

GATEWAY CENTRE



SUBLEASE AVAILABLE - PROFESSIONAL OFFICE

**26359 JEFFERSON AVENUE
MURRIETA, CALIFORNIA**

Features:

- Master Planned Commercial Center
- Dual "Signalized" Center at Corning and Elm Street
- Easy Ample Access / Excess Parking
- Within Walking Distance to Murrieta City Offices
- Private Entrance
- Delivered "Turn-Key"
 - Reception, Office(s) Conference Room, Restroom
 - Vertical Blinds
 - Security System - Paid until February - Window Breakage and Front Door Security
 - Voicemail System
 - Phone DSL in all Offices
 - Two Cabinets / shelf in bathroom
 - Extra Electrical outlet installed outside of bathroom
- Rate: \$1.80 MG
- On Site Management
- Sublease Until 12/31/08 - Available Immediately
- **4% Cooperating Broker Fee**



**27708 JEFFERSON AVENUE, SUITE 204
TEMECULA • CALIFORNIA • 92590
P 951-252-9000 • F 951-252-9001
WWW.SCI-RE.COM**

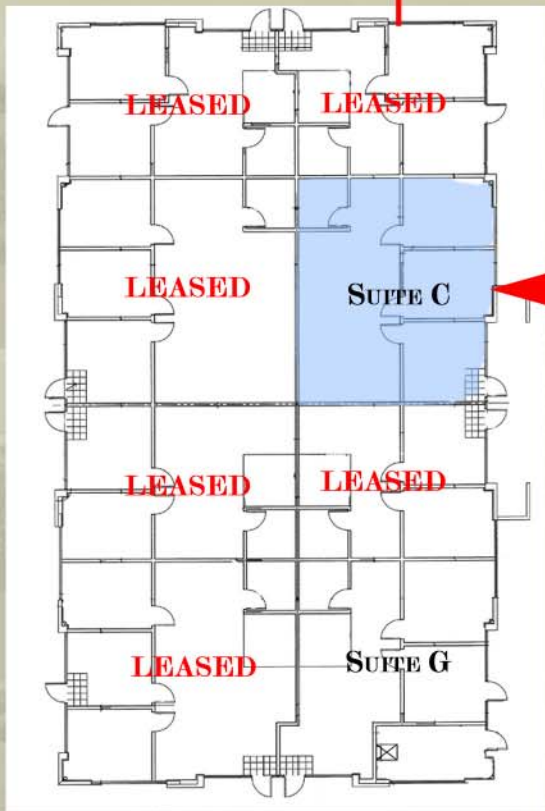
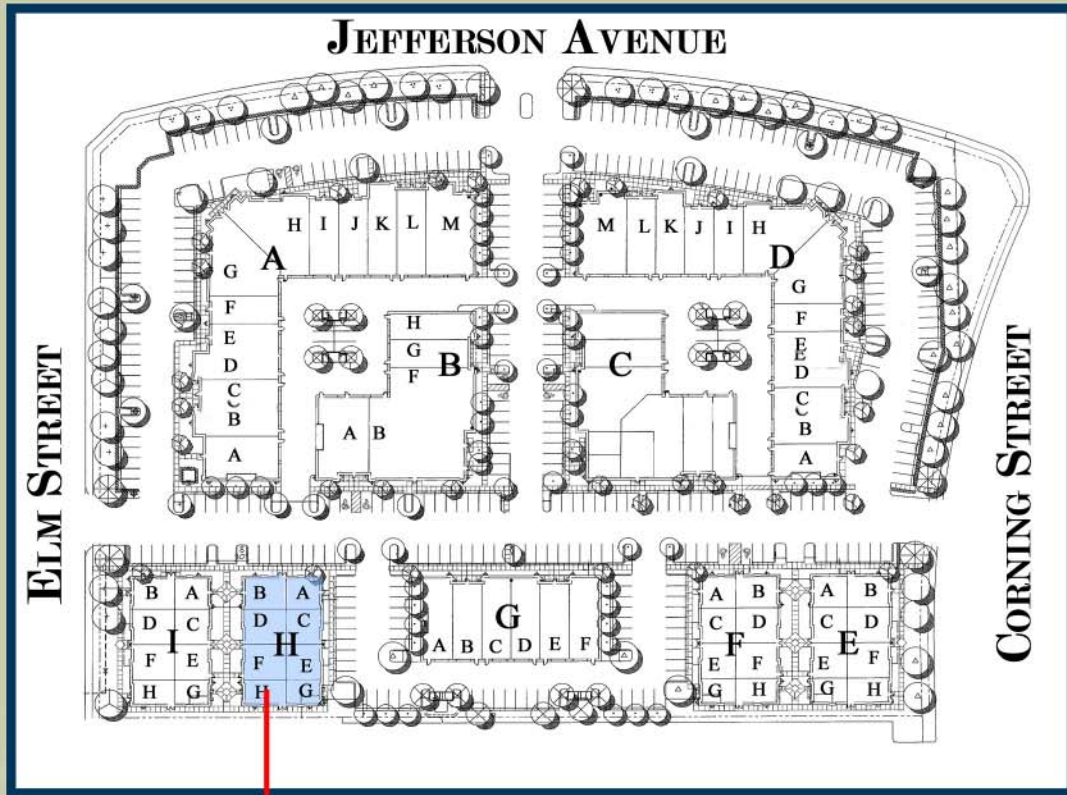
KEREN L. CALDER
951.894.7503
Asset Manager
kcalder@sci-re.com
(On-site Leasing Agent)

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SOUTHERN CALIFORNIA INVESTORS

Real Estate Investment & Development

Pricing, square footages, availability subject to change without notice

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



BUILDING H
26359 JEFFERSON AVE

<u>SUITE</u>	<u>STATUS</u>	<u>SF</u>	<u>RATE</u>
C	AVAILABLE	1,059	\$1.80

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