

TEMECULA OFFICE CENTRE

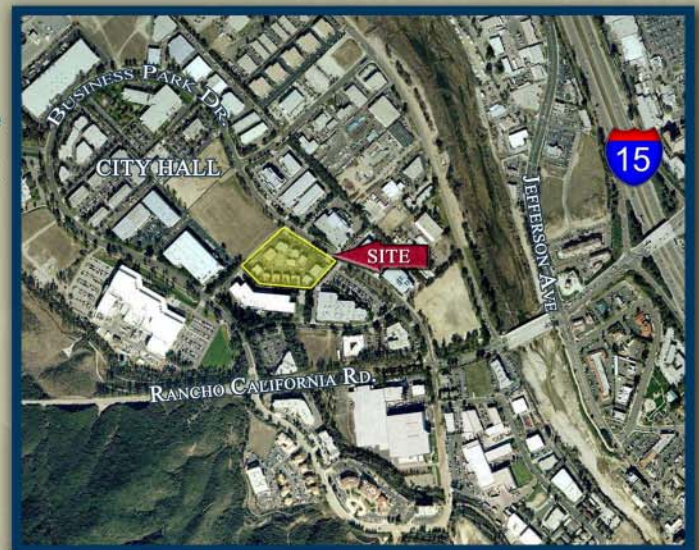


FOR SALE

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

Features:

- Distinctive Class "A" Office Buildings Available For Sale
- Located Within Prestigious Master Planned Office Park
- Within Walking Distance to Temecula City Hall
- 1,929± SF to 4,095± SF
 - Freestanding - Single Story
 - Delivered Turn-Key Including:
 - Reception Area, Multiple Offices, Restrooms, Conference Rooms
- Abundant Parking
- Well Appointed and Beautifully Landscaped
- Water Feature Courtyard with Covered Trellis Lunch Area(s)
- Seller Assisted Financing Available
- **4% Cooperating Broker Fee**



KEREN L. CALDER

951.894.7503

Asset Manager

kcalder@sci-re.com

27708 JEFFERSON AVENUE, SUITE 204

TEMECULA ♦ CALIFORNIA ♦ 92590

P 951-252-9000 ♦ F 951-252-9001

WWW.SCI-RE.COM

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.



4,095 Sq. Ft
\$1,330,875



3,851 Sq. Ft.
\$1,251,575



2,502 Sq. Ft.
\$775,620



3,176 Sq. Ft.
\$984,560

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

SOUTHERN CALIFORNIA INVESTORS
Real Estate Investment & Development