

# LEGACY CORPORATE CENTER

## OFFICE SUITES FOR LEASE

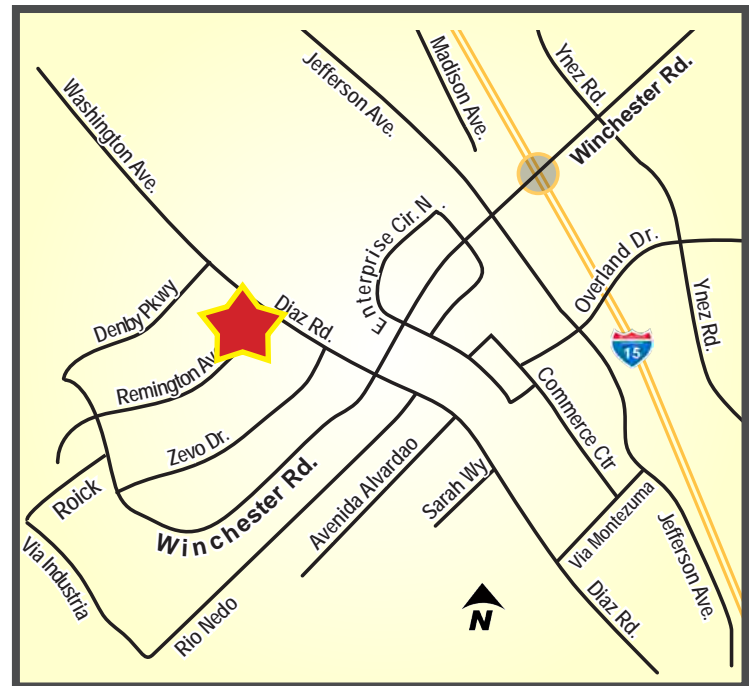
41951 REMINGTON AVENUE - TEMECULA, CA

**LEASE RATES  
STARTING AT  
\$0.99 PSF**



### PROPERTY HIGHLIGHTS:

- » ±32,000 SF Class "A" Office Building
- » Suites from ±1,506 SF - ±1,660 SF Available
- » Class A Building Standards
- » Elevator Served
- » Coffee Bars in Each Suite
- » Flexible Lease Terms
- » Lush Landscaping
- » Easy Access to Interstate 15
- » 4:1,000 SF Parking
- » From 99¢ PSF!



**JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • LIC #01040679**



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### SUITE AVAILABILITY

#### FIRST FLOOR

SUITE	± SIZE	MONTHLY LEASE RATE
130	1,660	\$1,643/Month (\$0.99/PSF/Month)
140	1,506	\$1,596/Month (\$1.06/PSF/Month)

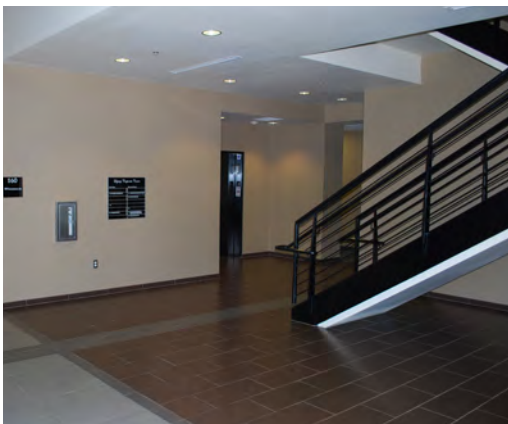
#### SECOND FLOOR

SUITE	± SIZE	MONTHLY LEASE RATE
250	1,506	\$1,566/Month (\$1.04 PSF/Month)

Rev. 5/01/18

- 5% Annual Increases.
- Rates based on a minimum 3-year term.
- \$0.10 psf/mo premium for 2-year terms.
- Suite 210 requires minimum 3-year term.

All rental rates are quoted based upon a Modified Gross Lease form. Rental rates are subject to change at the Owner's sole discretion.



