

OFFICE SUITES FOR LEASE

VILLAGE WALK CORPORATE CENTER

41391 KALMIA STREET
MURRIETA, CA



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

VILLAGE WALK CORPORATE CENTER

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MURRIETA, CA

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PROPERTY FEATURES:

- Premier Class "A" Highly Upgraded Office Building.
- Three Story, Elevator Served.
- Excellent Location Fronting I-15 Freeway at Cal Oaks Rd/ Kalmia Off ramp.
- High Visibility; Immediate Freeway Access.
- Walking Distance to Restaurants, Banks, Services & Shops.
- Close Proximity to Old Town Murrieta.
- Contact agent for touring instructions.

LEASE RATES STARTING AT: \$2.40 PER RSF MG

(MG - Modified Gross excludes electricity & janitorial to premises)



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SURROUNDING AMENITIES



JEFFERSON AVE

VILLAGE WALK
CORPORATE
CENTER

VILLAGE WALK DR

KALMIA ST

MADISON AVE

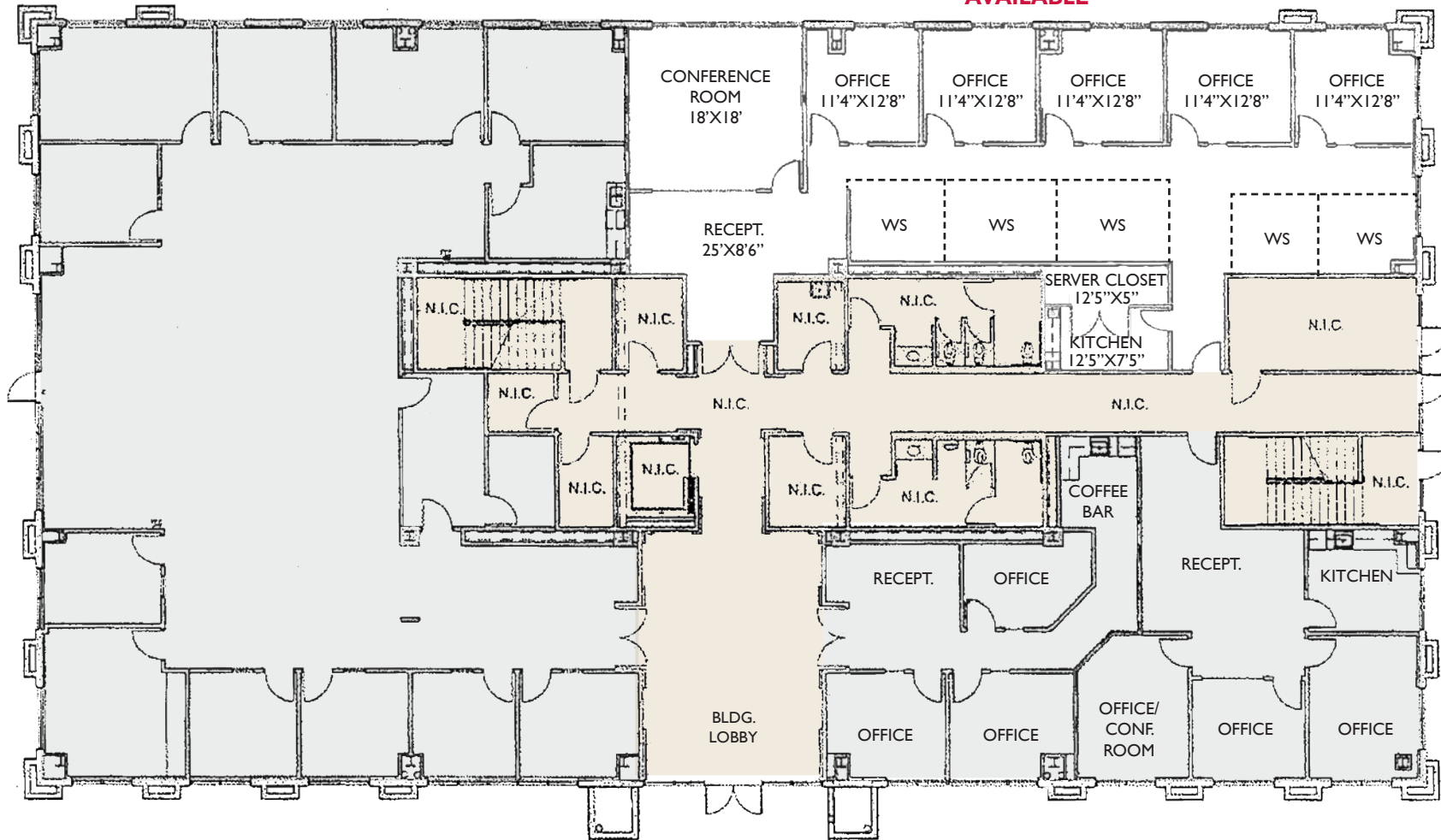


SUITE	RSF	USF	LEASE RATE	AVAILABILITY	DESCRIPTION
110	±2,885	±2,429	\$2.45 PSF MG	Available with 30 days notice.	Reception, Large Conference Room, 5 Window Lined Private Offices, large open work area, *Kitchen. *Kitchen plumbing is stubbed in; sink & millwork currently not in place. Furniture may be negotiable SHOWN BY APPOINTMENT ONLY, DO NOT DISTURB TENANT

[CLICK FOR VIRTUAL TOUR](#)

Square footages based on rentable square feet (RSF). MG (Modified Gross) leases, do not include premises janitorial and electric.

