

# WASHINGTON PLAZA

## 24619 WASHINGTON AVENUE

MURRIETA, CA 92562

### OFFICE SPACE FOR LEASE – UNIT 201



#### PROPERTY OVERVIEW

Position your business in the heart of Old Town Murrieta at Washington Plaza, a well-maintained, two-story professional office building located at the signalized intersection of Washington Avenue and Kalmia Street.

The property offers excellent visibility, convenient access, and a professional business environment.

Unit 201 features a functional office layout with a lobby, two large rooms, and a storage room, making it ideal for a variety of professional office users.

The property provides ample surface parking and is conveniently located minutes from Interstate 15 and numerous restaurants, retail services, and business amenities.

#### UNIT 201 – PHOTOS



OFFICE 1



OFFICE 1




LOBBY



OFFICE 2 / CONFERENCE ROOM

#### PROPERTY HIGHLIGHTS

-  Two-story professional office building
-  Approximately 12,544 SF building
-  Suite 201: Functional office layout
-  Two private offices plus open reception/work area
-  Ample surface parking for tenants and visitors
-  Signalized corner location
-  Minutes from Interstate 15
-  Close to restaurants, retail, banking, and Old Town Murrieta amenities
- Professionally managed by Associa Equity Management

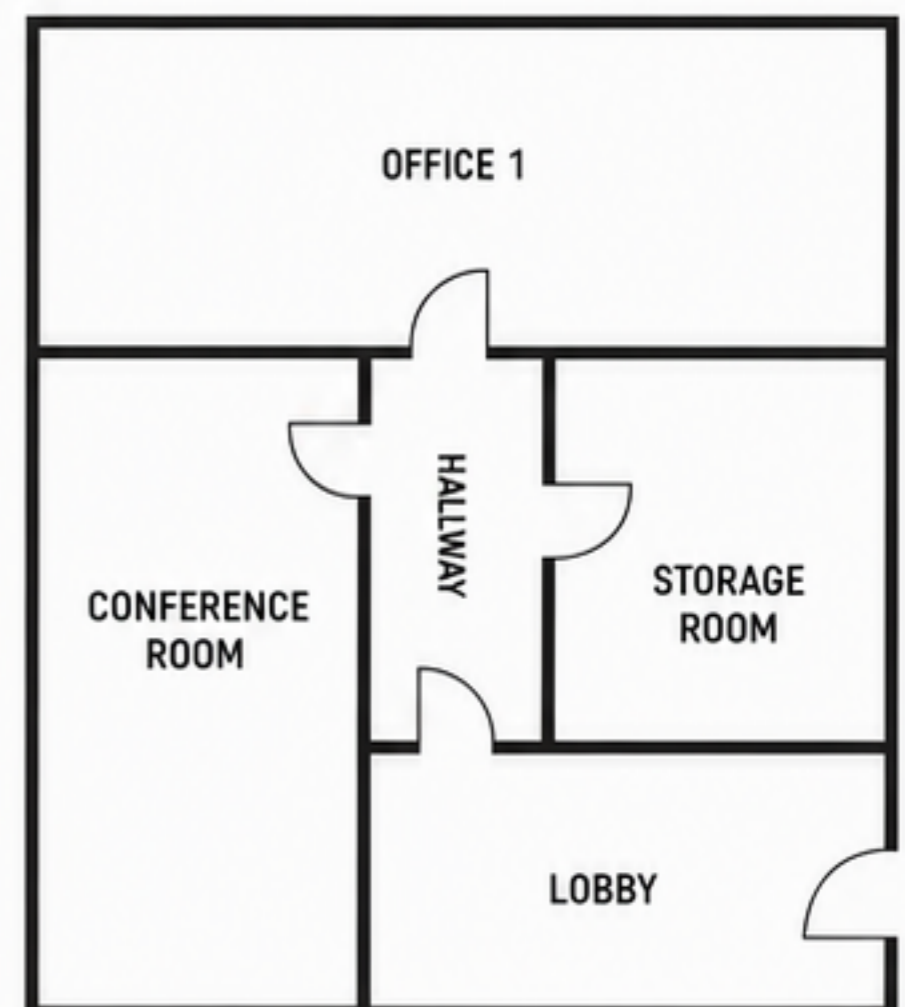
#### LOCATION ADVANTAGES

-  **Immediate Access to Interstate 15**  
Excellent connectivity throughout Southwest Riverside County.
-  **Prime Old Town Murrieta Location**  
Surrounded by restaurants, retail, professional services, and public amenities.
-  **High Visibility & Accessibility**  
Located at a signalized intersection with strong traffic counts and excellent exposure.

#### UNIT 201 DETAILS

<b>Floor</b>	Second Floor
<b>Suite</b>	201
<b>Approximate Size</b>	±693 SF
<b>Layout</b>	Lobby, 2 Offices
<b>Lease Rate</b>	\$3.50/SF/Month
<b>Lease Type</b>	Modified Gross
<b>Availability</b>	Available Now

#### FLOOR PLAN – UNIT 201



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