



TEMECULA MEDICAL CENTER

27699 JEFFERSON AVE

FOR LEASE

±920 - 2,205 SQUARE FEET

TEMECULA, CA 92590

LARS EISENHAUER // Lic. 01372911 // T + 1 760 438 8534 // lars.eisenhauer@cbre.com

DAN HENRY // Lic. 02035998 // T + 1 760 438 8569 // dan.henry@cbre.com

CBRE

PROPERTY FEATURES

- 44,000 SF medical office building
- Ability to custom design your own medical/dental suite
- Tenant improvement package and free rent available on long-term leases
- Diverse medical/dental tenant mix within the project
- Excellent visibility off Jefferson Avenue
- Vehicle traffic in excess of 19,000 cars per day
- Professionally managed
- Abundant 5:1,000 parking



AVAILABILITY

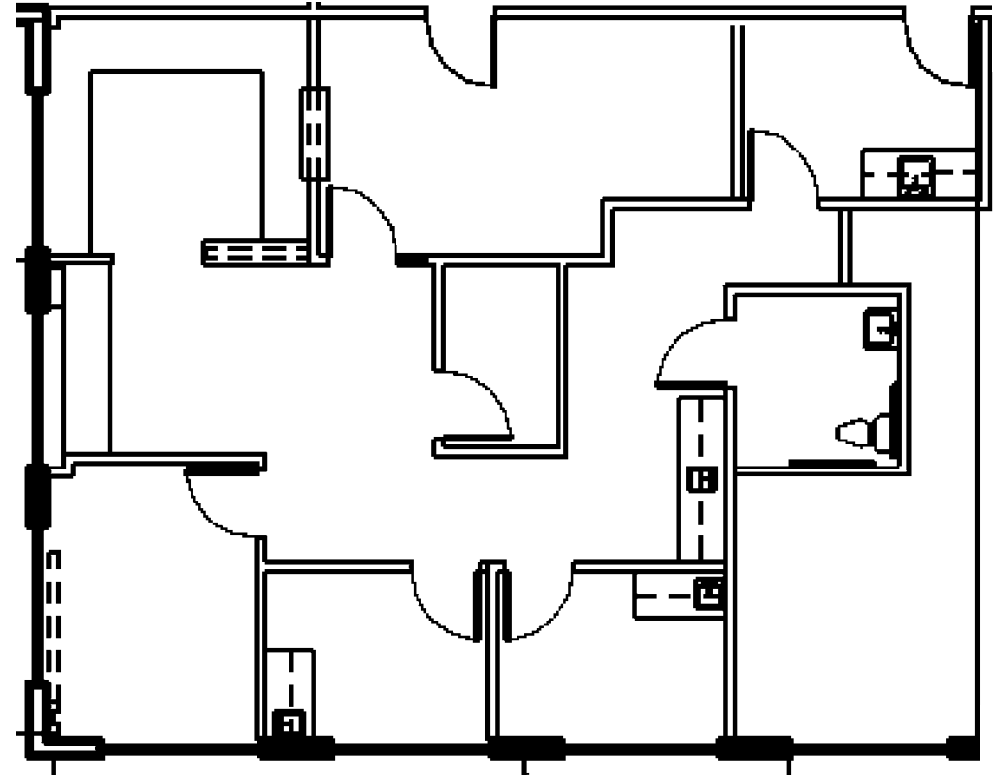
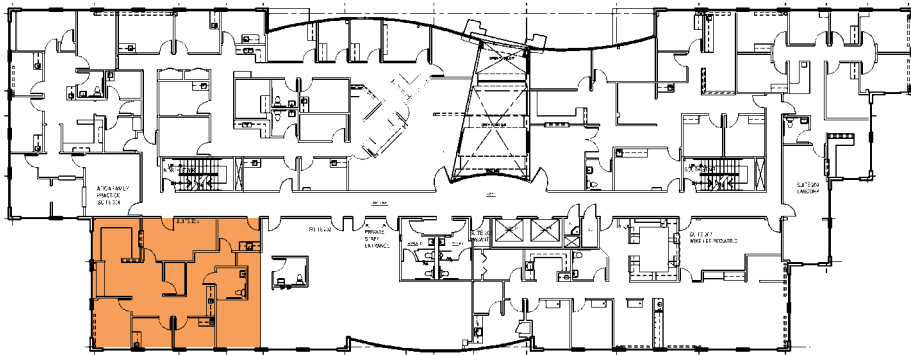
SUITE	SQUARE FEET	LEASE RATE	COMMENTS
203	±1,268	Negotiable	Efficient floor plan.
209	1,742	Negotiable	Available 1/1/2023
210	2,205	Negotiable	Available 11/1/2022
305	±920	Negotiable	Ready to occupy - Ideal for one physician practice.



