

LAKESHORE PLAZA

AT DOS LAGOS



4140 & 4160 TEMESCAL CANYON ROAD • CORONA, CA





LAKESHORE PLAZA

Tenants at Lakeshore Plaza will enjoy a true Class A office complex in a unique, urban environment. Ready freeway access intersects with a low-key, village-style community.

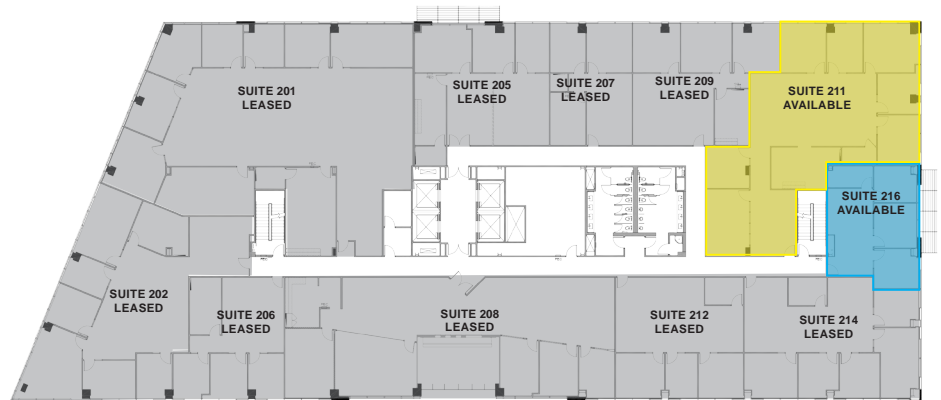
The Promenade Shops at Dos Lagos, the Inland Empire's Premier Lifestyle Retail Complex, are a short walk away along a meandering, lakefront path, shaded by a soothing bamboo architectural marvel. Upscale dining, entertainment, hotels and business service amenities are all within easy reach. Three nearby golf courses offer recreational opportunities.

Lakeshore Plaza's three Class A buildings offer state-of-the-art features: an advanced HVAC system, flexible and expandable telecommunications, and efficient and economical floor plans. The design package is truly timeless: simplicity and class.

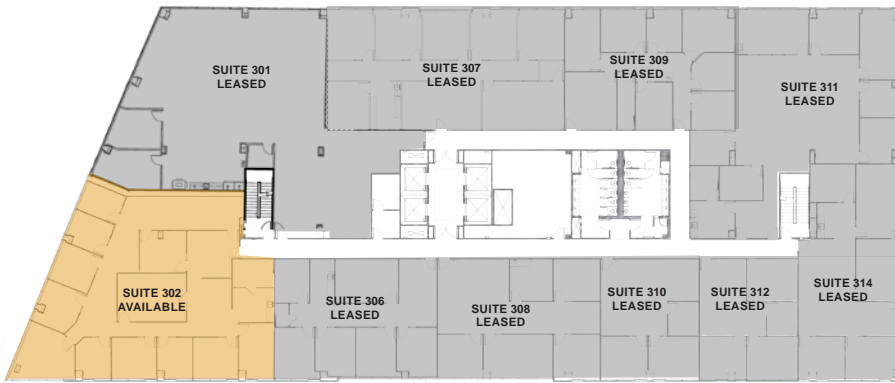


LAKESHORE PLAZA *Building B Floor Plans*

- Ability to Design to Tenant's Specific Requirements
- LEED Certified "Green Building"
- Abundant Parking at a 4.5:1 Ratio
- Prominent I-15 Freeway Visibility
- Roof Top Signage is Available
- Large, Efficient Floor Plates
- Four High Speed Elevators



Second Floor Suite Plan



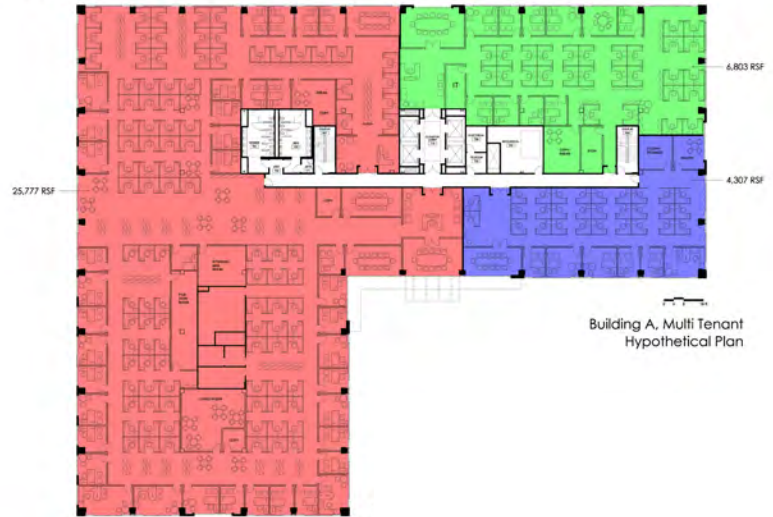
Third Floor Suite Plan

- Excellent I-15 Freeway Access
- Unparalleled Amenities on Premises and Within Walking Distance (Shopping, Entertainment, Restaurants, and Recreation)
- High Image Finishes
- State-of-the-Art Building Systems
- Close Proximity to Both Upscale and Affordable Residential Neighborhoods
- Easy Access to the Inland Empire, Orange County, and the Rest of Southern California

4140 Temescal Canyon Road | Building A Hypothetical Plans



Building A, Full Floor Tenant Hypothetical Plan
36,887 RSF



Building A, Multi Tenant Hypothetical Plan



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SELECT DINING

- TAPS Fish House & Brewery
- Citrus City Grille
- Chilli's
- T.G.I. Friday's
- Panera Bread
- Salsa-Mar
- King's Fish House
- BJ's Restaurant & Brewery
- Subway
- Macaroni Grill
- Cold Stone Creamery
- Miguel's
- Wood Ranch BBQ
- RA Sushi

SELECT SHOPS & RETAILERS

- Target
- Best Buy
- Barnes & Noble
- The Sports Authority
- Trader Joe's
- Anthropologie
- Coldwater Creek
- Jos. A. Bank Clothiers
- Eddie Bauer
- Coach
- Staples
- Talbot's
- Victoria's Secret
- White House | Black Market
- Z Gallerie



Tenants of Lakeshore Plaza will enjoy over 35 restaurants, a business hotel and 3 Championship gold courses all within 1 mile

For More Information, Please Contact:

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Lakeshore Plaza

4140 and 4160 Temescal Canyon Road, Corona, California 92883

Availability – Second Floor			Lease Rate
Suite 211*	3,222 SF	Available January 1, 2019	\$2.55 FSG
Suite 216*	1,017 SF	Available January 1, 2019	\$2.55 FSG
*Contiguous to 4,239 SF			

Availability – Third Floor			Lease Rate
Suite 302	4,161 SF	Available Now	\$2.55 FSG

4140 Temescal Canyon Road (Building A)

Availability	
146,785 SF Planned Construction	<i>100% Available</i>

RATE INCREASES: 3% Annually
LEASE TERM: 3 – 5 Years
PARKING: 4.5:1,000 square feet

For further information, contact:

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