

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



THOMAS P. PIERIK, SIOR
951.276.3610 // DRE#: 00982027
TPIERIK@LEERIVERSIDE.COM

DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM

ANDREW PEAKE
951.276.3644 // DRE#: 01398894
APEAKE@LEERIVERSIDE.COM

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AVAILABLE SUITES

4160 TEMESCAL CANYON ROAD					
SUITE	SQ FT	COMMENTS	FLOOR PLAN	VIDEO	LEASE RATE PSF
Suite 101	±8,056 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room			\$2.75/SF FSG
Suite 208*	±3,441 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room, Available September 1, 2026			\$2.75/SF FSG
Suite 212*	±1,565 SF	Reception Area, Multiple Private Offices, Available September 1, 2026			\$2.75/SF FSG
Suite 302	±4,161 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room, Glass Conference Room, Available 30 Days Notice			\$2.75/SF FSG
4140 TEMESCAL CANYON ROAD					
Suite 208	±4,774 SF	Shell Space			\$2.95/SF FSG
Suite 218	±3,364 SF	Shell Space			\$2.95/SF FSG
Suite 310	±18,867 SF	Divisible			\$2.95/SF FSG
Suite 411	±6,844 SF	Shell Space			\$2.95/SF FSG

*Contiguous to ±5,006 SF

Rate Increases: 3% Annually

Lease Term: 1-5 Years

Parking: 4.5:1,000 SF



**AMPLE
SHOPPING
& RETAIL
NEARBY**



**±1,000 SF -
145,000 SF**



**15 FREEWAY
VISIBILITY**



**160K CPD
ON 15 FWY**



**STATE-OF-
THE-ART
BUILDING
SYSTEMS**



**CLICK HERE
FOR VIDEO**

PROPERTY OVERVIEW/HIGHLIGHTS

Lakeshore Plaza at Dos Lagos provides companies 300,000 square feet of Class A office space in a campus community that is walking distance to abundant food options, housing, shopping, lodging and recreational choices. All of this is provided in a location that is central to a well-established residential base with an ever-expanding 360-degree labor pool.

This master planned project includes a 6-story building with flexible suite sizes already built out and ready for immediate occupancy. The second building is a 4-story building with highly efficient floorplates and shell space allowing companies the opportunity to customize their ideal office layout for small firms up to larger users with 100+ employees.

The two buildings are joined by an open-air courtyard that provides tenants and their clients a unique environment to work, collaborate, and relax.

The Promenade Shops at Dos Lagos, the Inland Empire's Premier Lifestyle Retail Complex, are a short walk away along a meandering, lakefront path, shaded by a soothing bamboo architectural marvel. Upscale dining, entertainment, hotels and business service amenities are all within easy reach.

Lakeshore Plaza's buildings offer state-of-the-art features: an advanced HVAC system, flexible and expandable telecommunications, an on-site conference and event space for tenant's use, and an on-site tenant lounge. The available design package is truly timeless: simplicity and class.



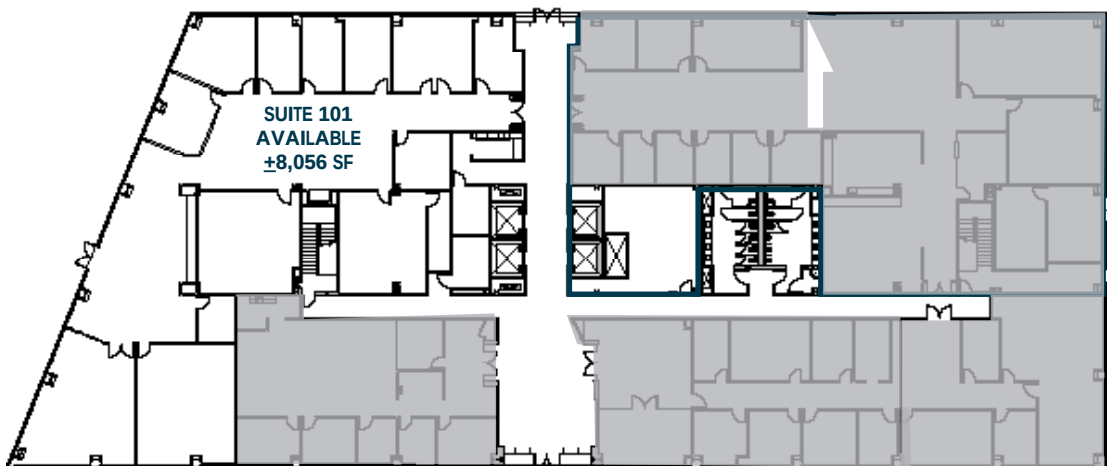
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**LAKESTORE PLAZA
at Dos Lagos**

