

FOR LEASE
PROFESSIONAL OFFICE SPACE



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 956 SF to 3,859 SF

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AVAILABILITY

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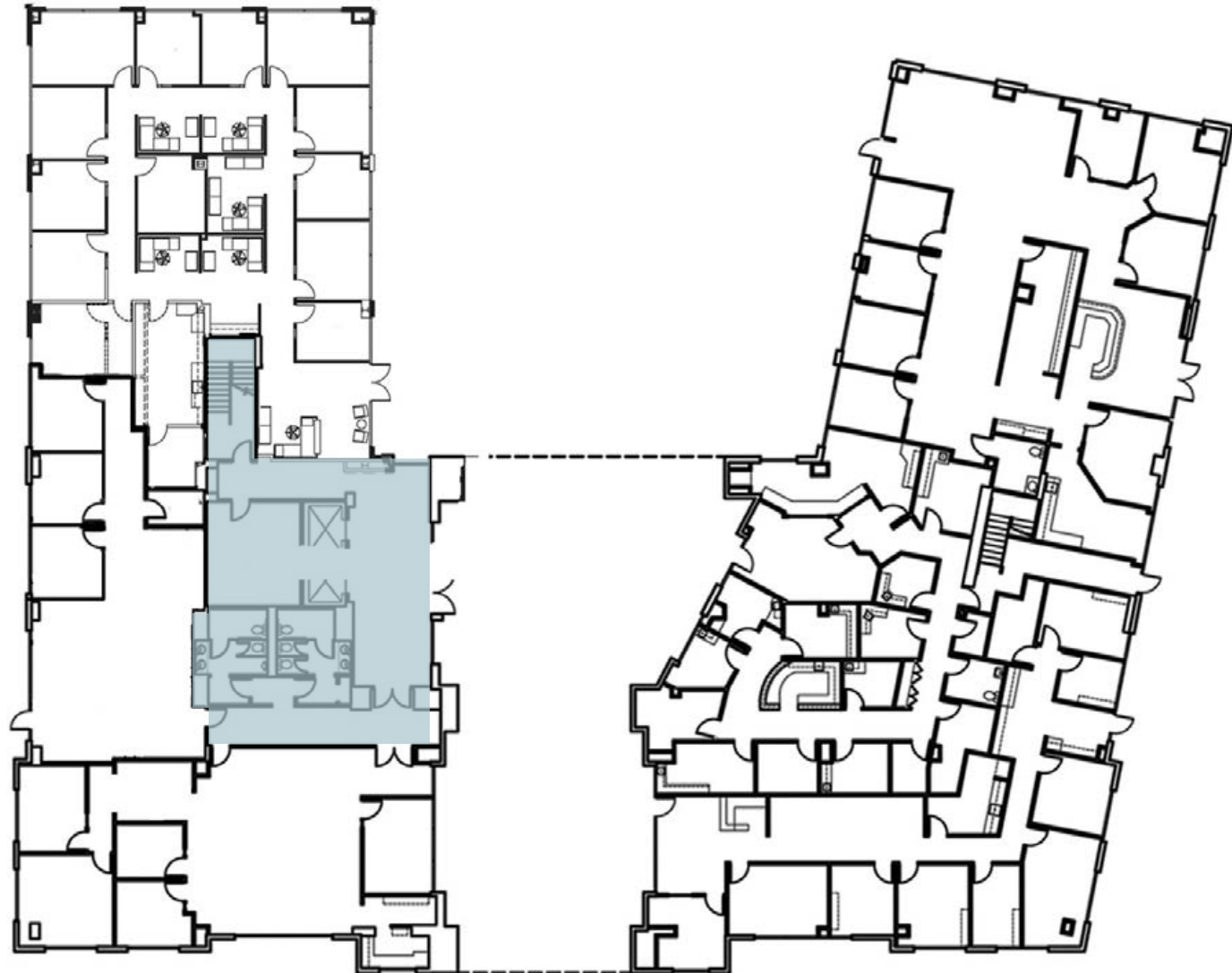
SUITE 206	1,431 RSF	\$1.85 FSG*	Reception, 2 offices, conference room, 1 built-in work station, break room
SUITE 330	1,739 RSF	\$1.95 FSG*	Sublease or direct deal. 4 offices, 5 large built-ins. Available with 30 days notice.
SUITE 350	1,918 RSF	\$2.20 FSG*	Medical office suite. 5 exam rooms, 3 offices, nurses station, reception area, 2 restrooms.
SUITE 370	3,859 RSF	\$2.20 FSG*	Reception, 12 exam rooms, 3 offices, nurses station & restroom.
SUITE 406	956 RSF	\$1.85 FSG*	Reception, 3 offices, conference room, 2 coffee bars with sinks.

