

LAKESHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA












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AVAILABLE SUITES

| 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 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 |

Rate Increases: 3% Annually

Lease Term: 1-5 Years

Parking: 4.5:1,000 SF



**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.



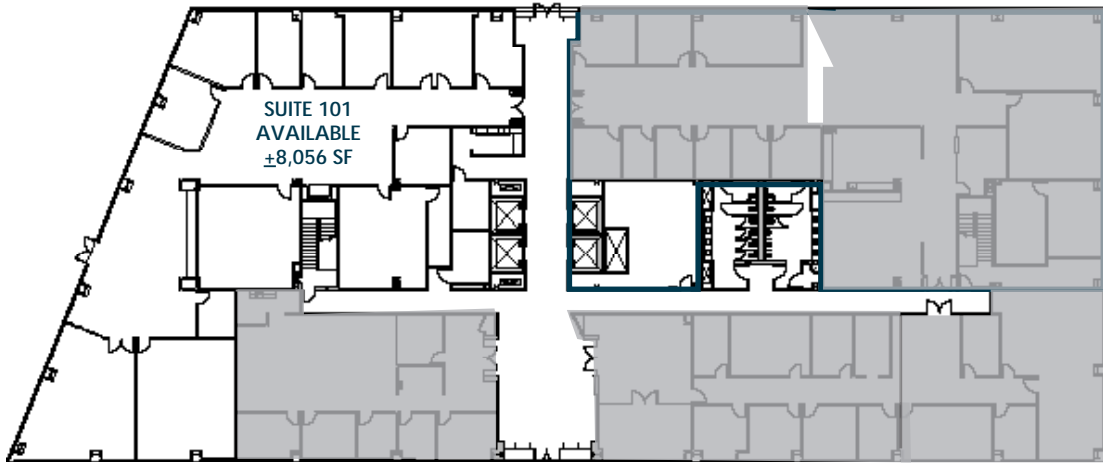
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at Dos Lagos

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FLOOR PLAN | 4160 TEMESCAL CANYON RD

1ST FLOOR



3RD FLOOR



4TH FLOOR



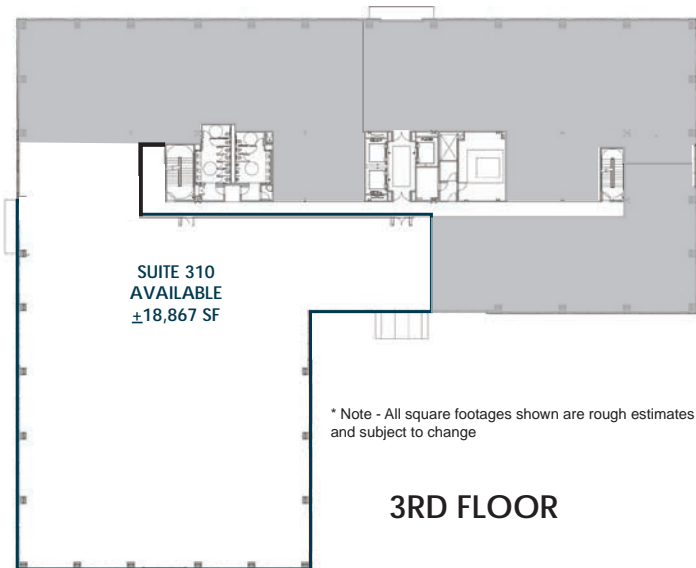
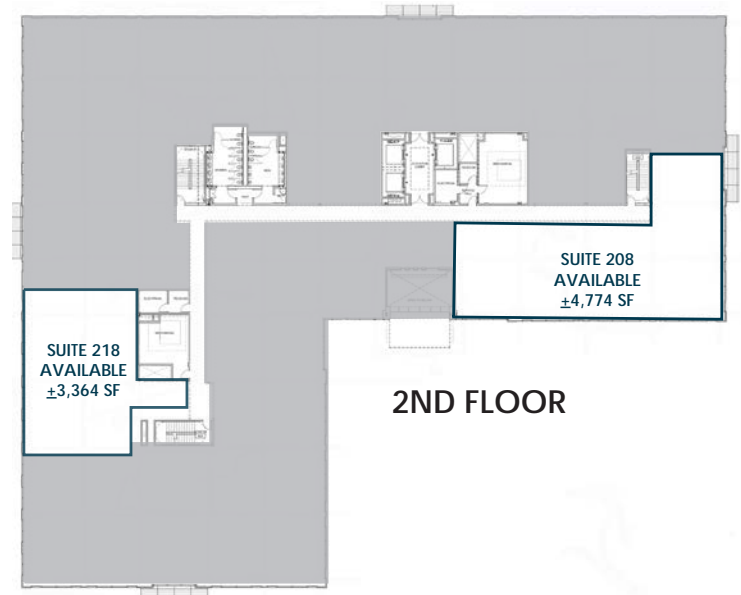
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HIGHLY EFFICIENT SINGLE TENANT FLOOR PLATES
FLEXIBLE UNIT SIZING TO ACCOMMODATE
NUMEROUS CONFIGURATIONS

