OFFICE SUITES FOR LEASE

IVY PLACE OFFICE BUILDING 41856 IVY STREET I MURRIETA, CA 92562

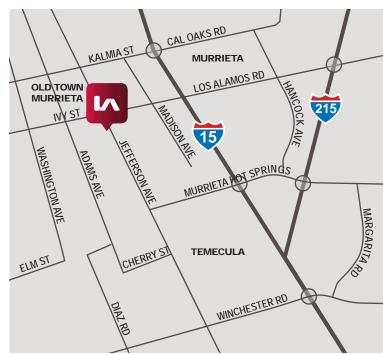




PROPERTY FEATURES:

- Close proximity to I-15 & I-215 freeways
- Strategically located in Murrieta Historical District within blocks of Murrieta Town Center, City Hall & Old Town Murrieta.
- Close proximity to restaurants: Public House, Anthony's Ristorante, Calhouns BBQ, Terry's Coffee Shop and The Mill.

- ±37,369 RSF two story elevator served Office Building.
- Move-in ready suites available with coffee bars.
- Verizon FIOS enabled.
- See attached for availability & floor plans.
- Contact agent for showing instructions.



Sheri Shoemaker 951.445.4510 sshoemaker@leetemecula.com Lic.#00846946 Mary Piper 951.445.4516 mpiper@leetemecula.com Lic.#01268829

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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FIRST FLOOR F ħ E LEASED Suite 100 Suite 104 SUITE 103 LEASED Suite 105 1,217 RSF 1,386 RSF SUITE 102 1,621 RSF 1,671 RSF **LEASED** SUITE 101 ,482 RSF 6 W V ᢤ Υ \square F LEASED Suite 113 LEASED Þ Suite 107 LEASED LEASED LEASED 1,482 RSF 1,299 RSF Suite 111 Suite 109 Suite 112 S Suite 110 Suite 108 1,200 RSF 1,067 RSF 1,470 RSF 1,305 RSF 436 RSF Т Î R Ε Ε SECOND FLOOR 同 向 Т LEASED LEASED Suite 202 LEASED Suite 205 Suite 203 1,673 RSF Suite 206 Suite 201 2,576 RSF 990 RSF LEASED 1,482 RSF (see attached) 1,713 RSF Suite 207 ee attach 1,482 RSF ¥. LEASED LEASED Suite 208 Suite 214 Ħ 1,482 RSF 1,482 RSF LEASED LEASED LEASED LEASED Suite 212 Suite 211 Suite 210 Suite 209 Suite 213 1,469 RSF 1,042 RSF 1,300 RSF 1,133 RSF 1,403 RSF

REV 4/27/18

SUITE	RENTABLE SQ FT (RSF)	USABLE SQ FT (USF)	DESCRIPTION	RATE	AVAILABLE
201	±1,482	±1,316	Front corner Suite facing Ivy Street. Reception, open work area, coffee break room, IT/storage, conference room, 3 offices	\$1.60 MG	5/15/2018
202	±1,673	±1,476	Reception, open work area, coffee break room, IT/storage, conference room, 3 offices	\$1.60 MG	30 days' notice
201-202	±3,155	±2,792	See above for descriptions	\$1.60 MG	30 days' notice

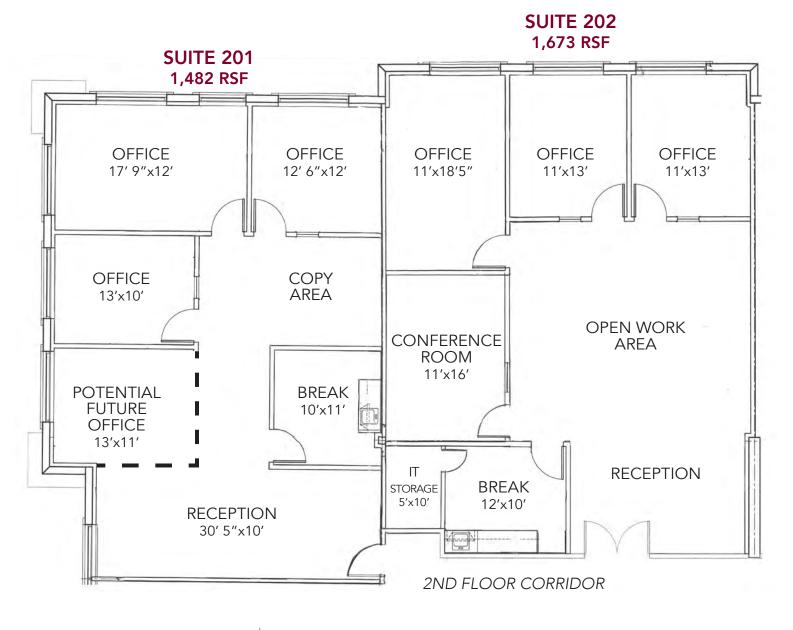
(Modified Gross excludes separately metered electricity & janitorial to premises)

Please do not disturb Tenant, Contact Agent for touring instructions.



SUITE 201 - 202 3,155 RSF | 2,792 USF

Available: 30 days' notice (Please do not disturb Tenant, contact Agent)



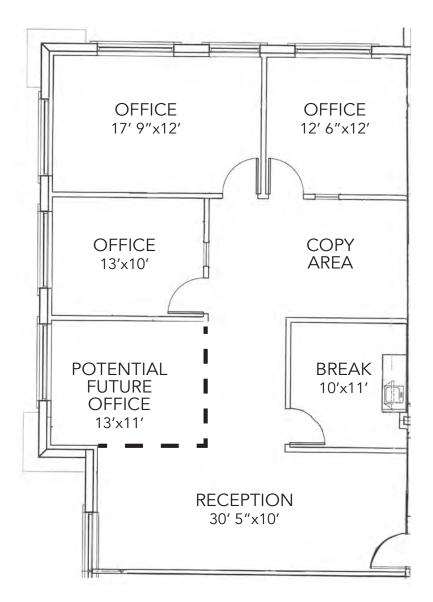
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SUITE 201 1,482 RSF | 1,316 USF

Available: 5/15/2018 (Please do not disturb Tenant, contact Agent)



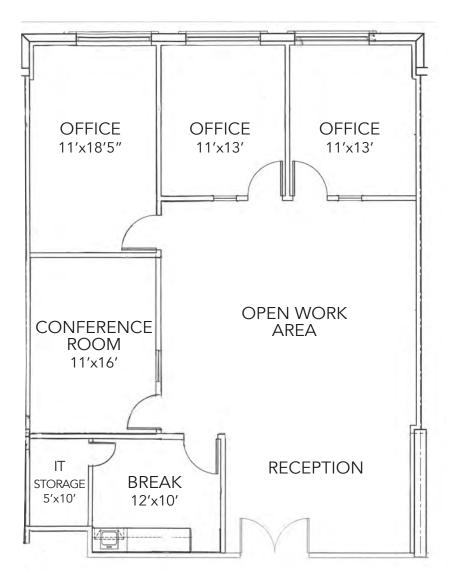
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SUITE 202 1,673 RSF | 1,476 USF

Available: 30 days' notice (Please do not disturb Tenant, contact Agent)



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