

3/6/2020
Profile 1 of 1
Summary (71084)

**Garrett Corporate Center
3 Better World Cir.
Temecula, CA 92590**

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|--------------------------|-----------------------------------|
| Business Park: | Garrett Corporate Center |
| County: | Riverside |
| Market: | Southwest Riverside County |
| Sub Market: | Temecula |
| Property Near: | Ridge Park Dr. & Betterworld Cir. |
| Land Size (Acres) | 1.56 Acres |
| Available SF: | 6,621 SF |
| Building SF: | 13,155 SF |
| Office SF: | 6,621 SF |

Building/Space

| | |
|-----------------------------|-------------------------|
| Construction Status: | Existing |
| Primary Use: | Office - Prof. Low Rise |
| Building Class: | A |
| Year Built: | 2005 |
| ConstructionType: | STF |
| # Floors: | 2 |

Utilities
General Listing/Transaction Information

| | |
|--------------------------|----------------------|
| Asking Rate: | \$2.35 MGR Per Month |
| Min Avail SF: | 2,386 SF |
| Max Contig SF: | 4,235 SF |
| Transaction Type: | Lease |

Parking

| | |
|-----------------------|------|
| Parking Ratio: | 4.00 |
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Contacts

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|--------------------------|---|
| Listing Broker(s) | Matt Shaw Lee & Associates - Temecula Valley 951.445.4502 mshaw@lee-associates.com |
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Comments

Property Comments: Prestigious Class A Office Park. Park-Like Campus Setting. First-Class Finishes. High Speed Data Transfer Available. Professionally Managed.

Listing Comments: Available Space: Suite 110 - 2,386 SF & Suite 200 - 4,235 SF. Highly Improved, Move-In Ready Suites. Abundant Parking.