

FOR SALE

±1,994 SF OFFICE CONDO SUMMIT AT SILVERHAWK

29995 TECHNOLOGY DRIVE, SUITE 301 - MURRIETA, CA



PROPERTY HIGHLIGHTS:

- Flagship office condo in building
- Third floor views on building curvature
- Rare 2nd private entrance, great for medical
- Main entrance immediately off elevator
- Reception, 5 private offices, large conference room
- Rare opportunity to own
- Overparked at 4.2/1,000 parking ratio
- Best in class office building
- Close proximity to amenities
- High density demographics

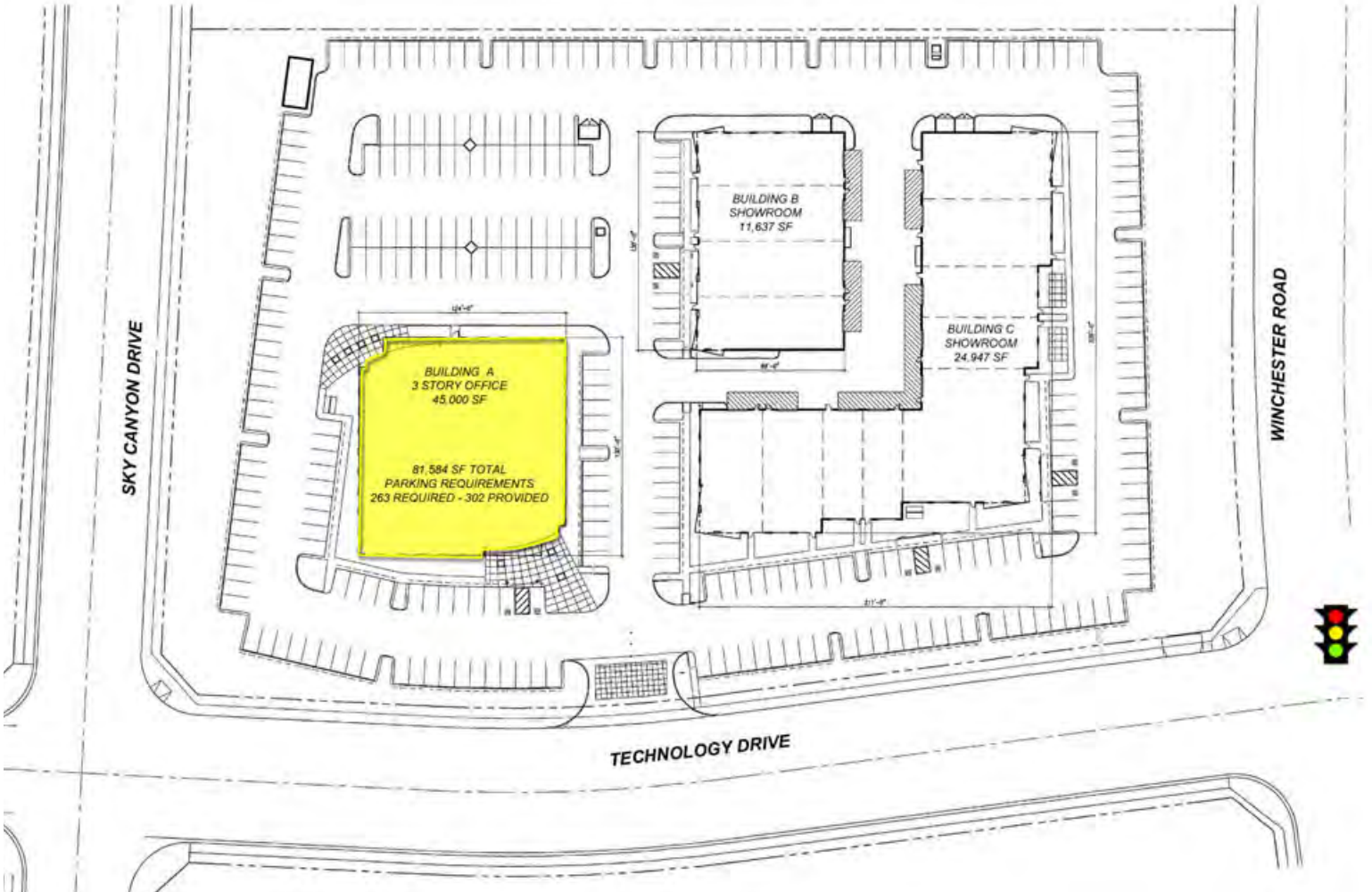
**SALES PRICE:
\$750,000**



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**ELEVATOR
LOBBY
ENTRANCE**



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

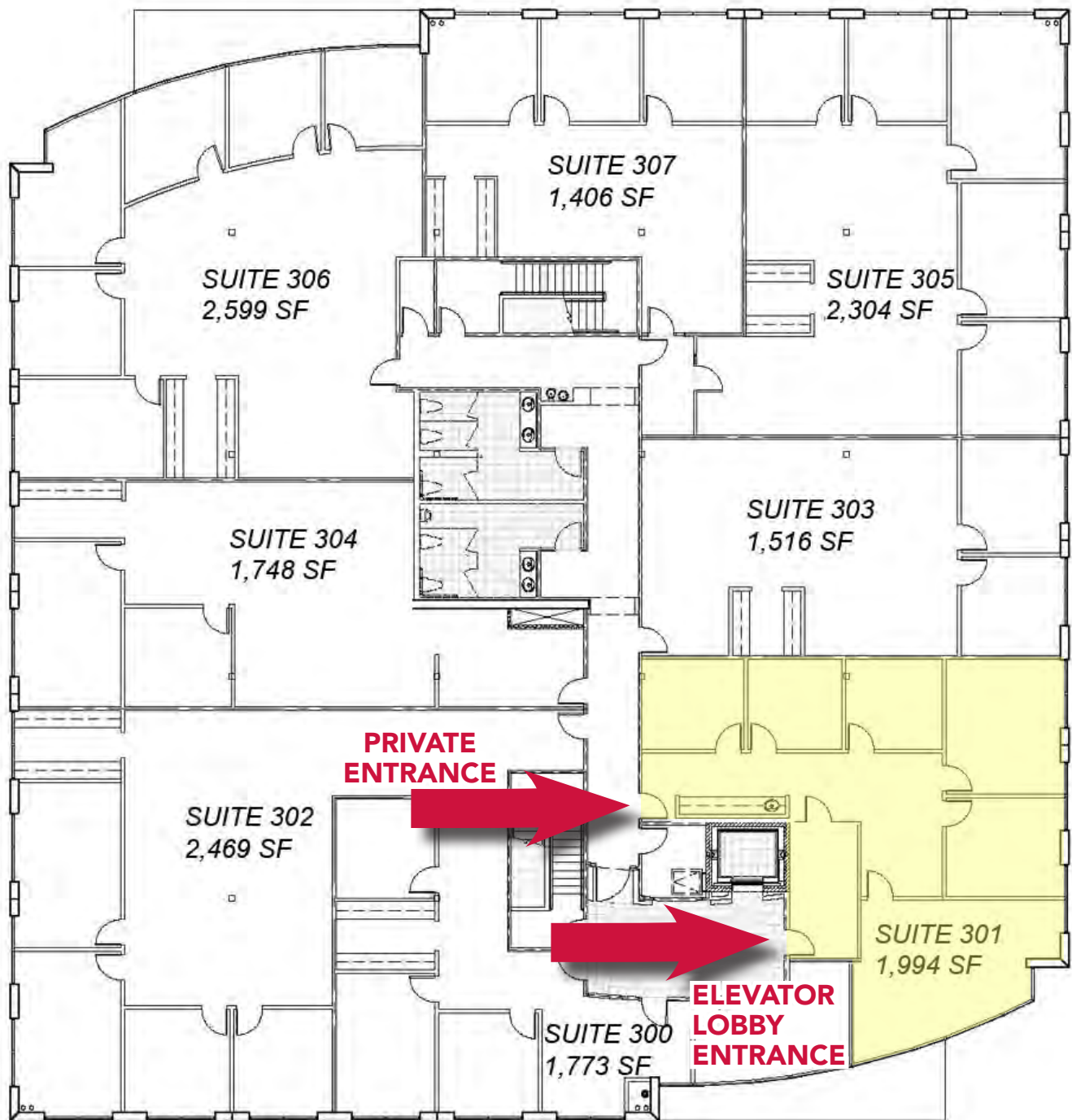
JIM NADAL, CCIM
951.445.4520
jnadal@leetemecula.com
DRE #01040679