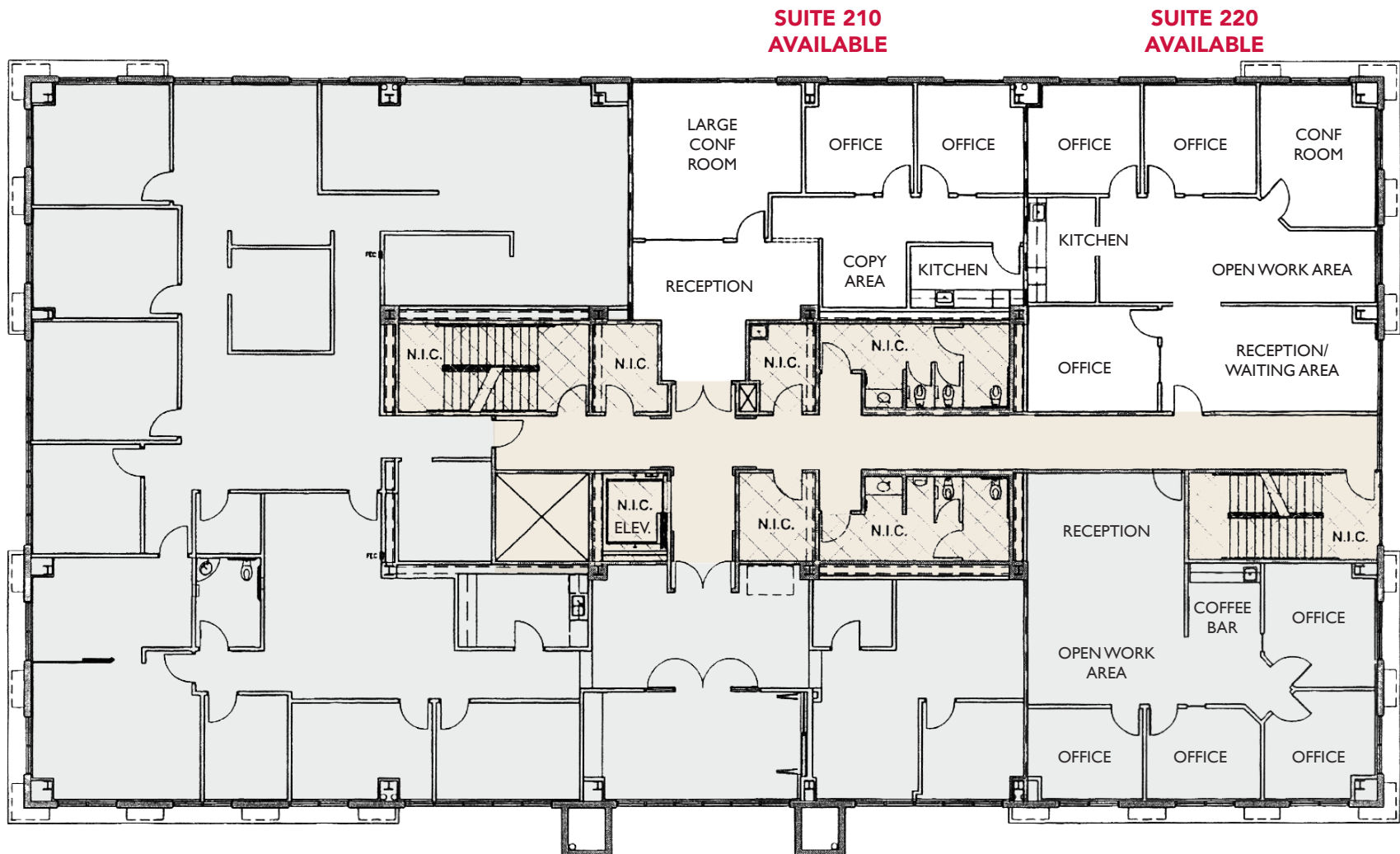
**SUITE 110
AVAILABLE**



SUITE	RSF	USF	LEASE RATE	AVAILABILITY	DESCRIPTION
210	±1,400	±1,179	\$2.45 PSF MG	Available 6/1/2026	Reception, large conference room, 2 offices, copy area and kitchen. DO NOT DISTURB TENANT
220	±1,651	±1,390	\$2.45 PSF MG	Immediately Available	Reception & waiting area, conference room, 3 offices, open work area and kitchen. CONTACT AGENT FOR SHOWING INSTRUCTIONS

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VIRTUAL TOUR](#)

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SUITE	RSF	USF	LEASE RATE	AVAILABILITY	DESCRIPTION
310	±4,028	±3,391	\$2.40 PSF MG	Immediately Available	Reception, 8 private offices, open work area, large conference room, IT room, 2 work rooms and large break room.

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