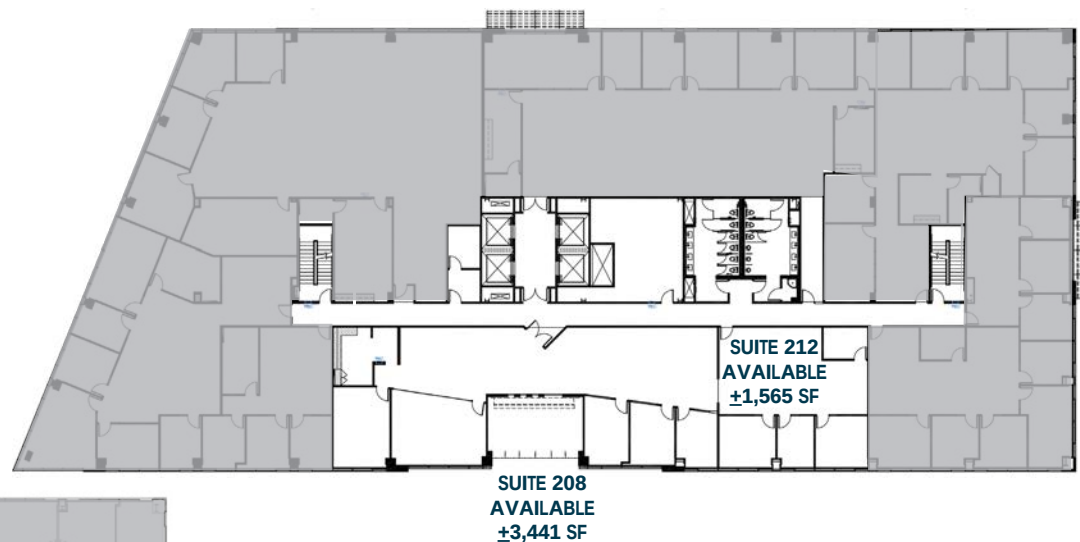
4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