FLOOR PLANS

Suite 203 // ±1,268 SF // Negotiable

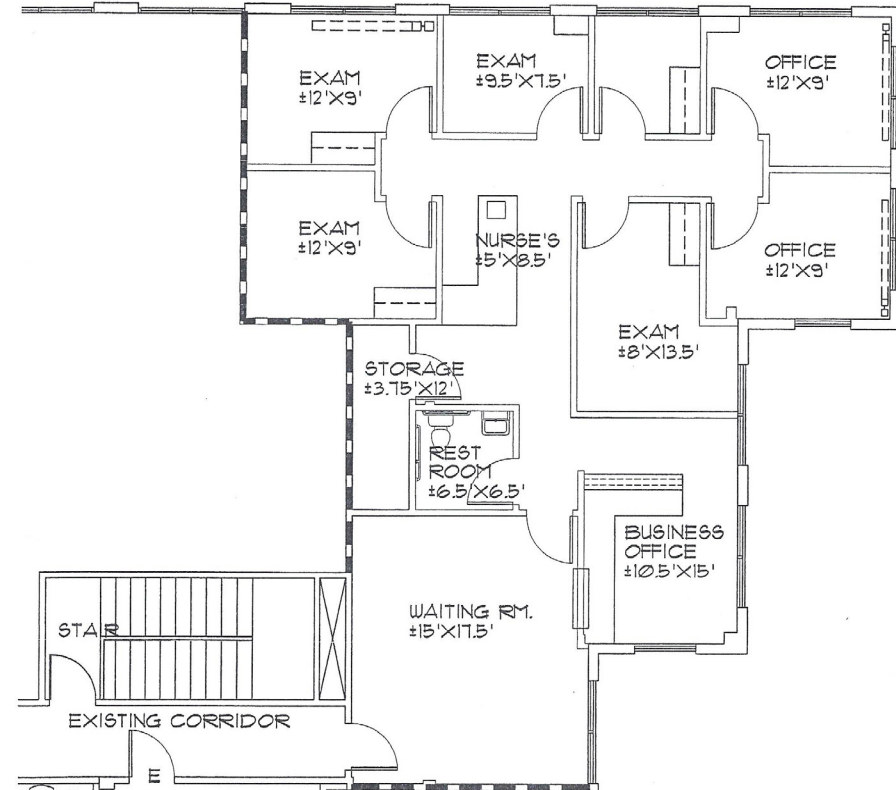
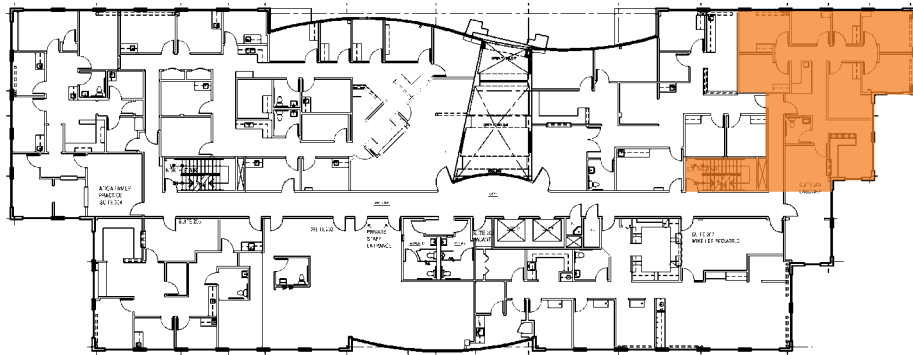
Ready to occupy - Efficient Floor Plan