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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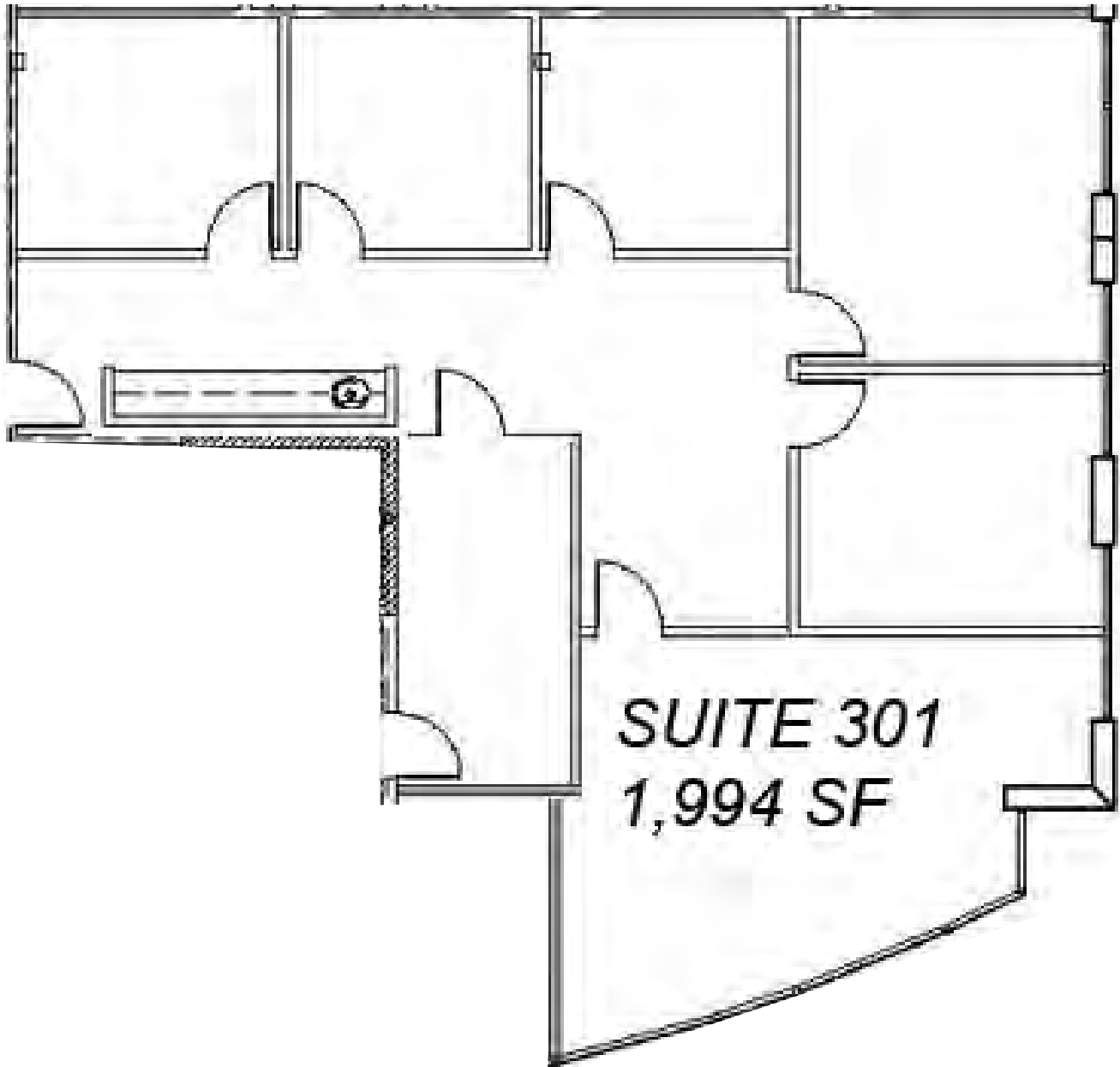
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LOBBY



CONFERENCE ROOM



OFFICE



OFFICE

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OFFICE



OFFICE



OFFICE



COFFEE BAR
WITH SINK

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 POPULATION (ESTIMATED):	14,447	94,385	215,902
2031 POPULATION (PROJECTED):	14,642	98,734	227,579
AVERAGE HOUSEHOLD INCOME:	\$139,336	\$152,311	\$150,526

