

# TEMECULA OFFICE CENTRE



## FOR LEASE

**43386 - 43466 BUSINESS PARK DRIVE  
TEMECULA, CALIFORNIA**

### Features:

- Distinctive Class "A" Office Buildings Available For Lease
- Located Within Prestigious Master Planned Office Park
- Within Walking Distance to Temecula City Hall
- 2,502± SF to 3,176± SF
  - Freestanding - Single Story
  - Delivered Turn-Key Including:
    - Reception Area, Multiple Offices, Restrooms, Conference Rooms, Coffee Bar
- Abundant Parking: 4:1,000
- Well Appointed and Beautifully Landscaped
- Water Feature - Covered Trellis Lunch Areas
- From \$2.25 MG\* (Sale Option Information Available upon Request)
  - \*Tenant Pays In-Suite Utilities & Janitorial
- **4% Cooperating Broker Fee**



**KEREN L. CALDER**

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Asset Manager

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**27708 JEFFERSON AVENUE, SUITE 204**

**TEMECULA ♦ CALIFORNIA ♦ 92590**

**P 951-252-9000 ♦ F 951-252-9001**

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**SCI**  
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.



**2,089 Sq. Ft.**  
**\$2.25 PSF - MG**



**2,502 Sq. Ft.**  
**\$2.25 PSF - MG**



**3,176 Sq. Ft.**  
**\$2.25 PSF - MG**

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