

FOR LEASE

**2,888 SF PROFESSIONAL
OFFICE SPACE AVAILABLE**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



OVERLAND CORPORATE CENTER
41607 MARGARITA RD
TEMECULA, CA

PROPERTY FEATURES

- Single story professional office building located in the Overland Corporate Center, a ±50,000sf Class A office development.
- Suite 102: Fully functional and turn key 2,888sf professional office space
- Prime location on the East side of the freeway next to Promenade Mall, Costco, Restaurants, and more restaurants, retail and numerous business services
- Conveniently located ½ Mile from Interstate 15 on and off ramps at Winchester Road
- Beautifully landscaped project with central courtyards with covered lunch tables.
- Building Signage available facing Margarita Road

LEASE RATE:

\$2.15 NNN

NNN'S ESTIMATED TO BE \$1.03 PSF

41607 MARGARITA RD | TEMECULA, CA 92591

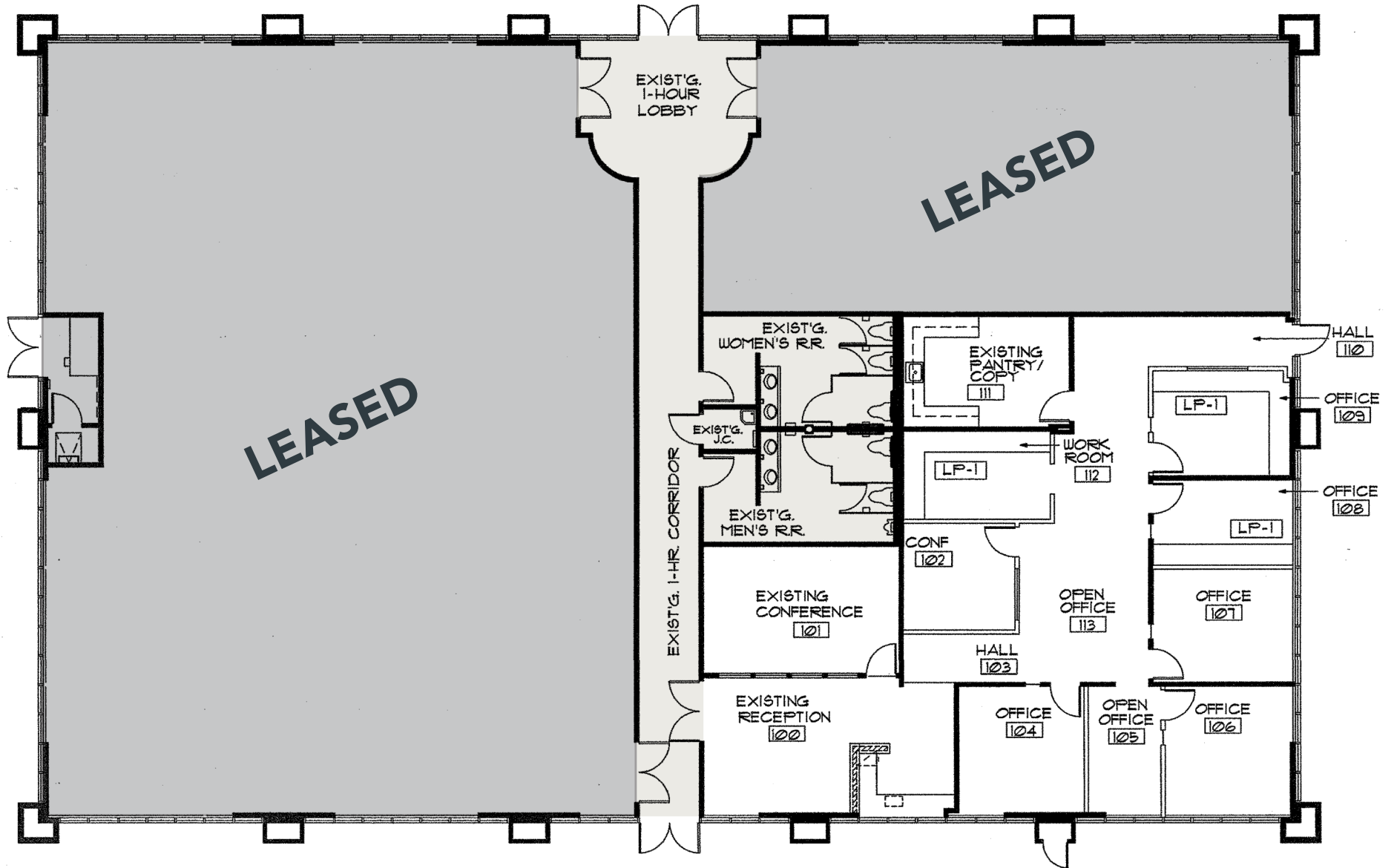


PROPERTY PHOTOS



