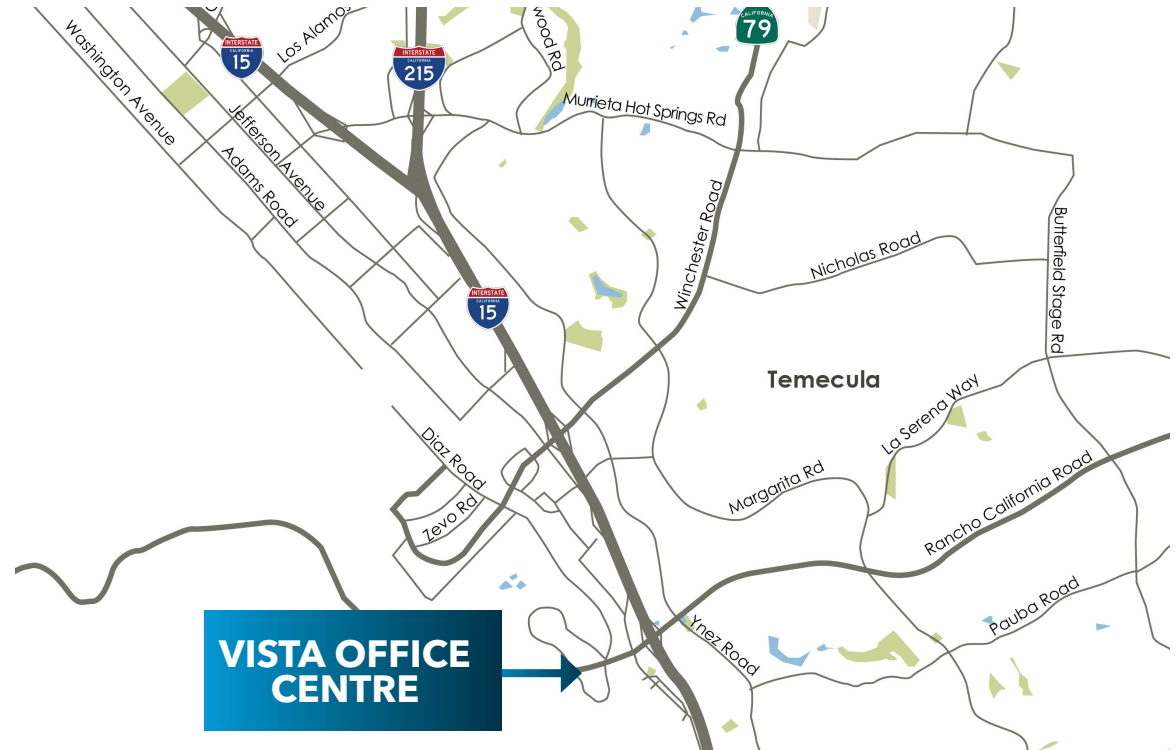
PROJECT HIGHLIGHTS

- Premier 2-Story Class 'A' Office Building
- Excellent Location with Access to I-15 Freeway at Rancho California Road at the Base of the Temecula Foothills
- Close Proximity to Old Town Temecula, Gourmet Restaurants and Entertainment
- Perimeter Window Lined Suites with Panoramic Views of Temecula Valley
- Frontier Fios Enabled
- Abundant Parking @ 4:1,000 & Covered Parking
- Secured Building with Fob Access 24/7
- Professionally Managed by Strauss Investments
- See Attached for Availability

LEASE RATE STARTING AT

\$2.35 RSF-FSG*

(*FSG includes electricity & Janitorial)



