

JEFFERSON COURT

27570, 27574 & 27576 COMMERCE CENTER DR
TEMECULA



FOR LEASE
OFFICE / FLEX SPACES

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- Improved Second floor office Suites starting at ±750 Sq. Ft.
- Improved Flex Industrial and Commercial Suites from starting at ±1,062 Sq. Ft.
- Centrally Located Within the Temecula Business District (Conveniently Located Between Ranch California Rd & Winchester Rd)
- Ideally located close to I-15 & I-215 freeways for direct access to the surrounding counties
- Competitive Rates
- A range of floorplans to choose from
- Jefferson Uptown Zoning
- Located near the vastly growing Temecula Valley Wineries, Hotels and the expansion of Pechanga and visitors that generate over \$665 million annually

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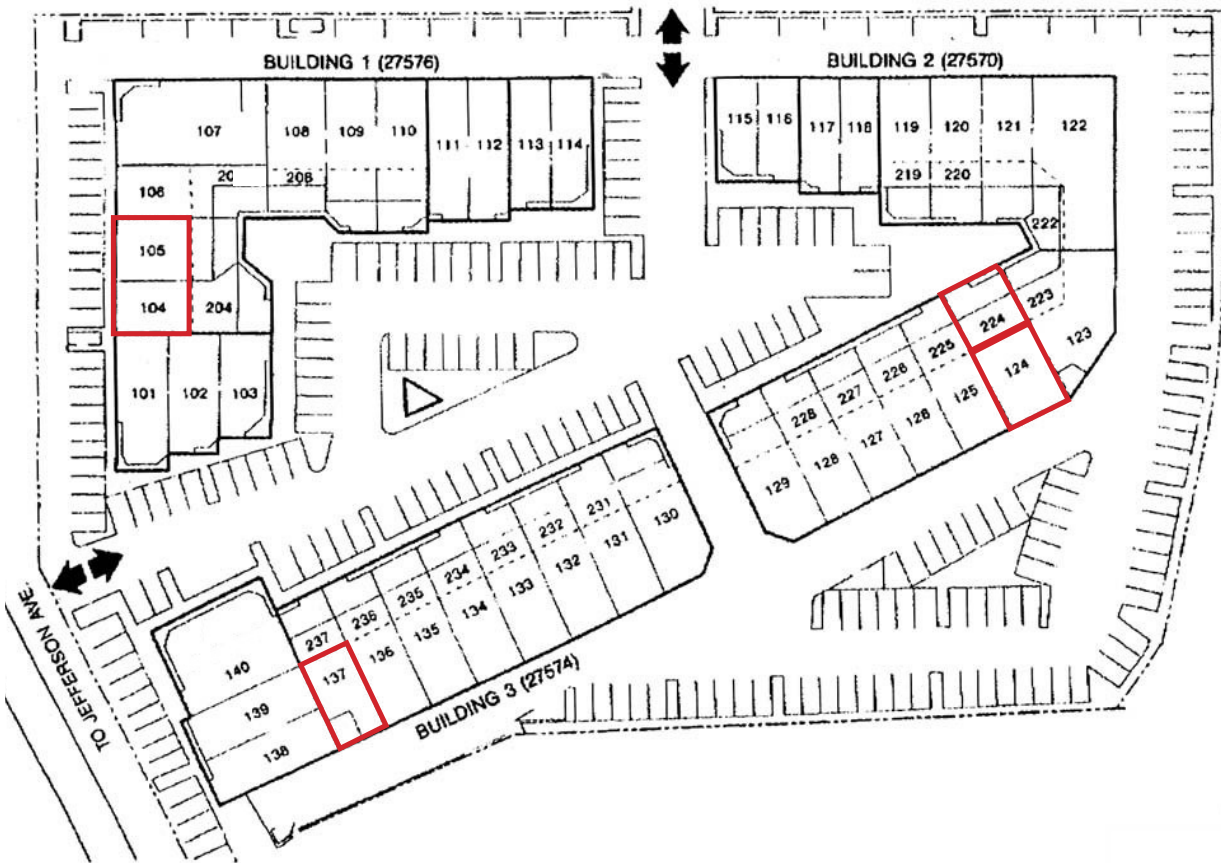
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AVAILABILITY

| BLDG. | SUITE | SQ. FT. | RATE/SF | DESCRIPTION |
|-------|-------|---------|---------|-------------|
|-------|-------|---------|---------|-------------|

1ST FLOOR

| | | | | |
|-------|----------|-------|-----------|--|
| 27576 | 104B-105 | 3,371 | \$1.40 MG | Reception area, 3 offices, 2 restrooms, and warehouse |
| 27570 | 124 | 2,142 | \$1.40 MG | Reception Area, Private Office, Open Area, Private Bathroom, and Warehouse |
| 27574 | 137 | 1,417 | \$1.40 MG | Reception Area, Private Office, Restroom, & Warehouse |

2ND FLOOR

| | | | | |
|-------|-----|-----|-----------|--|
| 27570 | 224 | 919 | \$1.40 MG | Open work space, 3 private offices, and private restroom. On the 2nd Floor with no elevator. |
|-------|-----|-----|-----------|--|

Rates are Modified Gross.

