

FOR SUBLEASE

**3,080 SF PROFESSIONAL
OFFICE SUITE AVAILABLE**

**2
9
1
2
1**

**OVERLAND DR.
SUITE A
TEMECULA, CA**



MIKE HANNA

(951) 445-4503

mhanna@leetemecula.com

DRE #01456055

MARY PIPER

(951) 445-4516

mpiper@leetemecula.com

DRE #01268829

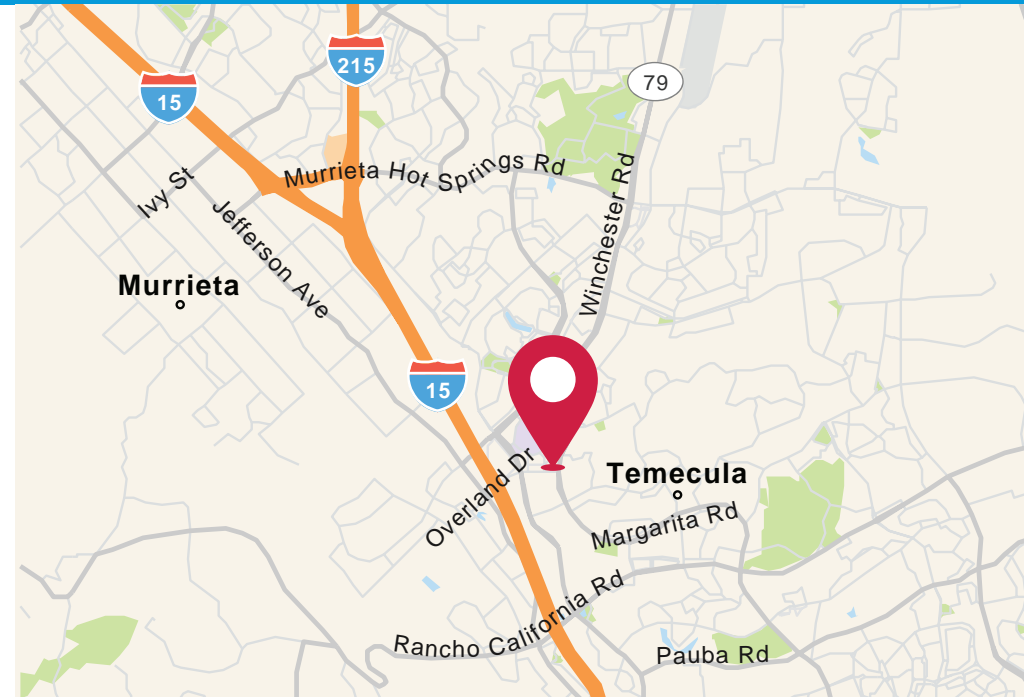
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

