

OFFICE SUITES FOR LEASE

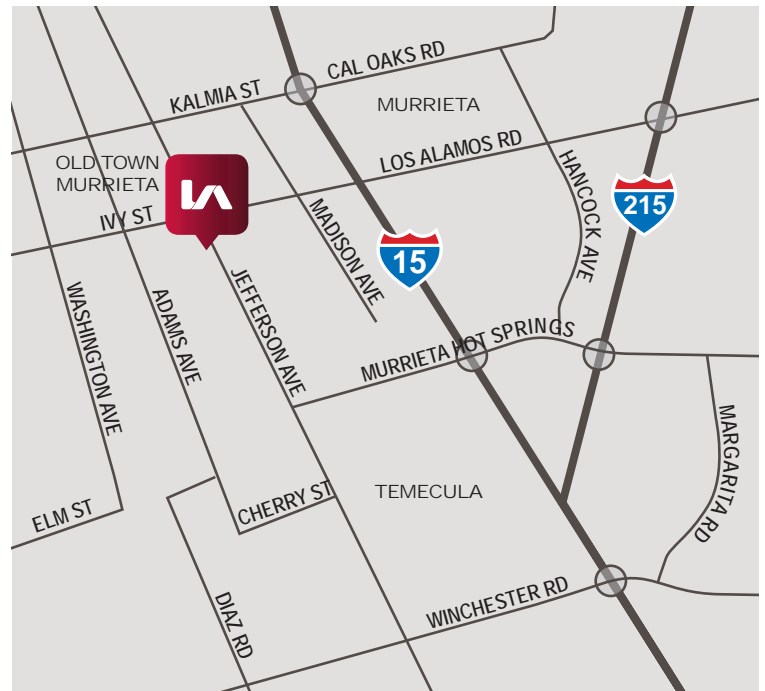
IVY PLACE OFFICE BUILDING

41856 IVY STREET | 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
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Mary Piper
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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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