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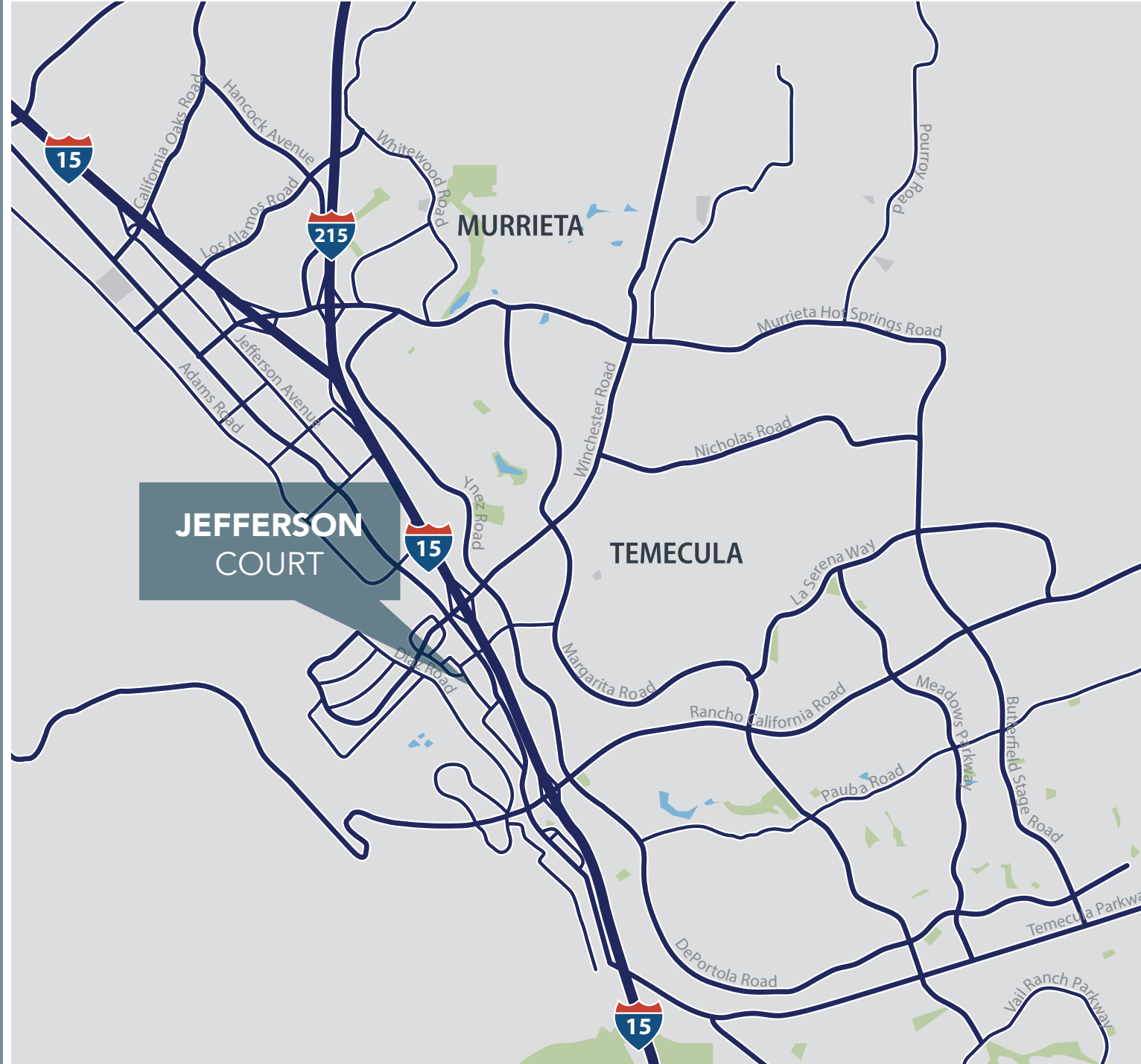
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CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.



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