*OFFICE SUITES FOR LEASE*

# VILLAGE WALK CORPORATE CENTER

41391 KALMIA STREET
MURRIETA, CA

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

# VILLAGE WALK CORPORATE CENTER

41391 KALMIA STREET
MURRIETA, CA

# OFFICE SUITES FOR LEASE

## PROPERTY FEATURES:

- Premier Class "A" Highly Upgraded Office Building.
- Three Story, Elevator Served.
- Excellent Location Fronting I-15 Freeway at Cal Oaks Rd/ Kalmia Off ramp.
- High Visibility; Immediate Freeway Access.
- Walking Distance to Restaurants, Banks, Services & Shops.
- Close Proximity to Old Town Murrieta.
- Contact agent for touring instructions.

## LEASE RATES STARTING AT:

**$2.40 PER RSF MG**

*(MG - Modified Gross excludes electricity & janitorial to premises)*

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CORPORATE
CENTER

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# SURROUNDING AMENITIES

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

# VILLAGE WALK CORPORATE CENTER

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MURRIETA, CA

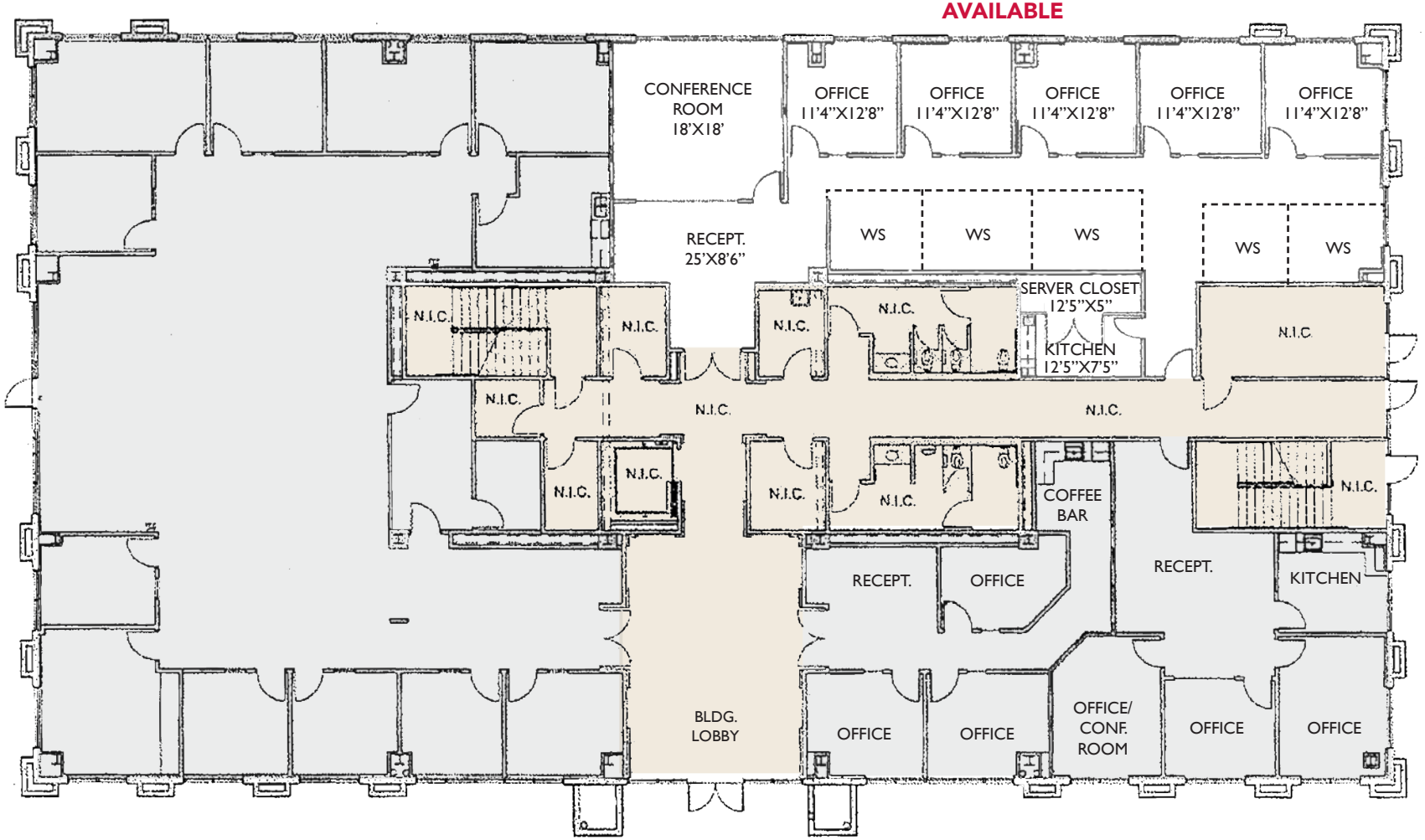
# 1ST FLOOR OFFICE SUITE FOR LEASE

| SUITE | RSF | USF | LEASE RATE | AVAILABILITY | DESCRIPTION |
|---|---|---|---|---|---|
| 110 | ±2,885 | ±2,429 | $2.45 PSF MG | Available with 30 days notice. | Reception, Large Conference Room, 5 Window Lined Private Offices, large open work area, *Kitchen.<br>**Kitchen plumbing is stubbed in; sink & millwork currently not in place.*<br>*Furniture may be negotiable*<br>***SHOWN BY APPOINTMENT ONLY, DO NOT DISTURB TENANT*** |

CLICK FOR VIRTUAL TOUR

Square footages based on rentable square feet (RSF). MG (Modified Gross) leases, do not include premises janitorial and electric.