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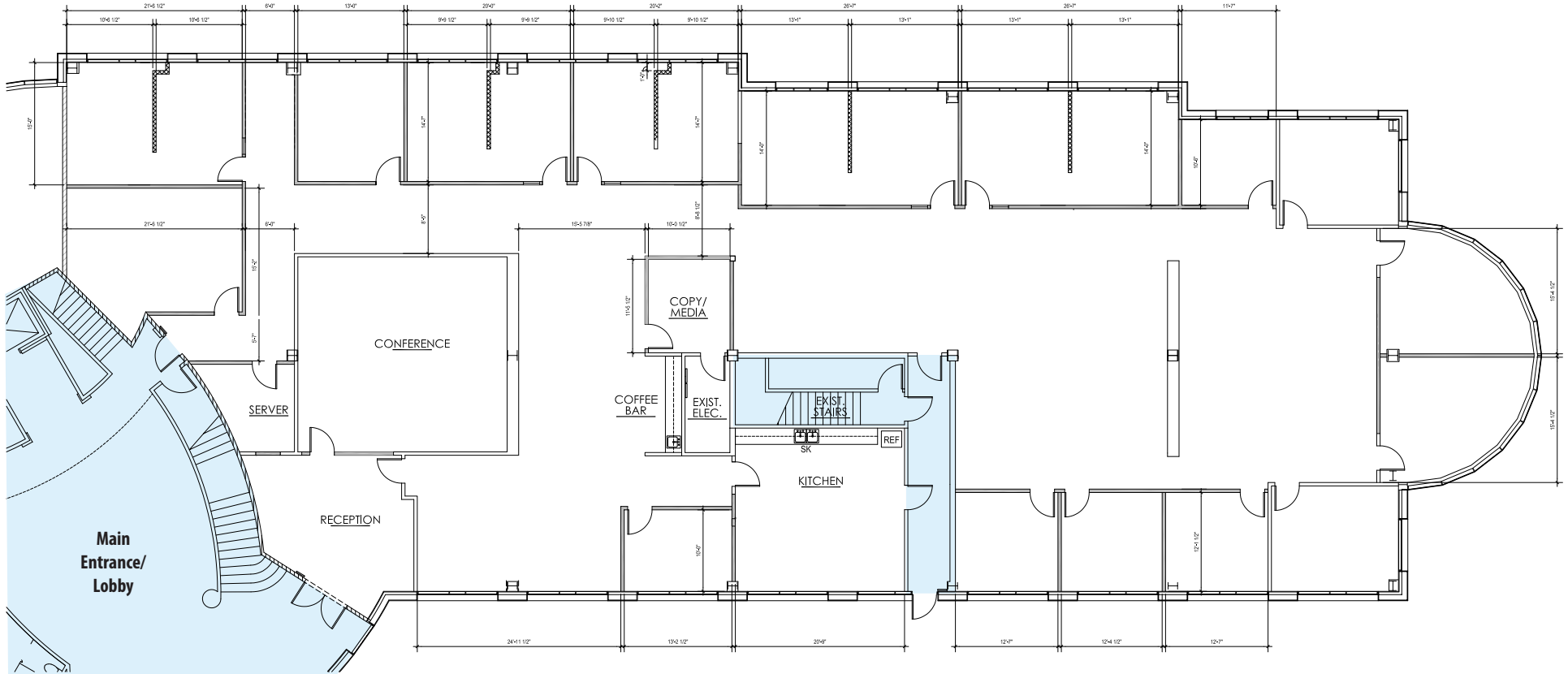
1ST FLOOR				
SUITE	RSF (±)	RATE PER RSF	AVAILABILITY	DESCRIPTION
100	11,075	\$2.35	August 1, 2026	14 window lined offices, open bullpen area, large conference/training room, large kitchen/breakroom and storage room. <i>Please Do Not Disturb Tenant.</i>
140	1,007	\$2.45	July 1, 2026	Open Reception, Two window lined offices, Coffee Bar and IT/Storage closet.
2ND FLOOR				
SUITE	RSF (±)	RATE PER RSF	AVAILABILITY	DESCRIPTION
100% Leased				
<p>Call agent for touring instructions.</p> <p>Rental rate based on Full Service Gross *FSG – Included electricity and In Suite Janitorial. Tenant responsible for their Internet/Phones.</p>				

Rev. 05/26/2026

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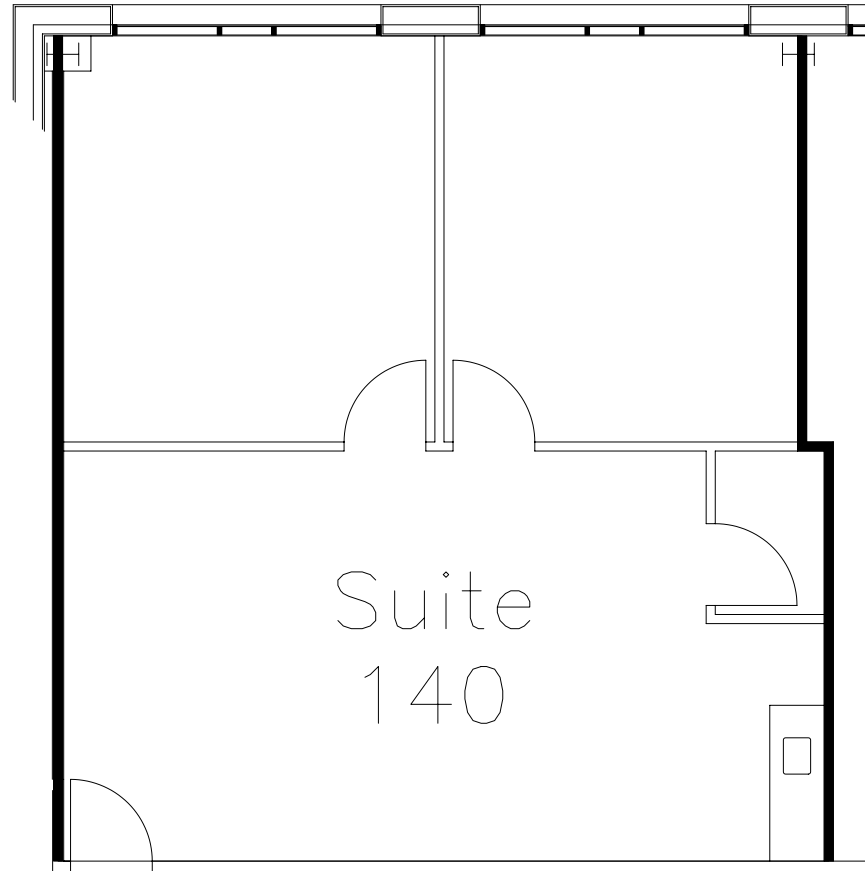
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