

# NUTMEG PROFESSIONAL PLAZA

23644 CLINTON KEITH, MURRIETA, CA 92562

PROFESSIONAL/MEDICAL OFFICE

FOR LEASE



SC

[www.cbcsocalgroup.com](http://www.cbcsocalgroup.com)

**27720 JEFFERSON AVENUE, SUITE 100-B**  
**TEMECULA, CA 92590**  
**(951) 200-7683**  
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## FEATURES

- Up to ±3,100 SF available in newer construction project
- Ability to custom design your own office/medical suite
- Generous tenant improvement package and free rent available on long-term leases
- Outstanding visibility on Clinton Keith Road in rapidly growing trade area
- Prime location for urgent care, family practice, pediatrics or dental office
- Building and monument signage available
- Adjacent to large new daycare facility
- Close proximity to Inland Valley Medical Center and Loma Linda University Medical Center - Murrieta



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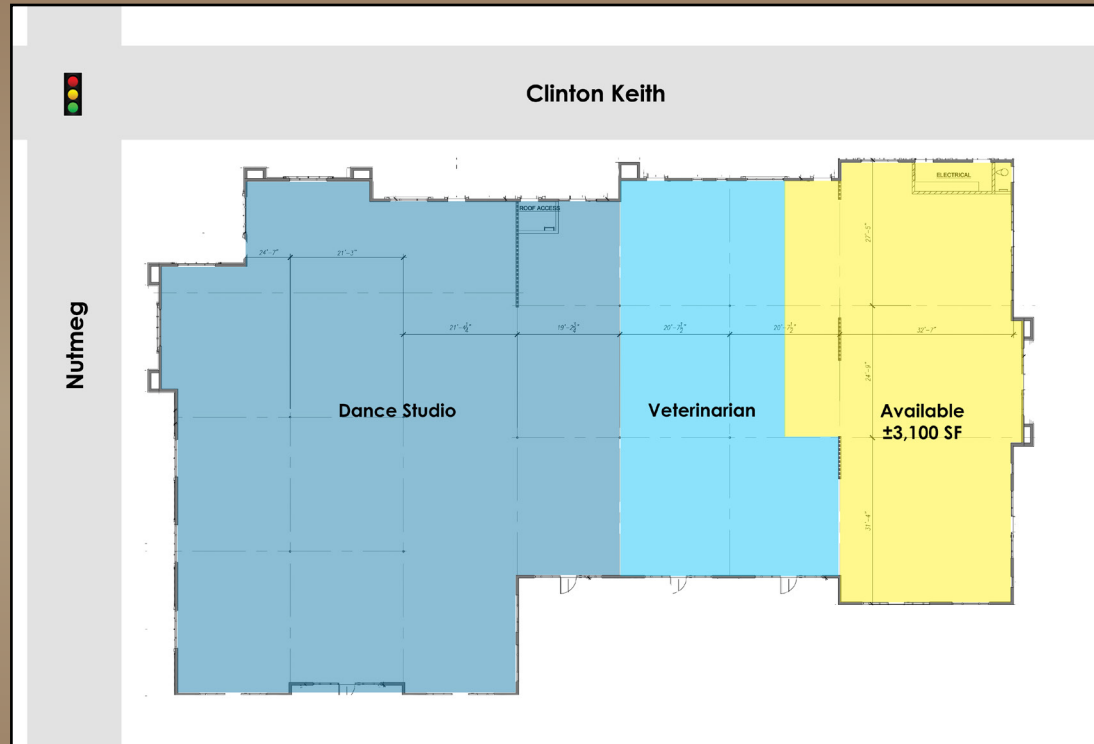
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## FLOOR PLAN

Suite	Rentable Sq. Ft.	Monthly Lease Rate	Lease Type	Comments
C	±3,100	\$2.50 per SF	NNN*	<ul style="list-style-type: none"> <li>Generous TI Allowance</li> <li>Building Signage</li> </ul>

\*NNN fees currently estimated at \$0.45 per SF/mo.



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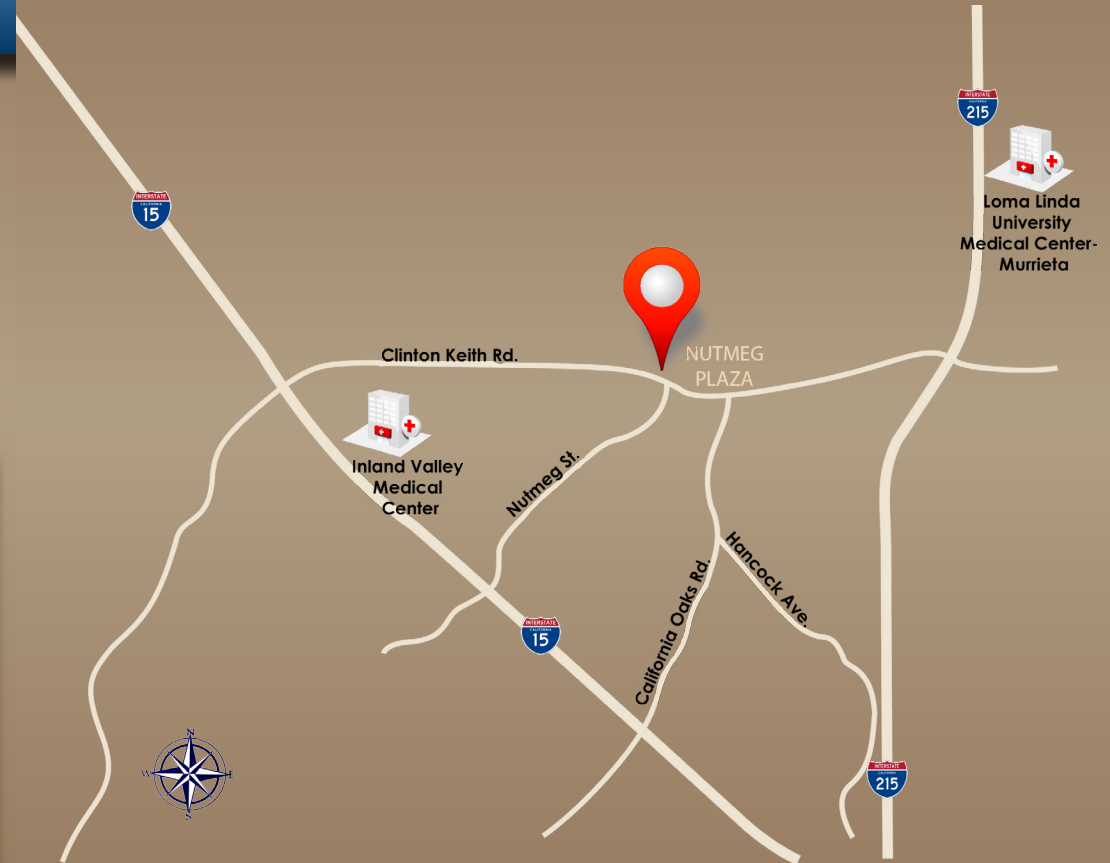
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## LOCATION

Nutmeg Professional Plaza is located off Clinton Keith Road in Murrieta. The project is ideally situated on a major thoroughfare connecting the I-15 and I-215 Freeways allowing convenient access to both Inland Valley Medical Center and Loma Linda University Medical Center-Murrieta.



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