FLOOR PLAN | 4140 TEMESCAL CANYON



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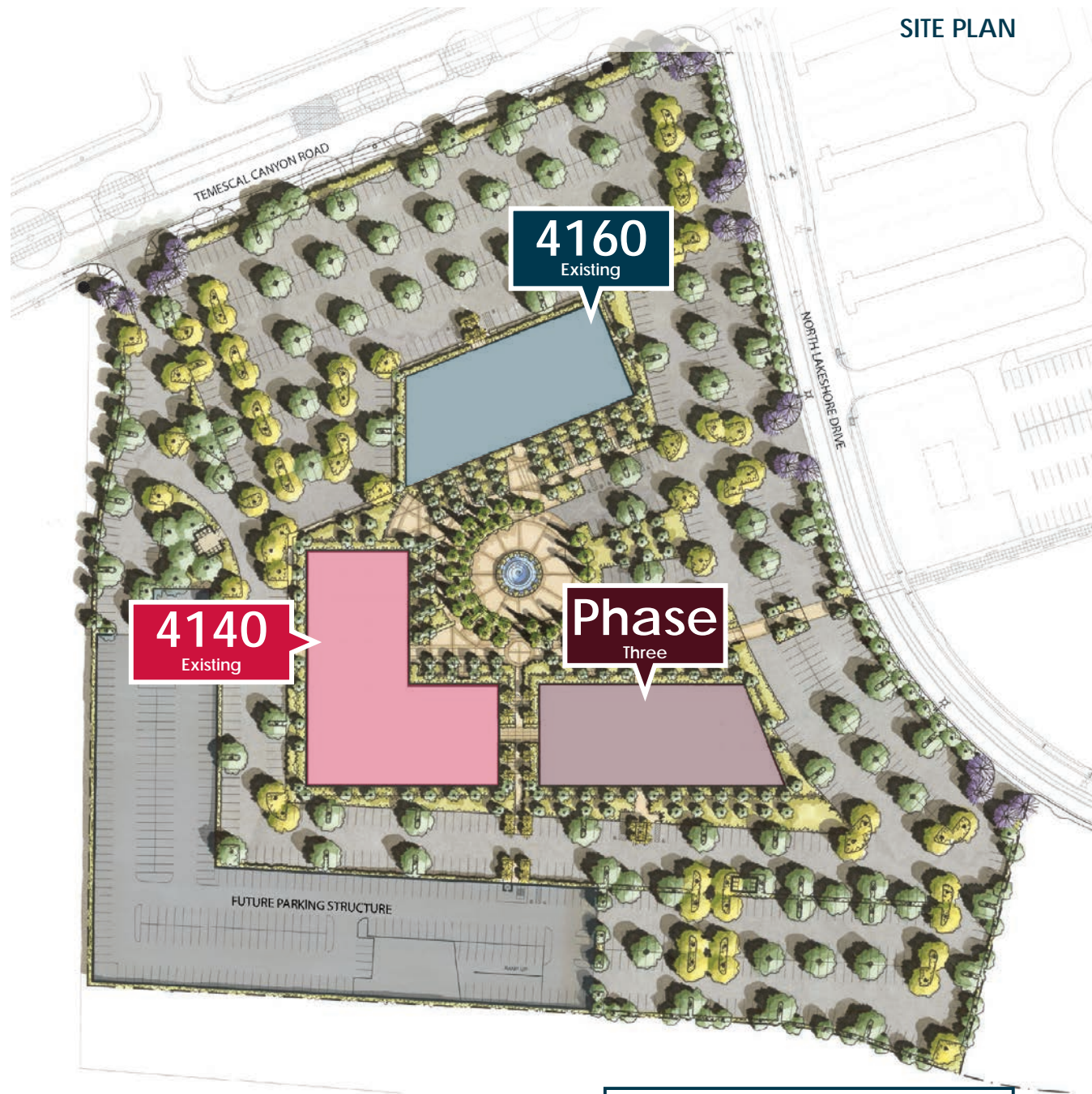
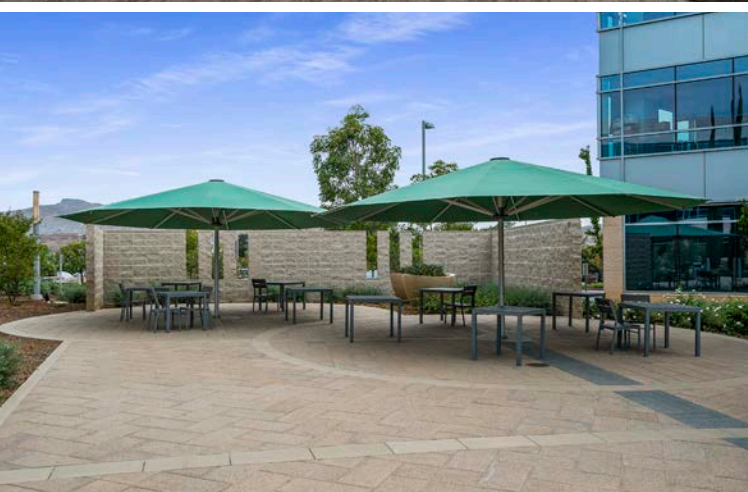
