

# OFFICE SUITE FOR LEASE

# VISTA OFFICE CENTRE

43460 RIDGE PARK DRIVE, TEMECULA, CA 92590



## Mary Piper

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DRE #00846946



COMMERCIAL REAL ESTATE SERVICES



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROJECT HIGHLIGHTS

- Premier 2-Story Class 'A' Office Building
- Excellent Location with Access to I-15 Freeway at Rancho California Road at the Base of the Temecula Foothills
- Close Proximity to Old Town Temecula, Gourmet Restaurants and Entertainment
- Perimeter Window Lined Suites with Panoramic Views of Temecula Valley
- Frontier Fios Enabled
- Abundant Parking @ 4:1,000 & Covered Parking
- Secured Building with Fob Access 24/7
- Professionally Managed by M.C. Strauss Company
- See Attached for Availability



## LEASE RATE STARTING AT \$1.75 RSF-FSG\*

(\*FSG includes electricity & Janitorial)

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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. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. Corporate ID# 01048055





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**VISTA OFFICE CENTRE**

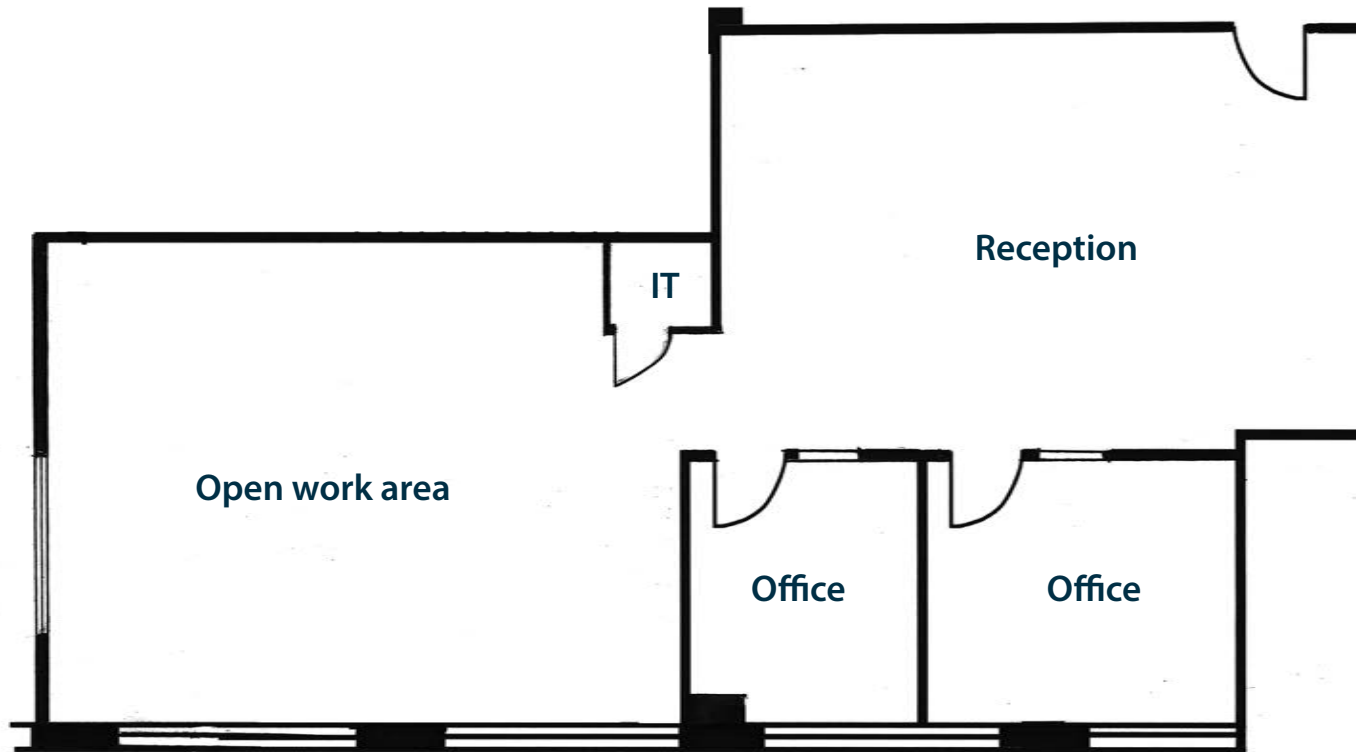
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**NEWLY REMODELED LOBBY!**





**2ND FLOOR  
 SUITE 260**



SUITE	RSF (±)	USF (±)	RATE PER RSF	AVAILABILITY	DESCRIPTION
260	1,483	1,269	\$1.75	4/1/19	Reception, Two private offices, IT closet and open work area. <i>Please do not disturb Tenant, contact agent to tour</i>

**Contact agents for further details.**

Rental rate based on Full Service Gross (FSG) which includes electricity and janitorial. Rates are subject to change at the Owner's sole discretion.