

3/6/2020
Profile 1 of 1
Summary (71195)

Highlands III Office Center
40810 County Center Dr.
Temecula, CA 92591
Business Park: Highlands III Office Center
County: Riverside
Market: Southwest Riverside County
Sub Market: Temecula
Property Near: County Center Dr. & Ynez Rd.

Land Size (Acres) 1.77 Acres
Available SF: 4,216 SF
Building SF: 29,055 SF
Office SF: 4,216 SF

Building/Space
Construction Status: Existing
Primary Use: Office - Multi Tenant
Building Class: B
Year Built: 2003
ConstructionType: STF
Floors: 2

General Listing/Transaction Information
Asking Rate: \$1.75 MGR Per Month
Min Avail SF: 1,621 SF
Max Contig SF: 2,595 SF
Transaction Type: Lease

Utilities
Parking
Parking Ratio: 4.00

Contacts
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Comments
Property Comments: Premier Location With Convenient Access to the I-15/I-215 Freeways at Ynez Road & Winchester Road. Close Proximity to Court Facilities, Promenade Mall, Restaurants & Financial Institutions. Fiber Optic Network Capability.

Listing Comments: Available Space: Suite 100 - 1,621 SF (6/1/2020) & Suite 201 - 2,595 SF. Rate Includes Janitorial, Tenant Pays Electricity. Abundant Parking.