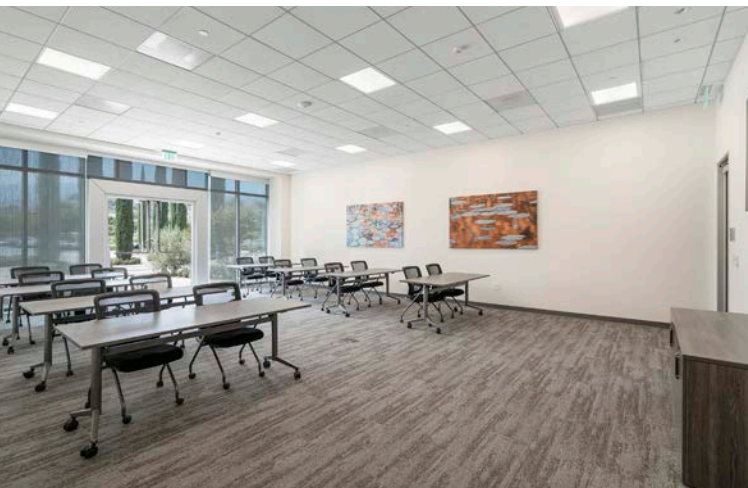
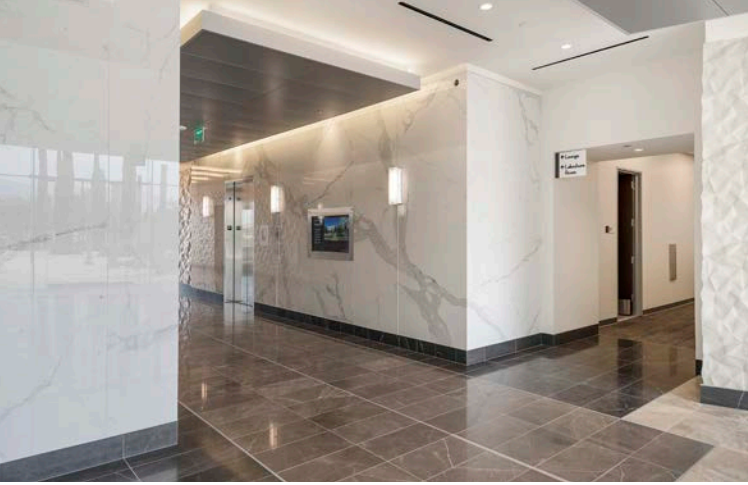
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4140 TEMESCAL CANYON RD BUILDING PHOTOS



