



**TEMECULA
MEDICAL CENTER**
27699 JEFFERSON AVE

FOR LEASE

±920 - 1,268 SQUARE FEET

TEMECULA, CA 92590

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CBRE

PROPERTY FEATURES

- 44,000 SF medical office building
- Ability to custom design your own medical/dental suite
- Tenant improvement package and free rent available on long-term leases
- Diverse medical/dental tenant mix within the project
- Excellent visibility off Jefferson Avenue
- Vehicle traffic in excess of 19,000 cars per day
- Professionally managed
- Abundant 5:1,000 parking



AVAILABILITY

Third Floor

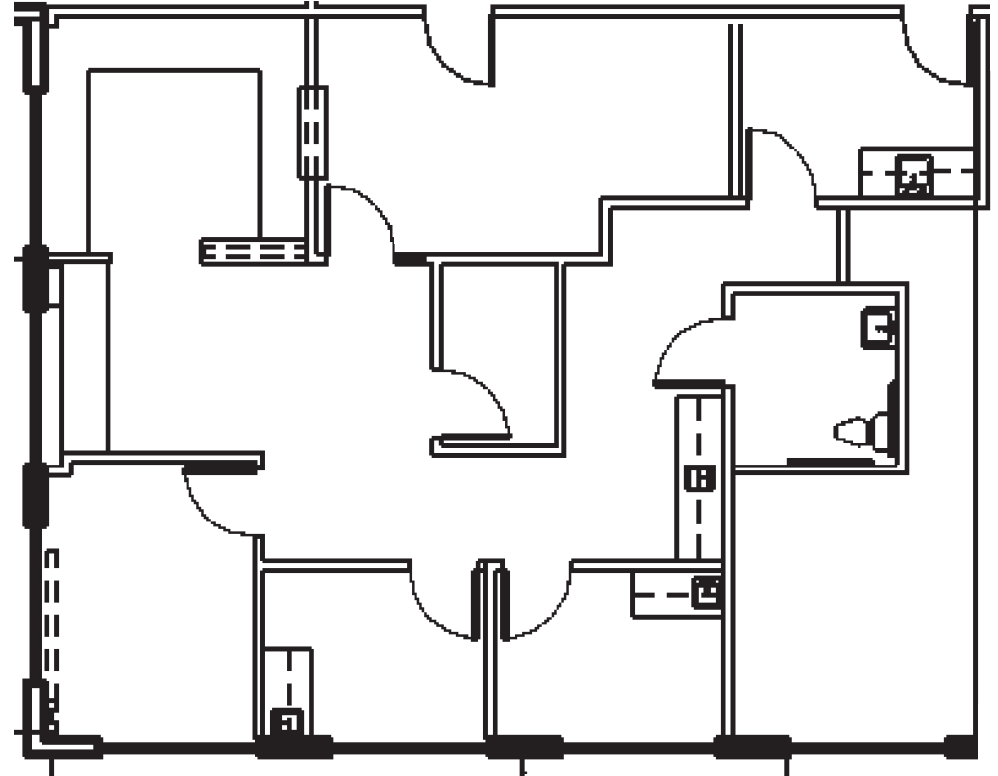
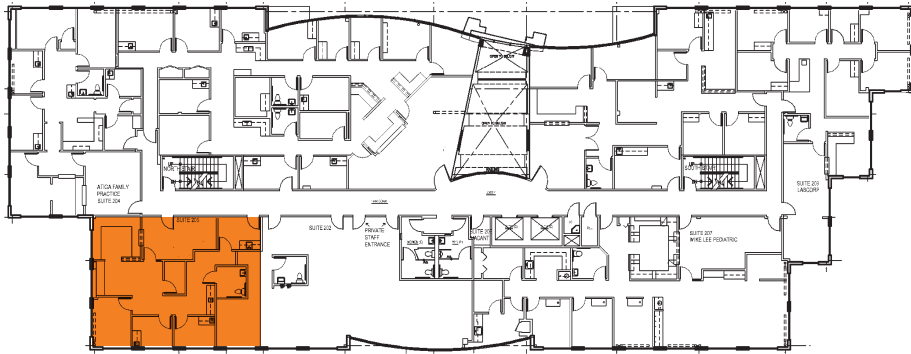
SUITE	SQUARE FEET	LEASE RATE	COMMENTS
203	±1,268	Negotiable	Efficient floor plan.
305	±920	Negotiable	Ready to occupy - Ideal for one physician practice.



FLOOR PLANS

Suite 203 // ±1,268 SF // Negotiable

Ready to occupy - Efficient Floor Plan



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Jefferson Avenue | 19,000 CPD



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