* FSG Rate includes janitorial and premises electricity

FIRST FLOOR

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SECOND FLOOR SUITE 206

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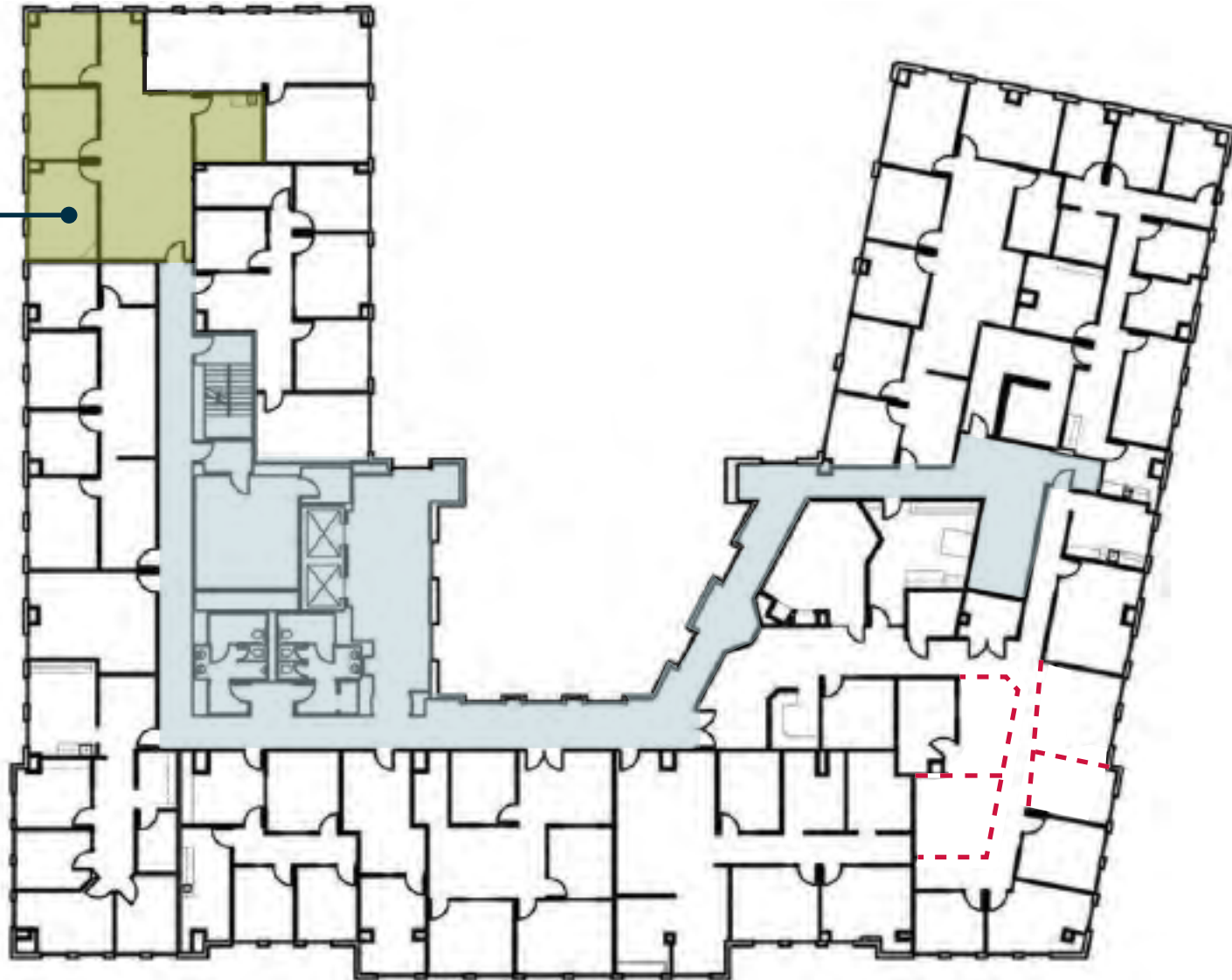
SUITE 206