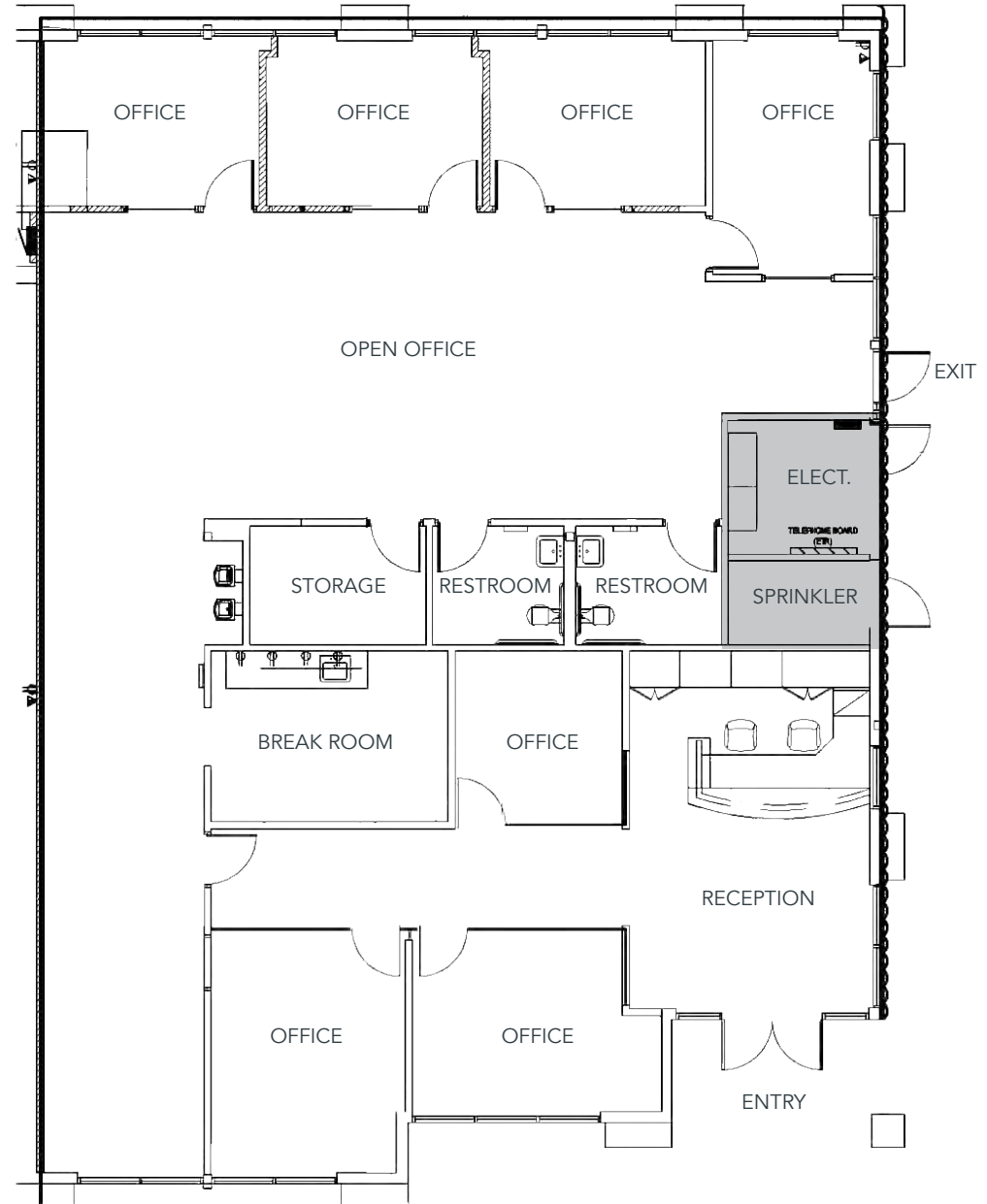
PROPERTY FEATURES:

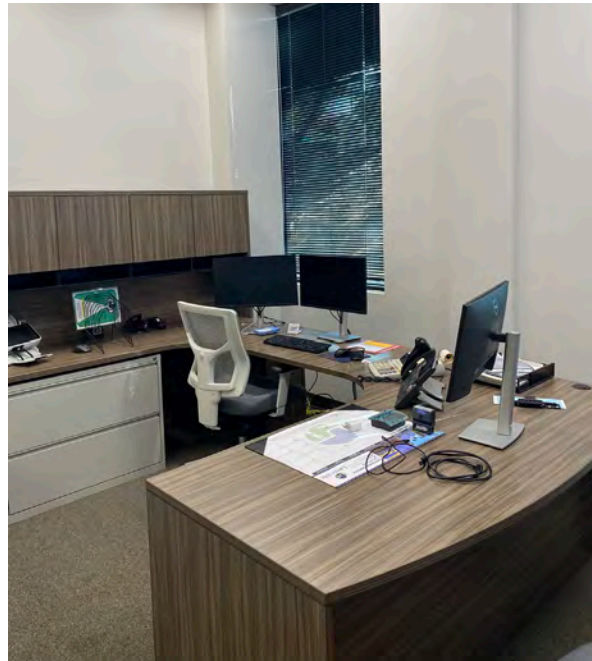
- 3,080 SF Professional Office Suite Available for Sublease
- Excellent location at Margarita & Overland
- Direct access from parking lot with excellent parking
- Highly improved office suite within a shopping center
- Secondary exit
- Building Signage
- Walking distance to Costco, Temecula Promenade Mall, multiple eateries such as Olive Garden, Wahoo's Fish Tacos.
- Master Lease expires 2/28/2027
- Do not disturb Tenant, contact Agents for touring instructions

SUBLEASE RATE AT: \$1.75 PSF + NNN*

*NNN currently estimated at \$1.14 psf per month









29121
OVERLAND DR.
SUITE A
TEMECULA, CA