

# FOR LEASE

## ±1,929 SF OFFICE CONDO

### TEMECULA OFFICE CENTRE

43430 BUSINESS PARK DRIVE | TEMECULA, CA 92590

 LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

- Temecula Office Centre is a prestigious office park that offers an unparalleled image and corporate atmosphere
- Serene, park-like campus setting with attractive design and aesthetics including lush landscaping, building face stonework, beautiful courtyards and pathways
- Reception, conference room, three window lined offices, open work space, two in-suite restrooms and coffee bar.
- Abundant parking with 4 reserved spaces and additional parking at a ratio of 4.0 spaces per 1,000 rentable sf



## ADDRESS

43430 Business Park Drive  
Temecula, CA 92590

## CITY

Temecula

## STATE, ZIP

California 92590

## APN

921-021-020

## PROPERTY SIZE

1,929 SF

## YEAR BUILT

2006

## STORIES

Single

## PARKING RATIO

4.00 per 1,000 square feet;  
reserved spaces available

## HVAC

(2) roof mounted  
package units

## CONSTRUCTION TYPE

Free standing wood  
frame and stucco

## CLEAR HEIGHTS

10' finished

## ZONING

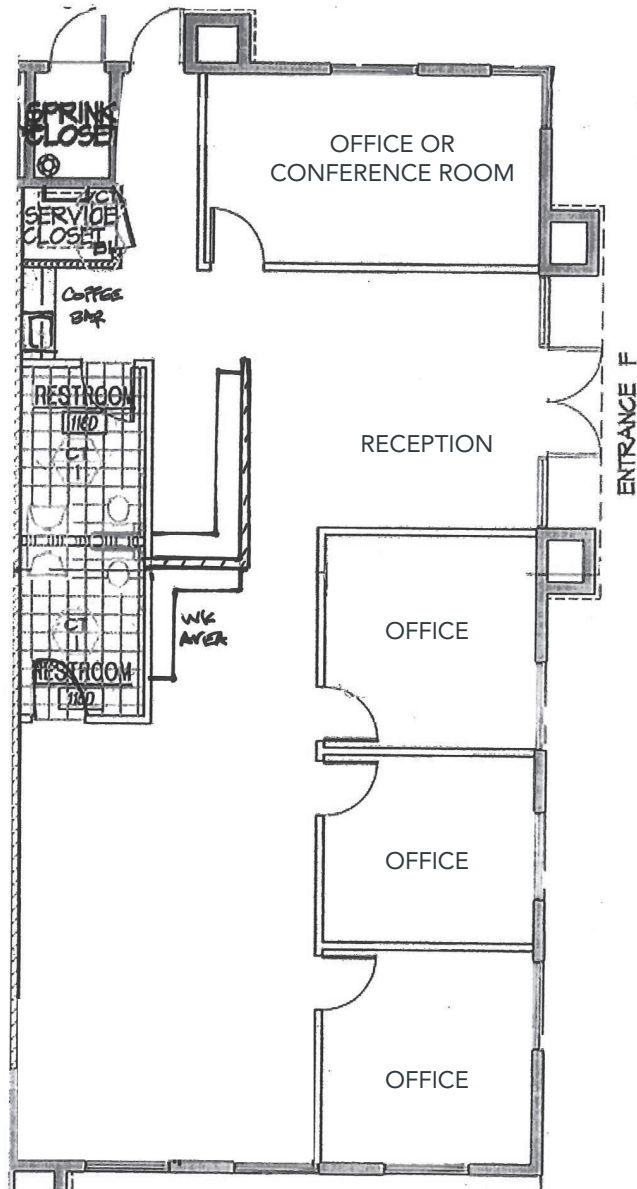
LI - Light Industrial

**LEASE RATE:**  
**\$2.25 RSF MG**

*Modified Gross Leases, Janitorial Included, Electricity Separate.*

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\* Floor plans are not precise and may not be to scale





## TEMECULA OFFICE CENTRE

43430-34 BUSINESS PARK DRIVE | TEMECULA, CA 92590

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