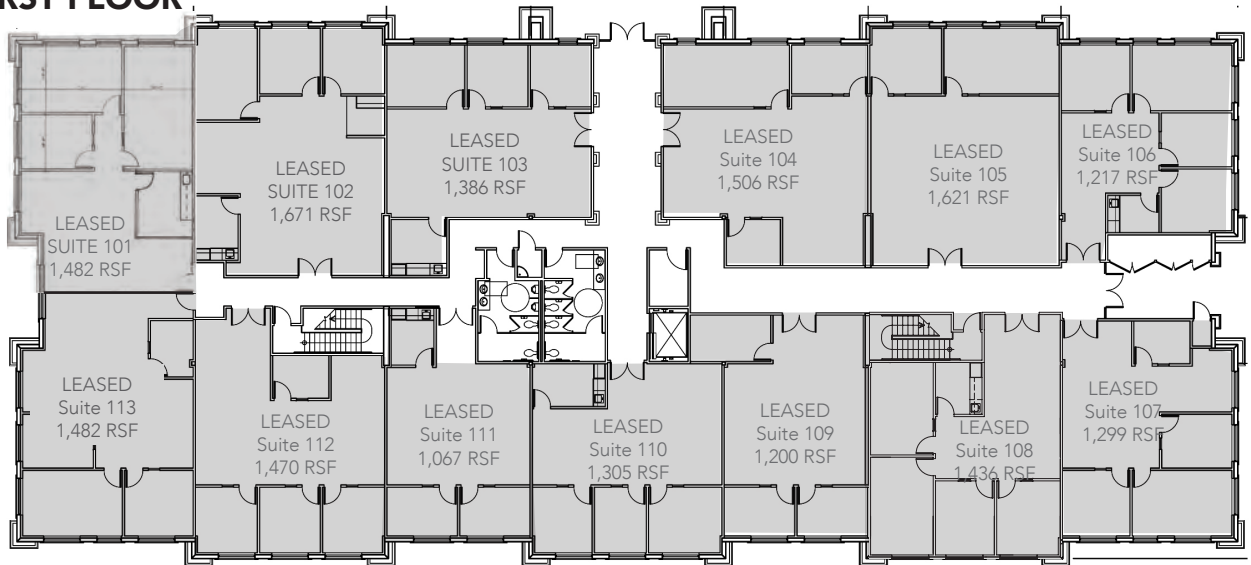
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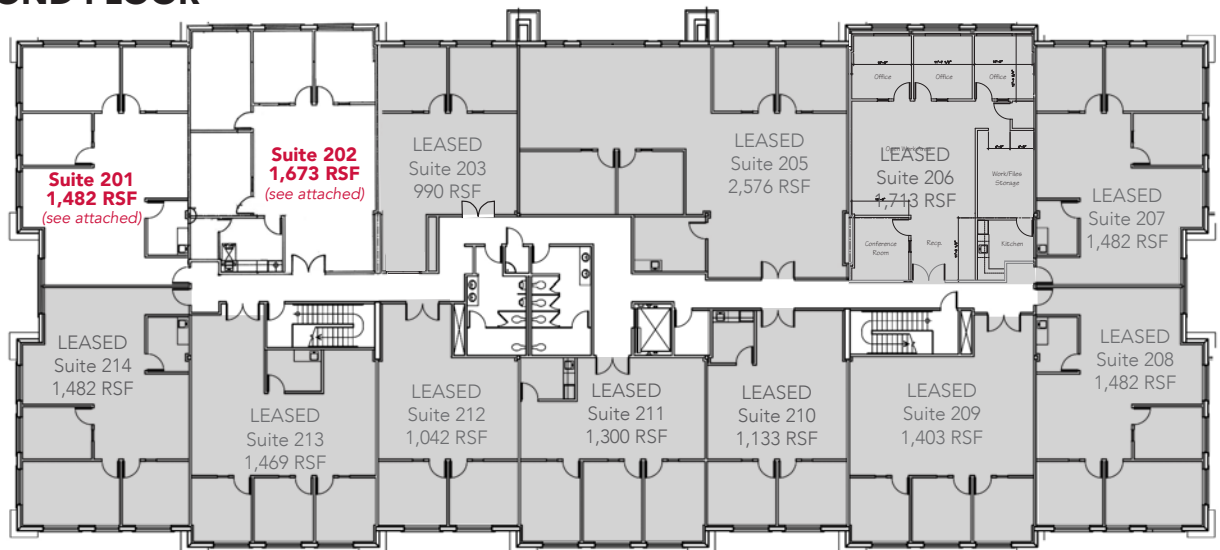
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IVY STREET

FIRST FLOOR



SECOND FLOOR



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.