1,431 SF

\$1.85 FSG*

Reception, 2 offices,
1 conference room,
1 built-in work
stations, break room.

* FSG Rate includes janitorial and
premises electricity



THIRD FLOOR

SUITE 330

SUITE 350

SUITE 370

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SUITE 370

3,859 SF

\$2.20 FSG*

Reception, 12 exam rooms, 3 offices, nurses station and restroom

* FSG Rate includes janitorial and premises electricity

SUITE 350

1,918 SF

\$2.20 FSG*

Medical office suite. 5 exam rooms, 3 offices, nurses station, reception area, 2 restrooms.

* FSG Rate includes janitorial and premises electricity

SUITE 330

1,739 SF

Sublease Rate:
\$2.20 FSG*

Sublease or Direct.
4 offices, 5 large built-ins. Contact broker for showing instructions



FOURTH FLOOR SUITE 406

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SUITE 406

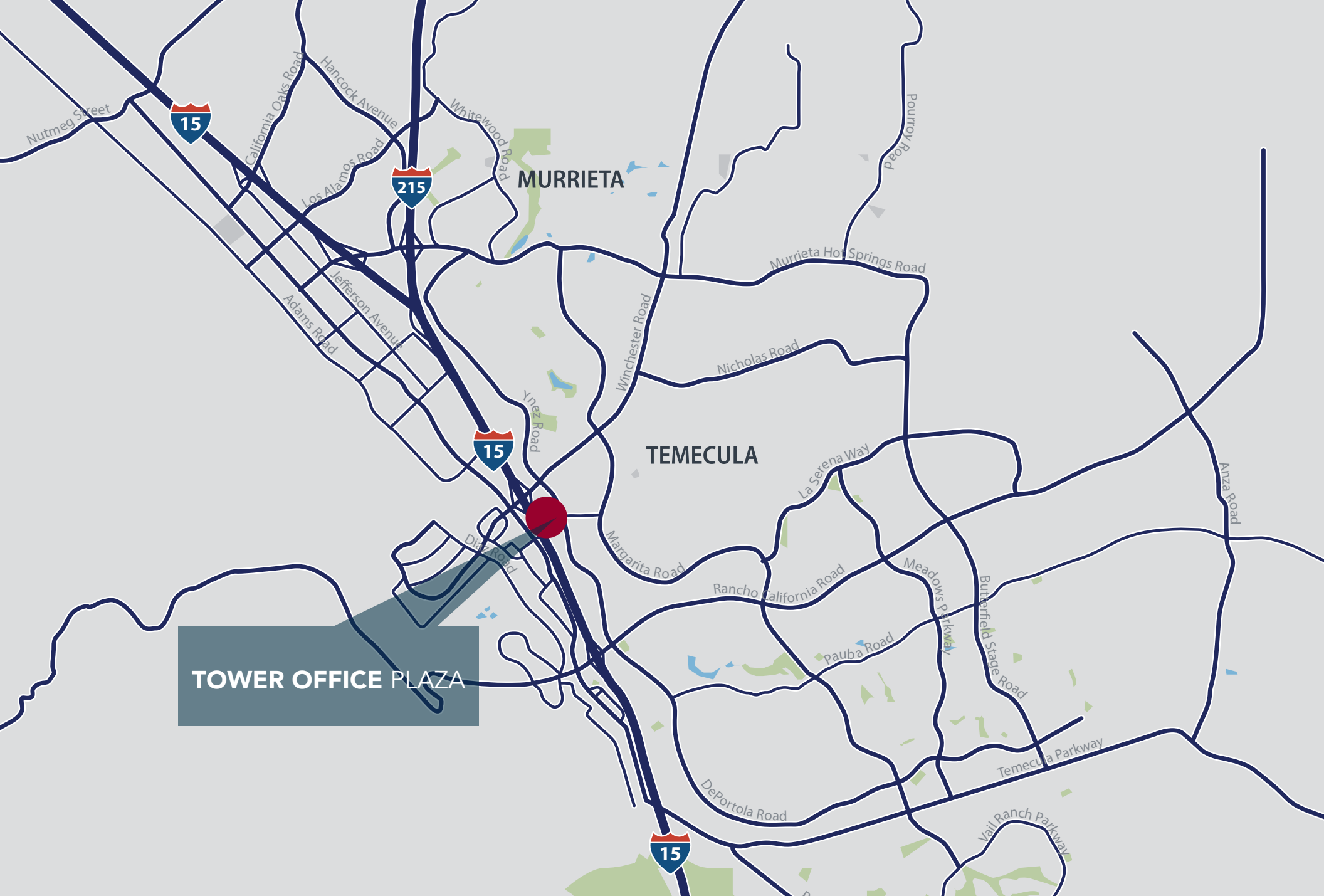
956 SF

\$1.85 FSG*

Reception, 3 offices,
conference room,
2 coffee bars with sinks.
Available with 30 days
notice.

* FSG Rate includes janitorial and
premises electricity











TOWER OFFICE PLAZA

- Strategically situated at the convergence of the Interstate 215 and 15 freeways with direct access to the Orange County and Riverside County marketplaces (via I-15 and I-215 North) and the San Diego County marketplace (via I-15 South and Highway 78 West). Only 15 miles East of the Pacific Ocean and 4 miles South of the French Valley Airport.
