

**FOR LEASE**

**2,132 SF PROFESSIONAL  
OFFICE SUITE AVAILABLE**

# TEMECULA CREEK VILLAGE

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TEMECULA PKWY.  
SUITE 101  
TEMECULA, CA

**TEK DDS**

**YOUR SIGN HERE**

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# 31309 TEMECULA PKWY. SUITE 101 TEMECULA, CA

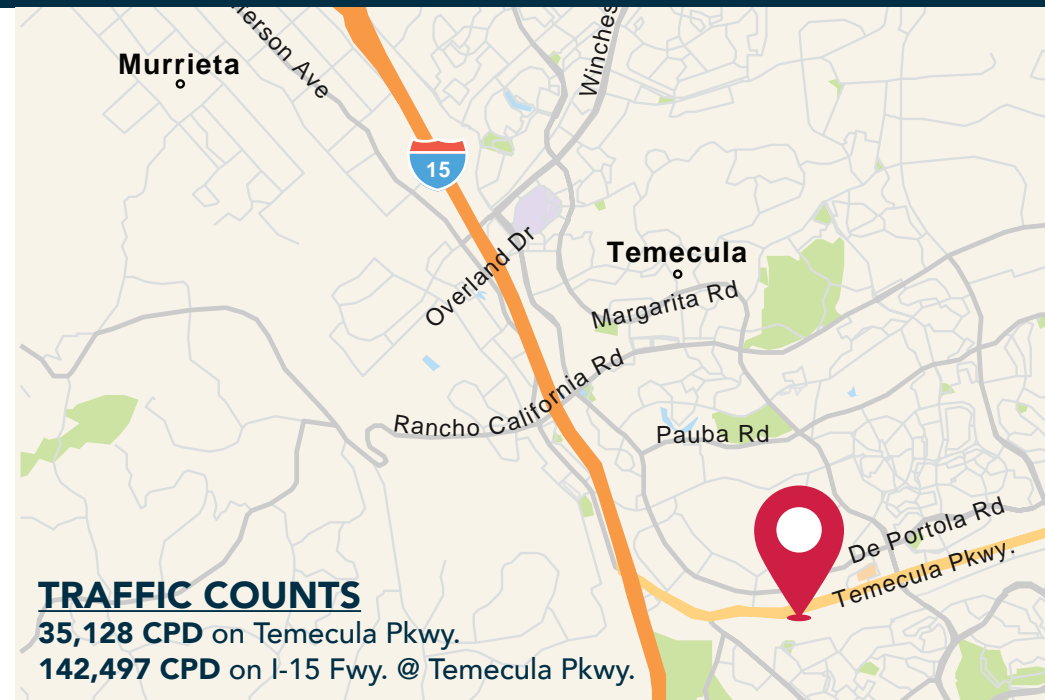
## PROPERTY INFO

### PROPERTY FEATURES:

- ±2,132 SF Available
- Excellent location fronting Temecula Parkway
- Direct access from parking lot with excellent parking
- Open floor plan perfect for office, medical and retail uses
- Outstanding Street Fronting Building Signage
- Signalized Intersection on prime corner
- Highly improved, window lined office suite within a shopping center
- Walking distance to food and retail services
- Close proximity to I-15 on and off ramps and Temecula Valley Hospital

### LEASE RATE AT: \$2.75 PSF + NNN\* / MONTH

\*NNN currently estimated at \$.85 psf per month



## AVAILABILITY

SUITE	RSF	LEASE RATE	DESCRIPTION
101	±2,132	\$2.75 + NNN* / Month	Open floor plan with four (4), private window lined offices and break area with kitchenette

\*NNN currently estimated at \$.85 psf per month

