

CENTRE COURT OFFICE SUITES FOR LEASE

43300 BUSINESS PARK DRIVE - TEMECULA, CALIFORNIA



PROPERTY HIGHLIGHTS:

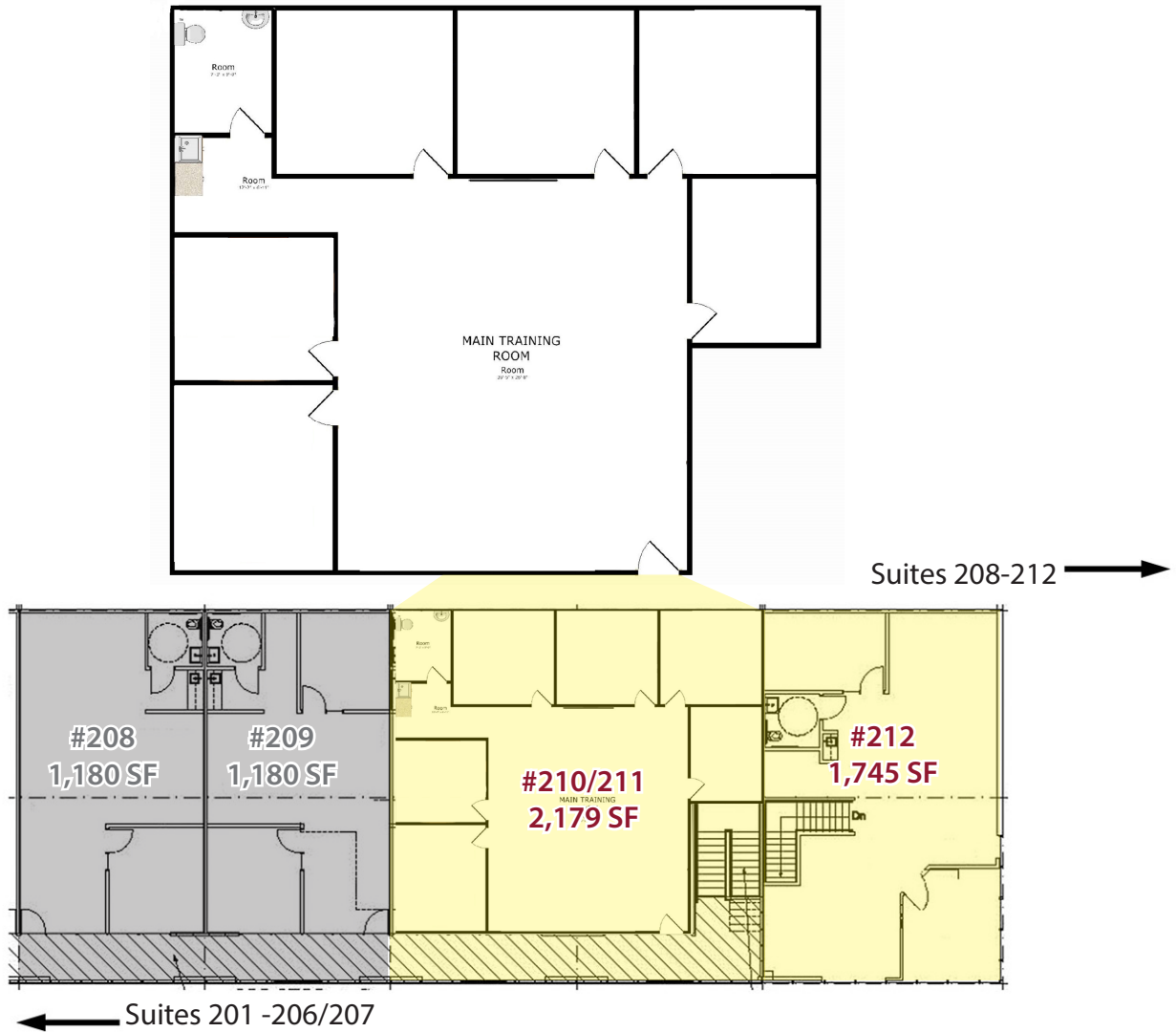
- ±1,745 to 2,179 Sq. Ft. Office Suites Available For Lease
- Excellent Leasing Value
- All Suites Contain Restroom And Coffee Bar
- Detailed Architectural Treatment
- Plentiful Parking
- Well Designed And Very Functional Floor Plans
- High Quality Interior Office Improvements Rival Any Class A Office
- Low Modified Gross Lease Rates



JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

CENTRE COURT OFFICE SUITES FOR LEASE

43300 BUSINESS PARK DRIVE - TEMECULA, CALIFORNIA



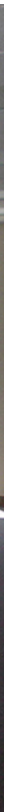
AVAILABLE FOR LEASE

SUITE	RSF(±)	RATE PSF/MONTH	DESCRIPTION
201	±1,745	LEASED	Corner office, lots of glass. 2 private offices, open area, coffee bar, restroom.
202/203	±2,179	LEASED	Private office, open area, coffee bar, restroom.
204	±1,180	LEASED	2 private offices, open area, coffee bar, restroom.
205	±1,180	LEASED	1 private office, open area, coffee bar, restroom.
206/207	±1,863	LEASED	1 private office, open area, coffee bar, restroom.
208	±1,180	LEASED	1 private office, open area, coffee bar, restroom.
209	±1,180	LEASED	2 private offices, open area, coffee bar, restroom.
210/211	±2,179	\$0.85 *	5 private offices, conference room, open area, coffee bar, restroom.
212	±1,745	\$1.15	Corner office, lots of glass. 2 private offices, open area, coffee bar, restroom.
All rental rates are quoted based upon a Modified Gross Lease form. Rental rates are subject to change at the Owner's sole discretion.			* 2 YEAR MINIMUM LEASE TERM; 89¢ PSF SECOND YEAR. 09/30/2020

JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

CENTRE COURT OFFICE SUITES FOR LEASE

43300 BUSINESS PARK DRIVE - TEMECULA, CALIFORNIA



JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679