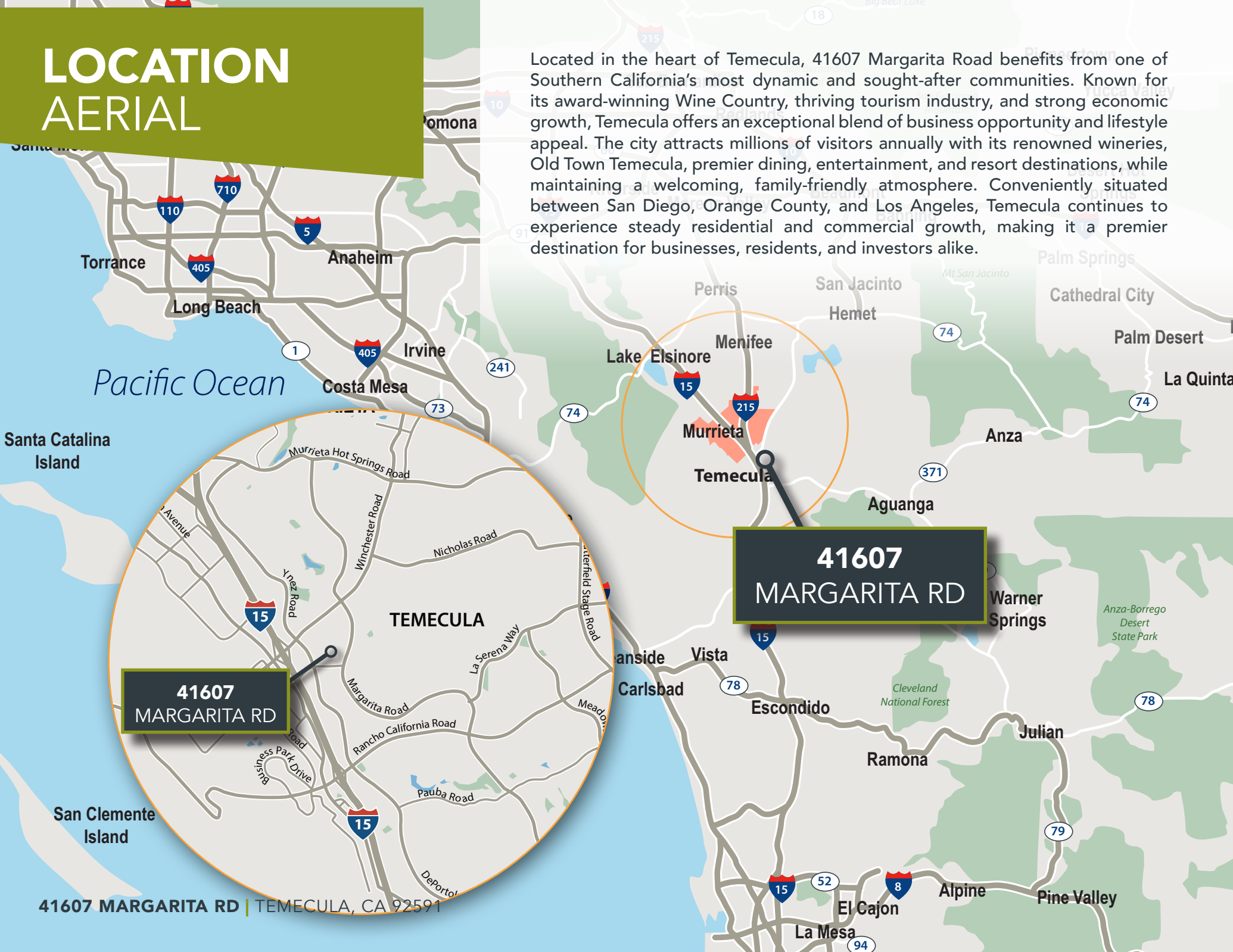
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SUITE 102 FLOOR PLAN



LOCATION AERIAL

Located in the heart of Temecula, 41607 Margarita Road benefits from one of Southern California's most dynamic and sought-after communities. Known for its award-winning Wine Country, thriving tourism industry, and strong economic growth, Temecula offers an exceptional blend of business opportunity and lifestyle appeal. The city attracts millions of visitors annually with its renowned wineries, Old Town Temecula, premier dining, entertainment, and resort destinations, while maintaining a welcoming, family-friendly atmosphere. Conveniently situated between San Diego, Orange County, and Los Angeles, Temecula continues to experience steady residential and commercial growth, making it a premier destination for businesses, residents, and investors alike.



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