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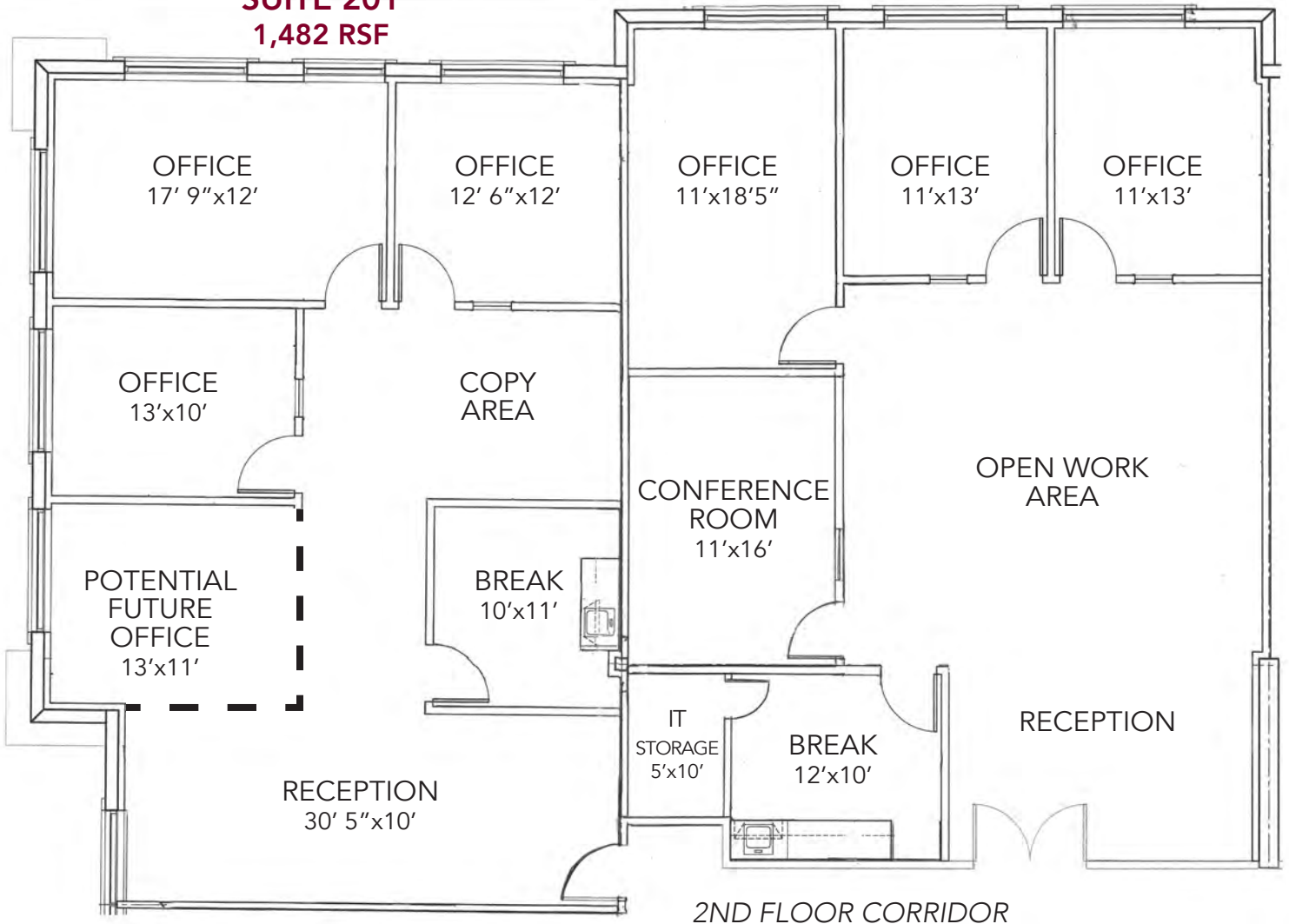
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SUITE 201 - 202
3,155 RSF | 2,792 USF
Available: 30 days' notice
(Please do not disturb Tenant, contact Agent)

SUITE 202
1,673 RSF

SUITE 201
1,482 RSF



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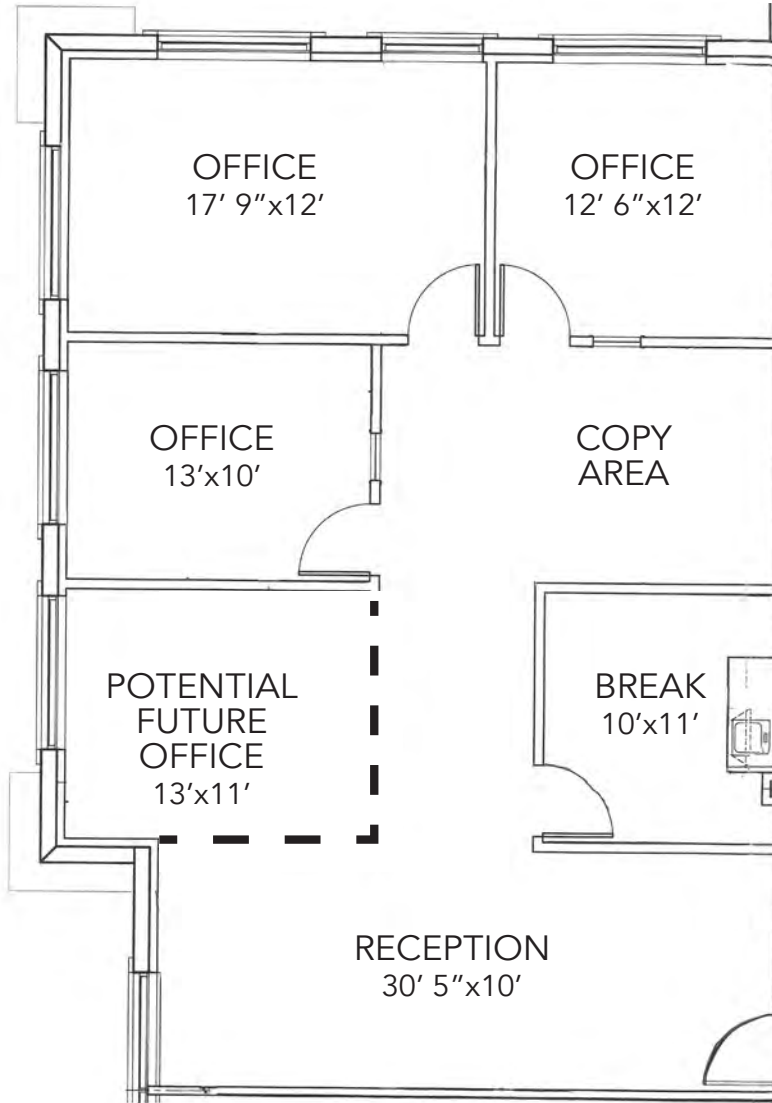
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SUITE 201