FLOOR PLANS

Suite 209 // 1,742 SF // Negotiable

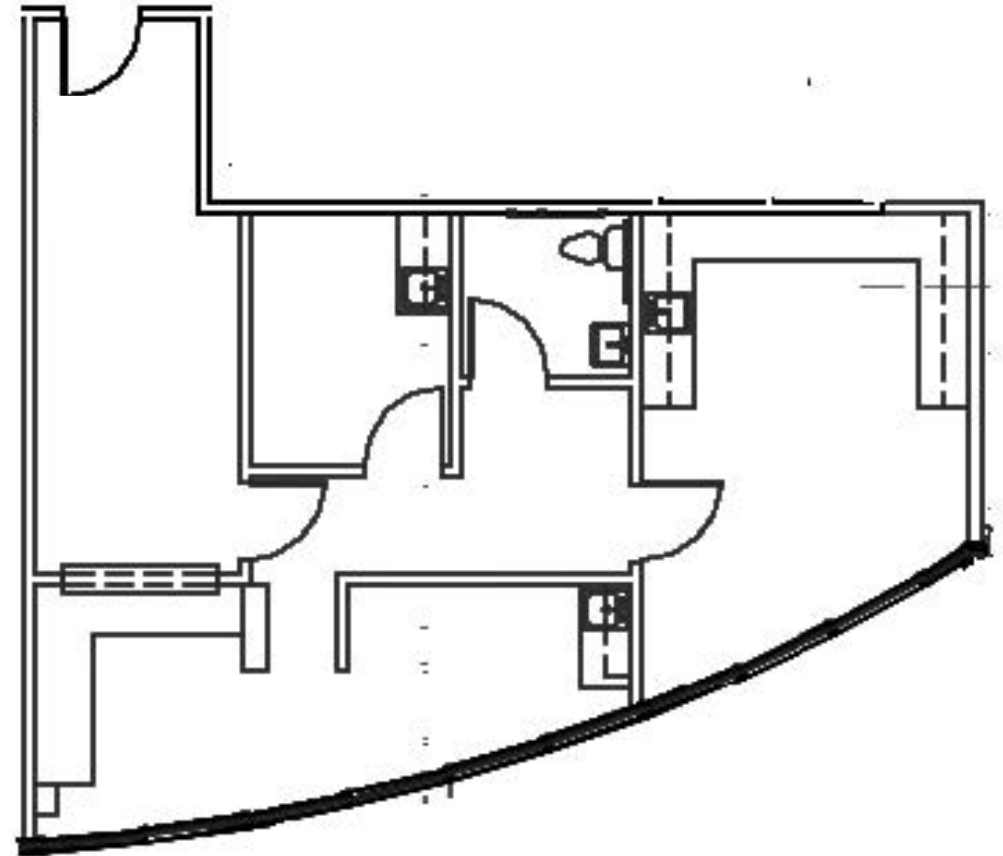
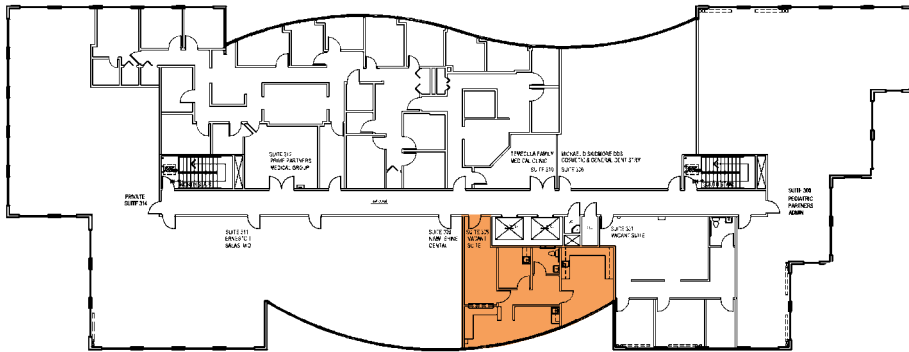
Available 1/1/2023



FLOOR PLANS

Suite 305 // ±920 SF // Negotiable

Ready to occupy - Ideal for one physician practice



FOR LEASE

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Jefferson Avenue | 19,000 CPD

BW | Best Western.
Hotels & Resorts



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CBRE
CBRE, INC.
Broker Lic. 00409987