1ST FLOOR

FLOOR PLAN | 4160 TEMESCAL CANYON RD



2ND FLOOR



3RD FLOOR



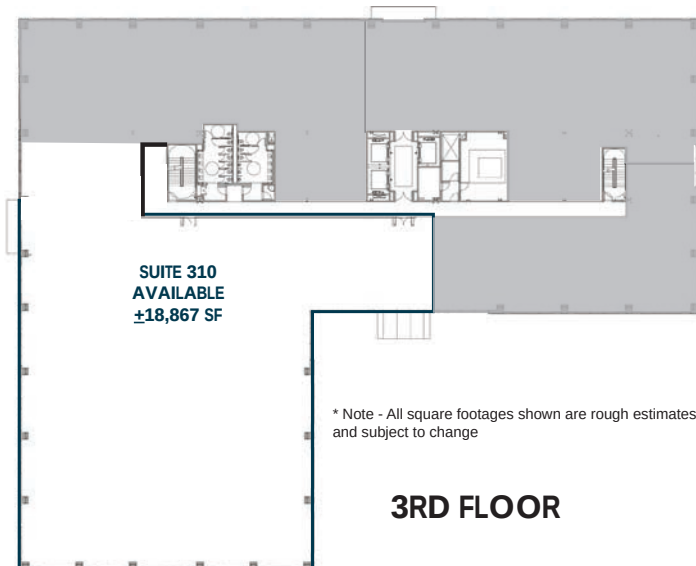
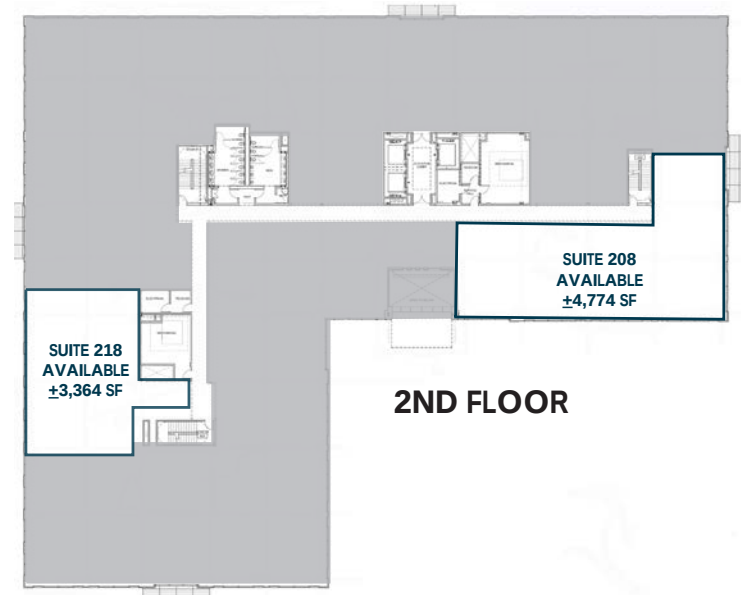
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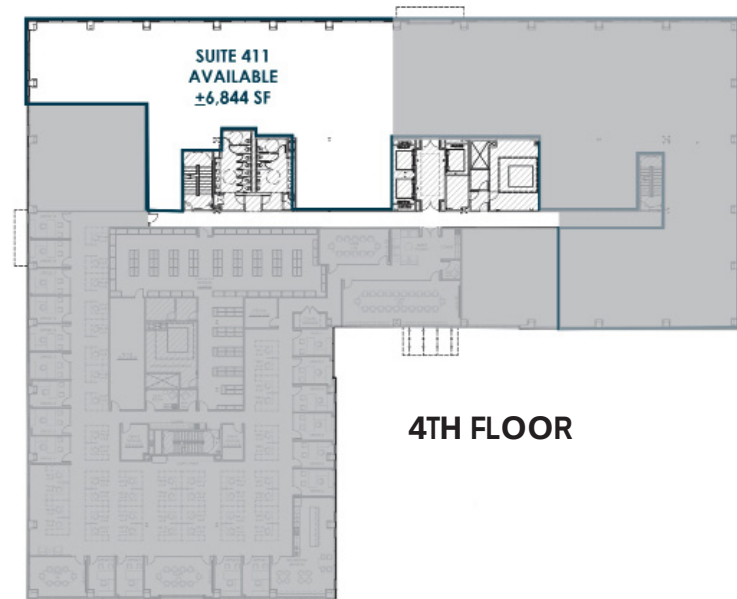