1,482 RSF | 1,316 USF

Available: 5/15/2018

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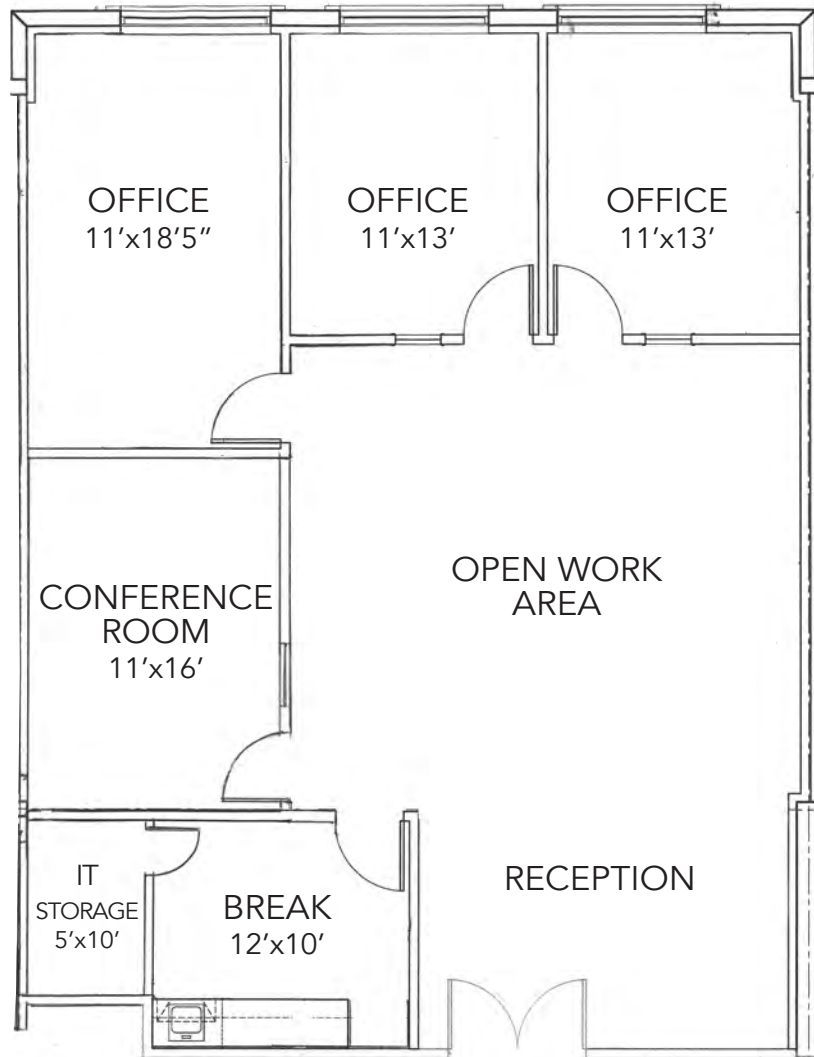
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SUITE 202

1,673 RSF | 1,476 USF

Available: 30 days' notice

(Please do not disturb Tenant, contact Agent)



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