PLAZA RIO VISTA

43015 Blackdeer Loop, Temecula CA 92590

Beautiful Two Story Office Building with VIEW, located on the corner of Diaz Road and Blackdeer Loop across from the *Murrieta Creek Trail (Walk, Bike and Equestrian)*. Upstairs / Downstairs Common Area Restrooms, Nicely Landscaped Surroundings w/ Outdoor Patio Sitting Area, (*No Elevator*). PARKING LOT SECURITY CAMERAS!!

FOR LEASE

UPSTAIRS (No Elevator): #205 (783 RSF) @ $1.40 psf = $1,096.20* (Sec Dep $1,500.00)

AWESOME VIEW

Consists of: *Reception Area, 2 Offices, Small Closet and Breakroom*

2 Unreserved Parking Space (additional parking on Street)

SUITES Include: *Central HVAC; CAT 5 VOICE and DATA (FIOS to building); Vertical Blinds; Break Room with Sink, Upgraded Cabinets and space for over the counter Microwave* (downstairs suites have space for under the counter refrigerator)

***ABOVE Rental Rates INCLUDE: Common Area Expenses and Maintenance to HVAC Unit.**
TENANT Responsible for: Own Liability Insurance, Utilities, Phone/Data, In-Suite Cleaning and Certificate of Occupancy (Estimate $128).

If you have questions or are interested in viewing any of these units please call:

Viola's Management Company **(951) 296-2996 or (951) 326-9478**

43015 Blackdeer Loop #105, Temecula CA

(Updated: August 1, 2019)

EXHIBIT B

Suite 205

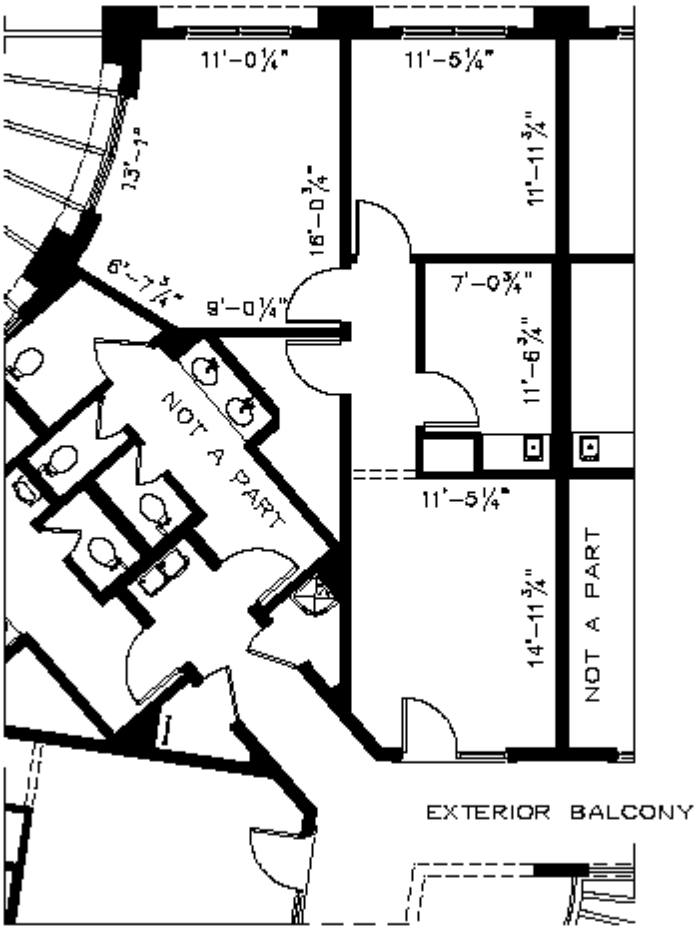
Plaza Rio Vista

43015 Blackdeer Loop
Temecula, CA 92590

Revised:
Feb. 20, 2010

Usable Area: 730 SF
Rentable Area: 783 SF

0 1 2 4 8 feet



Second Story