HIGHLY EFFICIENT SINGLE TENANT FLOOR PLATES
FLEXIBLE UNIT SIZING TO ACCOMMODATE
NUMEROUS CONFIGURATIONS

FLOOR PLAN | 4140 TEMESCAL CANYON



* Note - All square footages shown are rough estimates
and subject to change



LAKESHORE PLAZA
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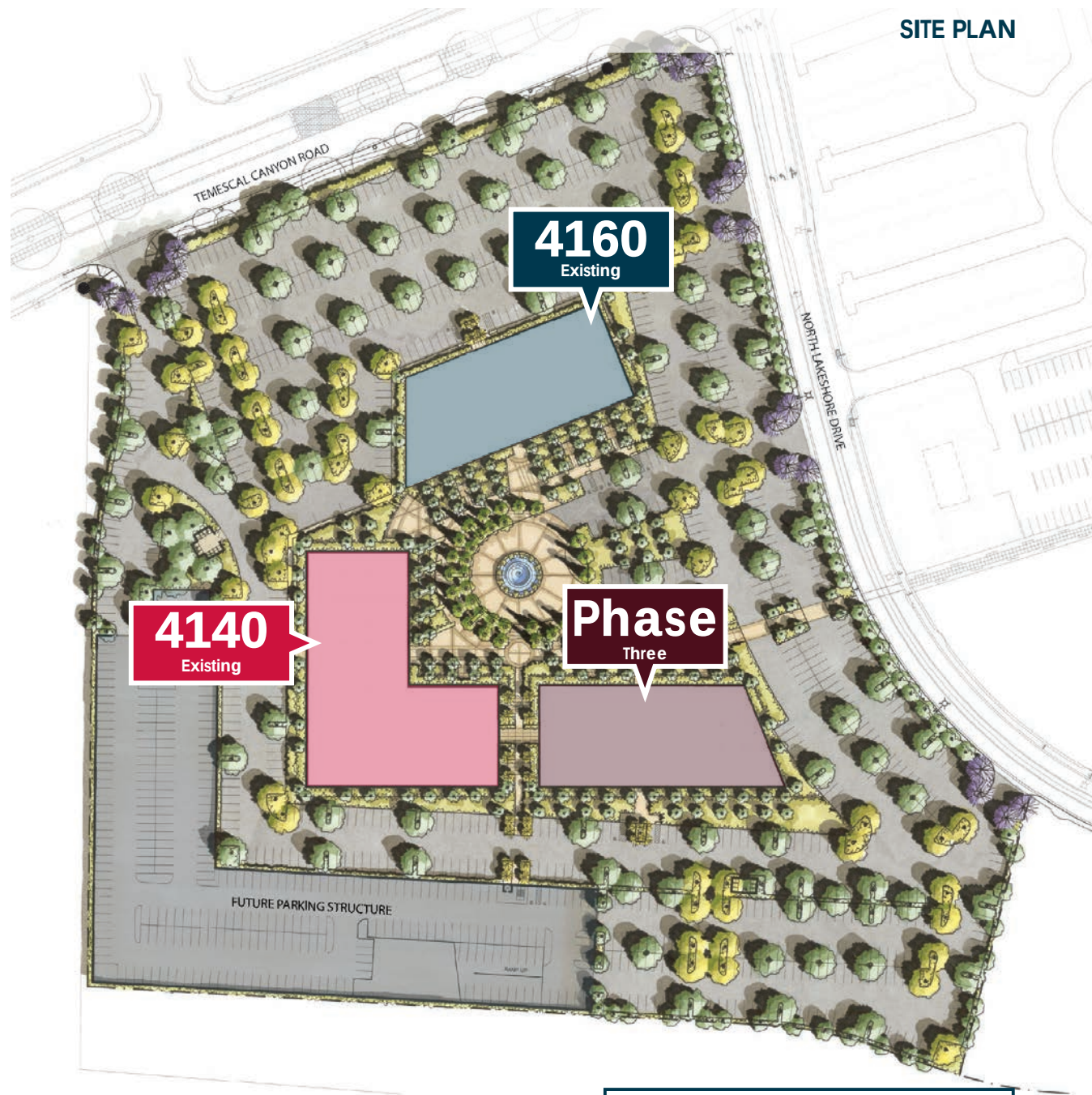
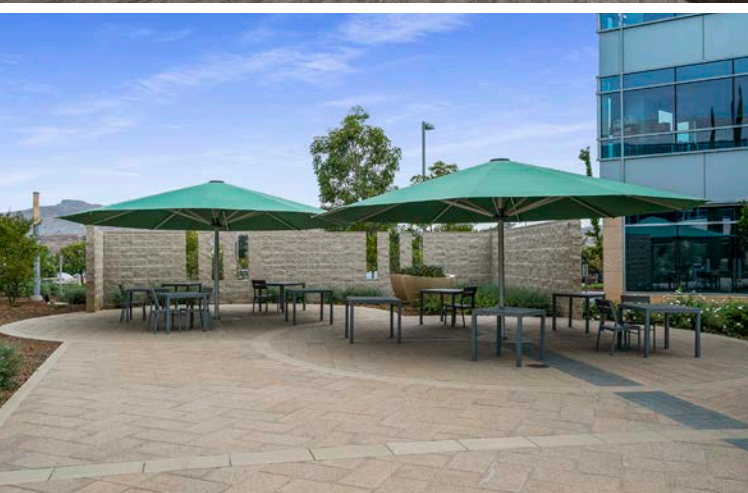
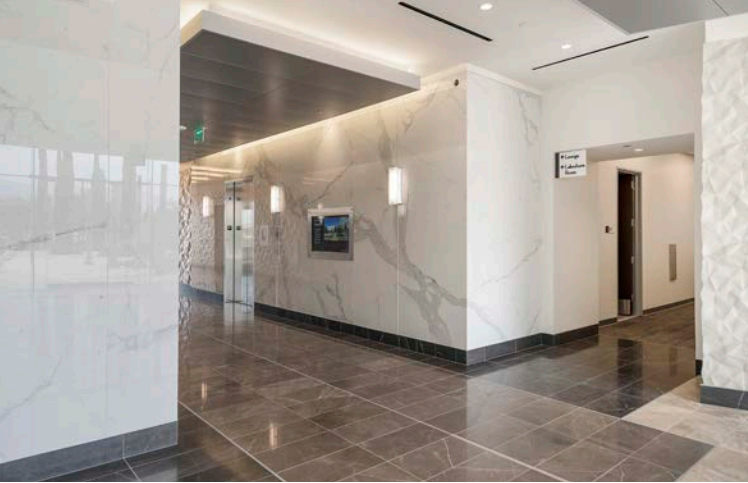
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4140 TEMESCAL CANYON RD BUILDING PHOTOS