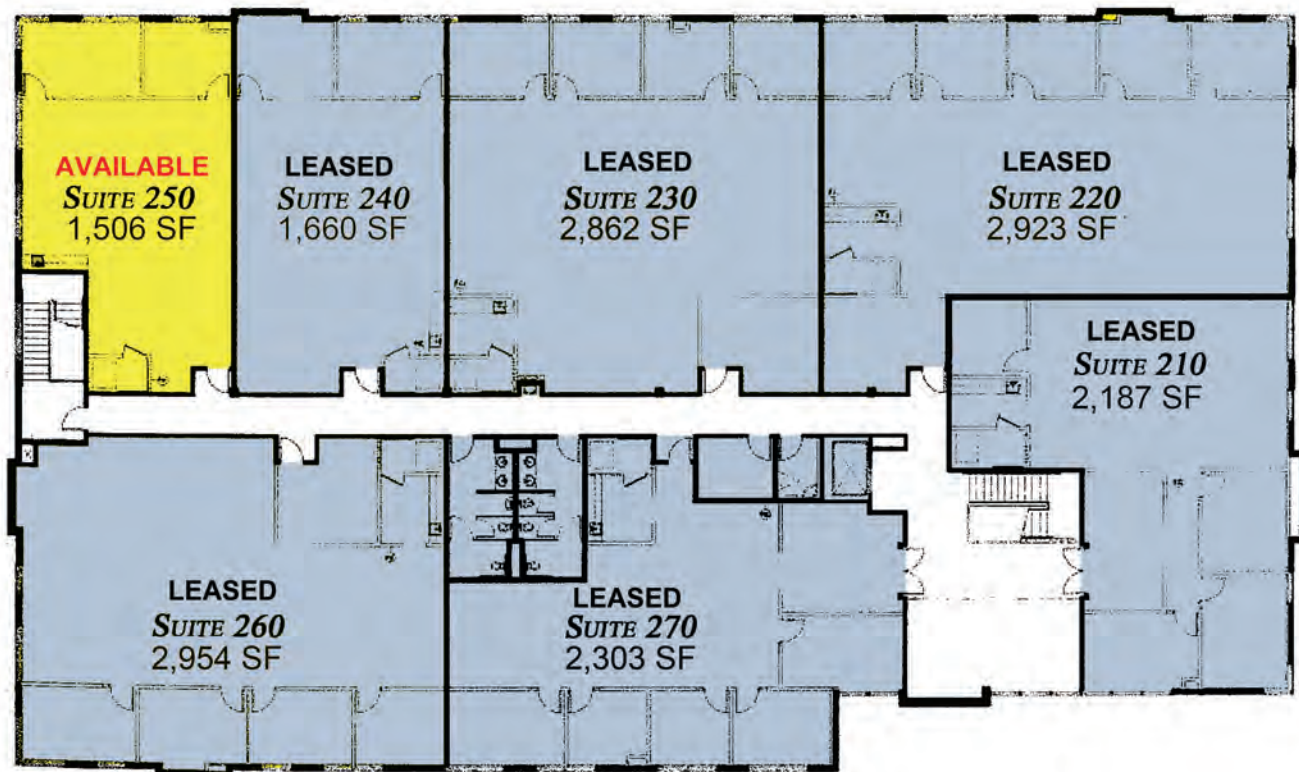
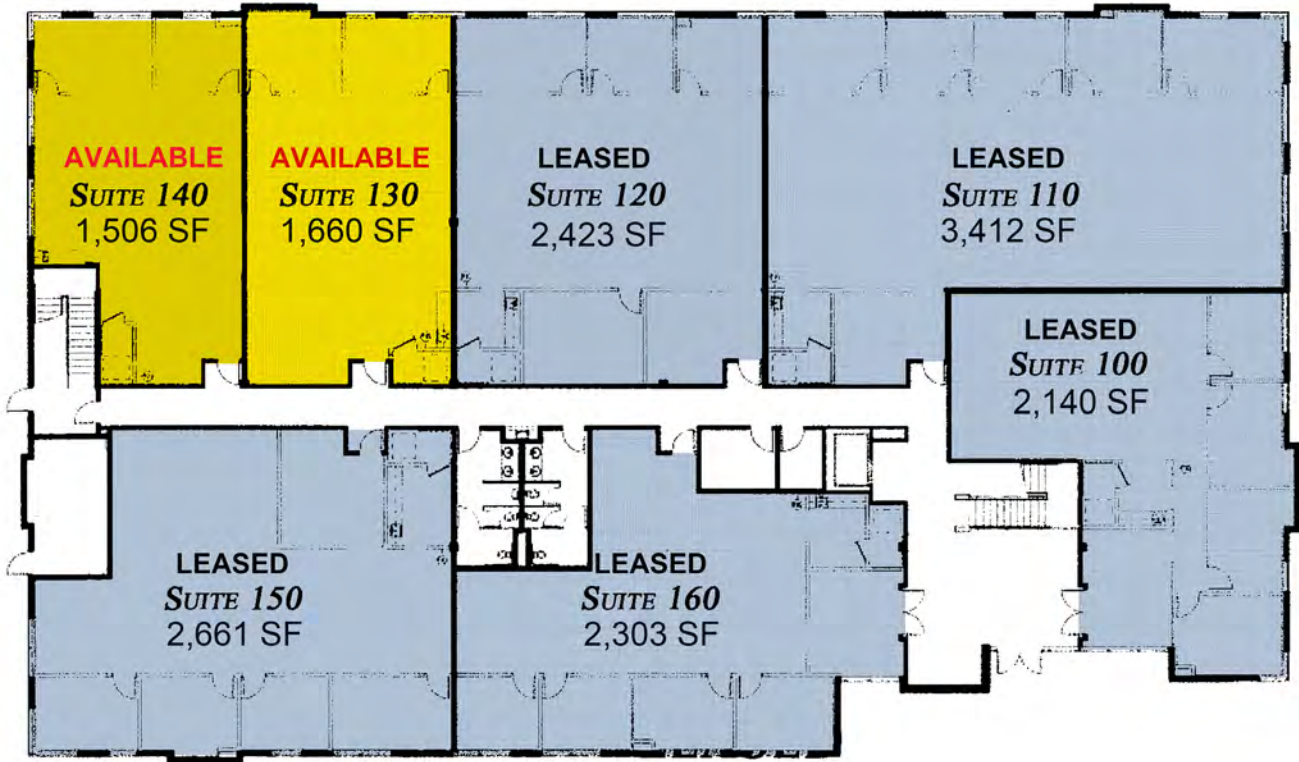
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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