- Old Town Temecula is less than a mile away and offers some of the area's best retail, restaurant, night-life and entertainment for the entire family. Additional area comforts include golf, resorts, wine country, Pechanga Resort and Casino and the Promenade Regional Mall.
- Pechanga Resort and Casino is under construction on a \$285 M expansion project which includes a new wing of hotel rooms, a resort-style pool complex, a large showroom designed to attract A-list stars, a huge new spa, two new restaurants and more space for special events.
- One of the fastest growing and centrally located business districts on the West Coast - The City of Temecula offers a cost-effective and business-friendly environment and provides access to a highly skilled labor force, high-quality of living and a surplus of available affordable housing, making it a successful location for a wide variety of professional service firms and high technology companies.
- Affluent trade area demographics - average household incomes of \$109,635 in the 5-mile trade area and \$108,809 in the 3-mile trade area.
- Poised to benefit from the influence of growing technology and biotechnology companies, Temecula sees a strong future business growth potential.

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
 POPULATION	67,390	172,215	340,936
 MEDIAN HOUSEHOLD INCOME	\$85,188	\$94,481	\$96,953
 HIGH SCHOOL DEGREE OR HIGHER	11,964	30,188	60,494
 GRADUATE DEGREE OR HIGHER	13,437	35,601	70,350
 TOTAL EMPLOYEES	47,532	75,967	101,080
 TOTAL BUSINESSES	5,991	9,332	12,810

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