

FOR LEASE
PROFESSIONAL OFFICE/
MEDICAL SPACE

UNDER NEW OWNERSHIP



TOWER OFFICE PLAZA

27555 YNEZ ROAD | TEMECULA, CA 92591

PROPERTY HIGHLIGHTS

- Tower Office Plaza is an iconic Class A office building that offers unparalleled visibility from the I-15 freeway and Rancho California Road
- Beautiful courtyard setting overlooking serene water feature offering a dramatic and prestigious first impression
- Within walking distance to various retail, professional and restaurant amenities
- High speed data transfer available via fiber optics communications network
- Flexible to accommodate medical and professional users due to extensive in-place wet and dry utility distribution
- Multi-level parking structure provides abundant parking at a ratio of 4 stalls per 1,000 SF of rentable space
- Capital improvement plan in progress
- Highly improved move-in ready office and medical suites available from approximately 1,799 SF.

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AVAILABILITY

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SUITE 130	1,799 RSF	\$2.45 MG*	Reception and four private offices. Available March 1, 2026
SUITE 202	1,851 RSF	\$2.35 MG*	Large reception, conference room, three private offices, breakroom, and storage. Available Immediately

* MG - Tenant pays separately metered electricity and janitorial service separately.

Rev 02/18/2026

Medical Rates start at \$2.75psf with minimum 5 year term.

Tenant Improvement Allowance subject to deal specific terms and Tenant creditworthiness.

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**VEIN CENTER
URGENT CARE**

FIRST FLOOR

TOWER OFFICE PLAZA

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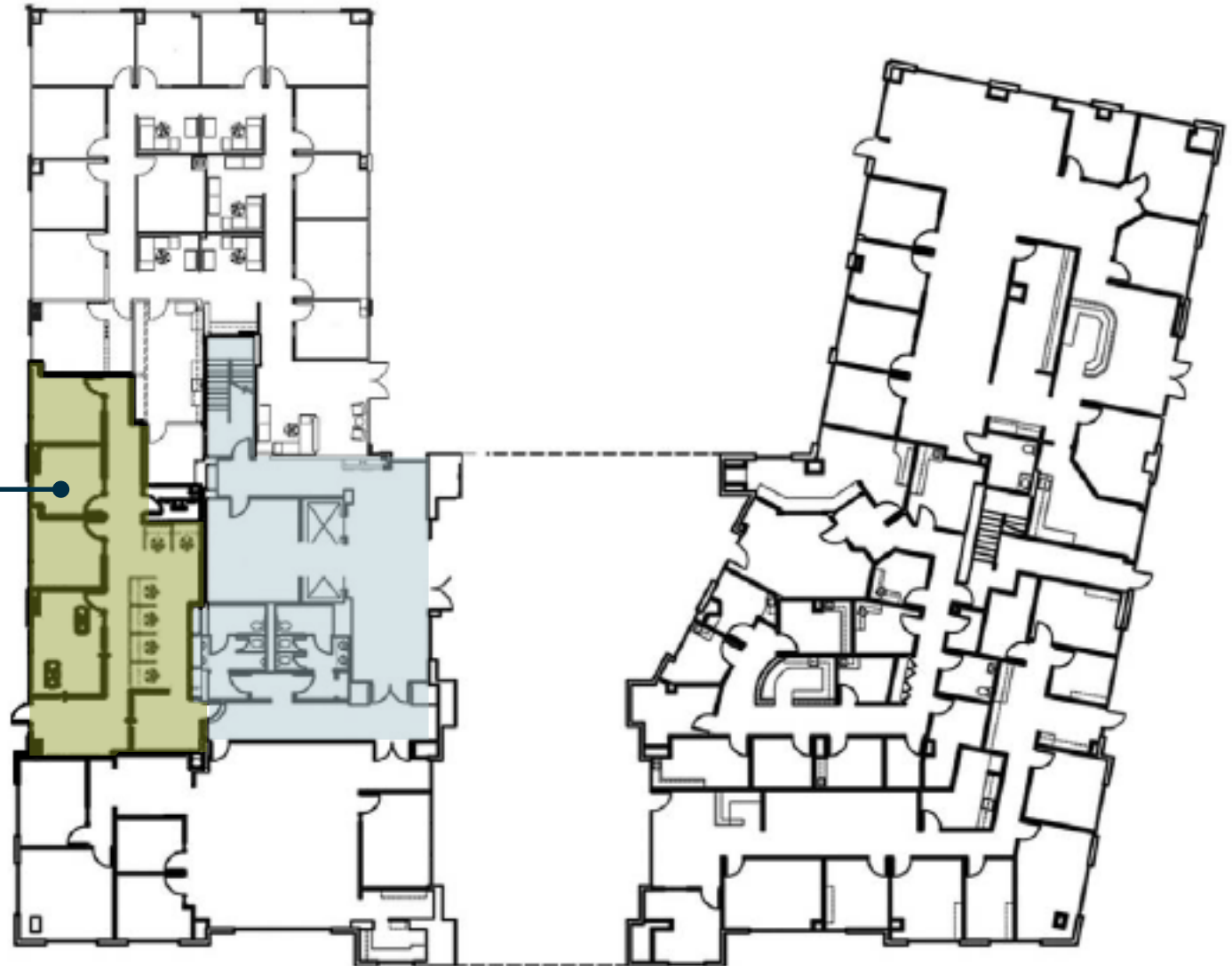
SUITE 130

1,799 SF

\$2.45 FSG*

Reception and four private offices.
Available
March 1, 2026

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SECOND FLOOR

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SUITE 202

1,851 SF

\$2.35 MG*

Large reception, conference room, three private offices, breakroom, and storage. Available Immediately



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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