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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

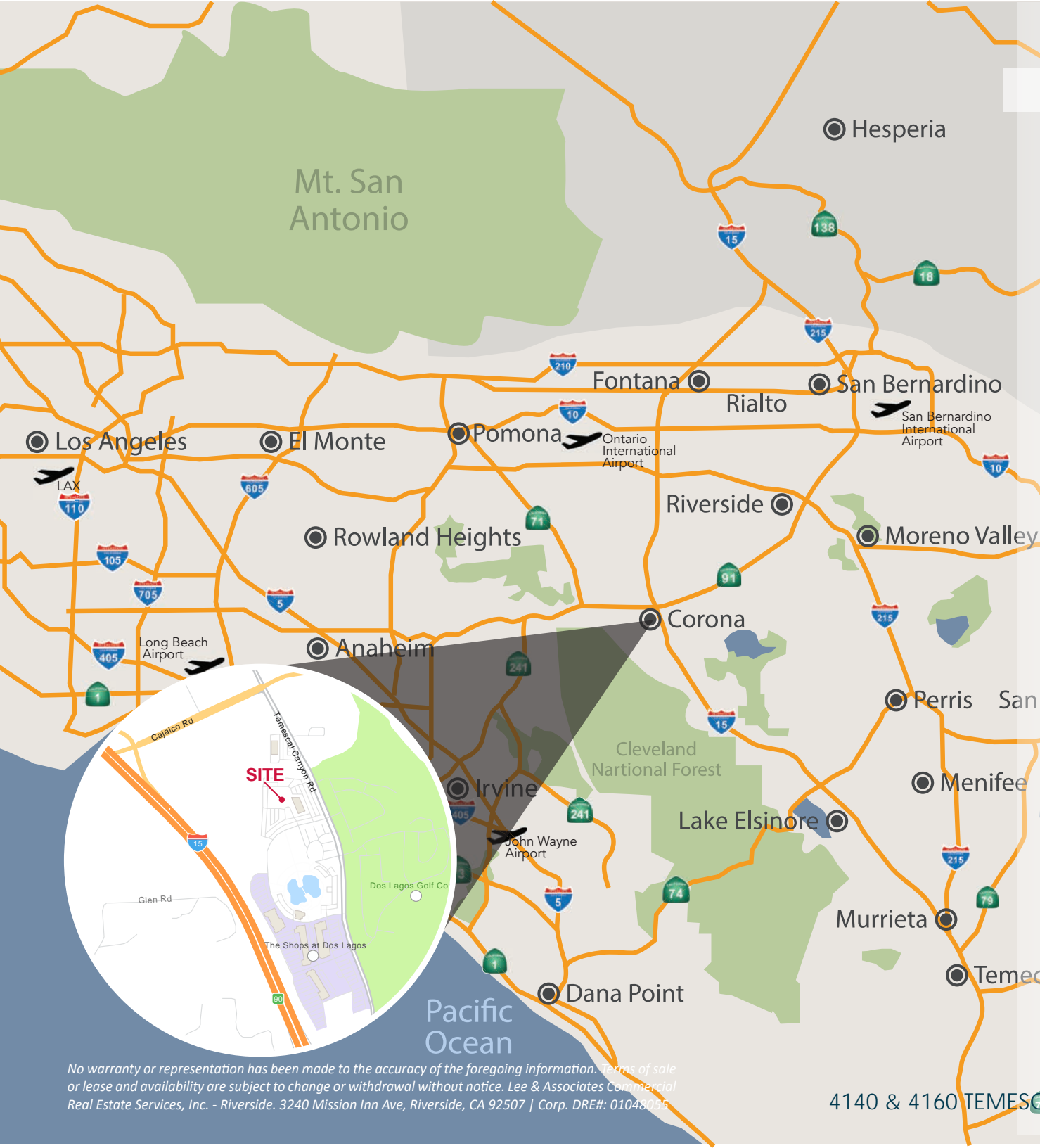
11,797 Est. Daytime Demographics

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
EQUINE CENTER

TERRANO
AT DOS LAGOS

FUTURE
DEVELOPMENT

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COMMERCIAL REAL ESTATE SERVICES

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