SITE PLAN

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AREA OVERVIEW

Regional Facts

45 Miles

Southeast of Los Angeles

13 Miles

to Neighboring Orange County

33 Miles

to Temecula

3 MILES FROM SITE 2023

33,315 Est. Population

\$187,612 Average HH Income

11,797 Est. Daytime
Demographics

RIVERSIDE COUNTY 2023

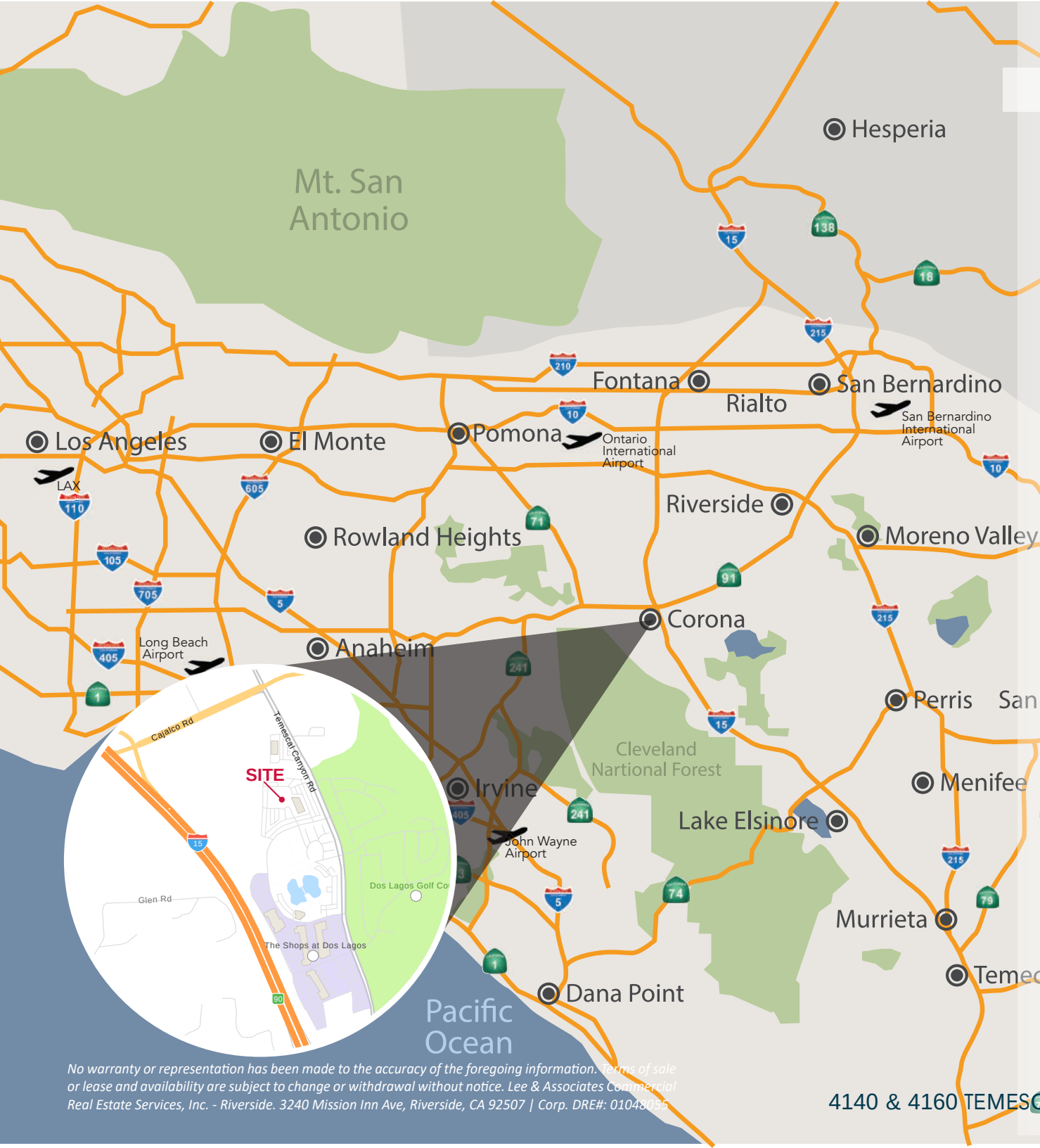
2,492,676 Est. Population

\$117,531 Average HH Income

604,631 Est. Daytime
Demographics

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Crossings
at Corona

STAYBRIDGE
SUITES

MONTECITO
AT DOS LAGOS

LAKE SHORE PLAZA at Dos Lagos

AMENITIES

DESIGN
IDEAS
FLORAL STATE
FROM STATE
iPlayology
Daniel's
STONE CHURCH
BREWING
Sushi-Bar-Restaurant
CHOCOLATE FACTORY
MINO VERITAS
Interior Accents
Papaya
sleep & number.
Z GALLERII

DOS LAGOS
THEATERS

Miguel's



REUNION
RESTAURANT

FRIDAYS

WOOD RANCH
BAR & GRILL

charlotte
russ
Galerie de la Cuisine
History
WINDSOR
Sur la table
LOFT
pinkberry
BGO
SOCCER
CLUB

Bridal
Exchange
Clark's
HAIR
MONESPRIG
AN AVEDA LIFESTYLE SALONSPA
Brighton, the Lela
sunglass hut
CROWN & STACHE

VICTORIA'S SECRET
NEW YORK & COMPANY
EXPRESS
SumthinSavvy
Bath
Body Works
TRADER JOE'S
RE/MAX
REAL PROS

TERRANO
AT DOS LAGOS

FUTURE DEVELOPMENT

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COMMERCIAL REAL ESTATE SERVICES

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3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com