**SUITE 110 AVAILABLE**

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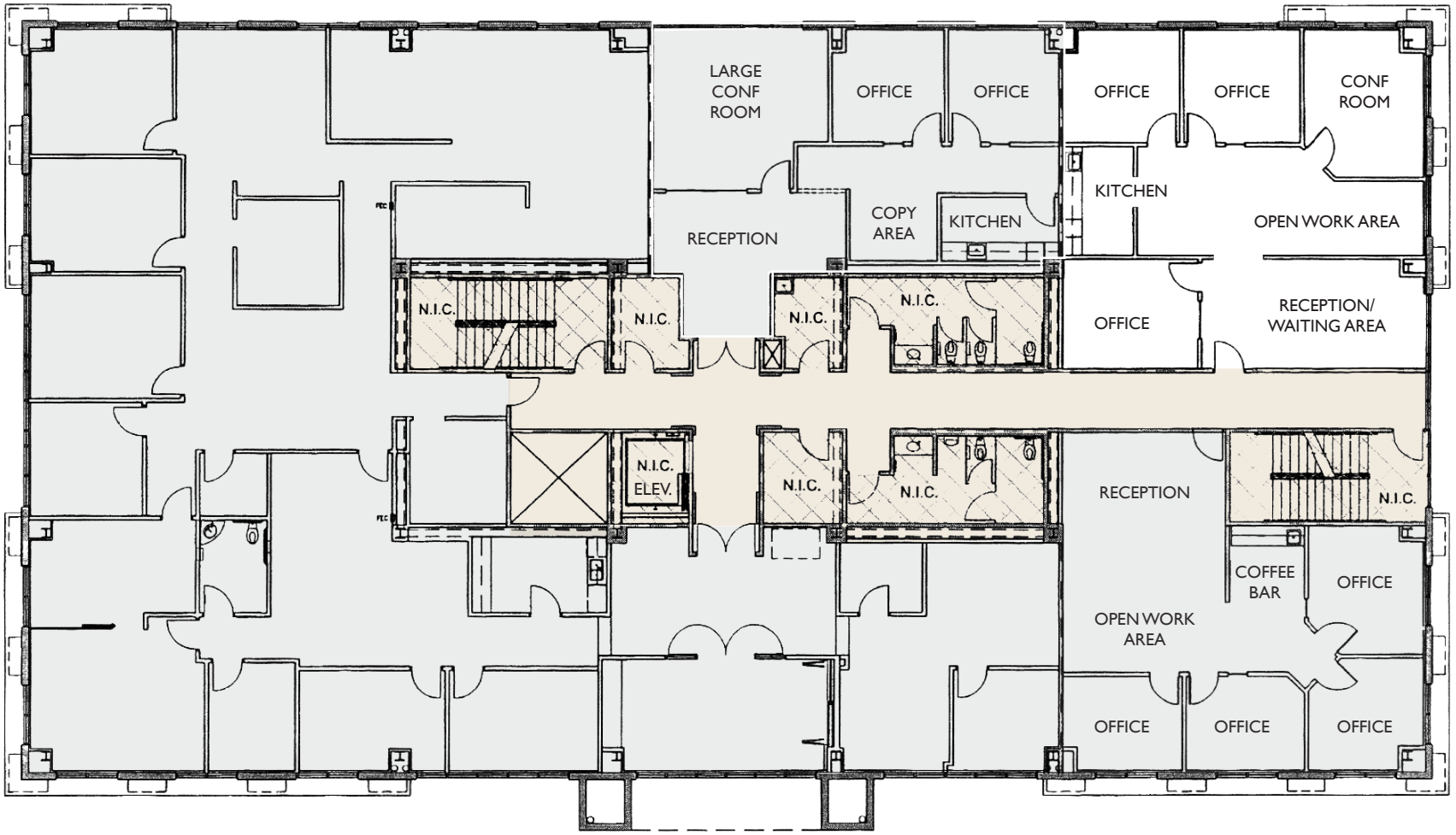
# 2ND FLOOR OFFICE SUITE FOR LEASE

| SUITE | RSF | USF | LEASE RATE | AVAILABILITY | DESCRIPTION |
|---|---|---|---|---|---|
| 220 | ±1,651 | ±1,390 | $2.45 PSF MG | Immediately Available | Reception & waiting area, conference room, 3 offices, open work area and kitchen. ***CONTACT AGENT FOR SHOWING INSTRUCTIONS*** |

CLICK FOR VIRTUAL TOUR

Square footages based on rentable square feet (RSF). MG (Modified Gross) leases, do not include premises janitorial and electric.

**SUITE 220 AVAILABLE**

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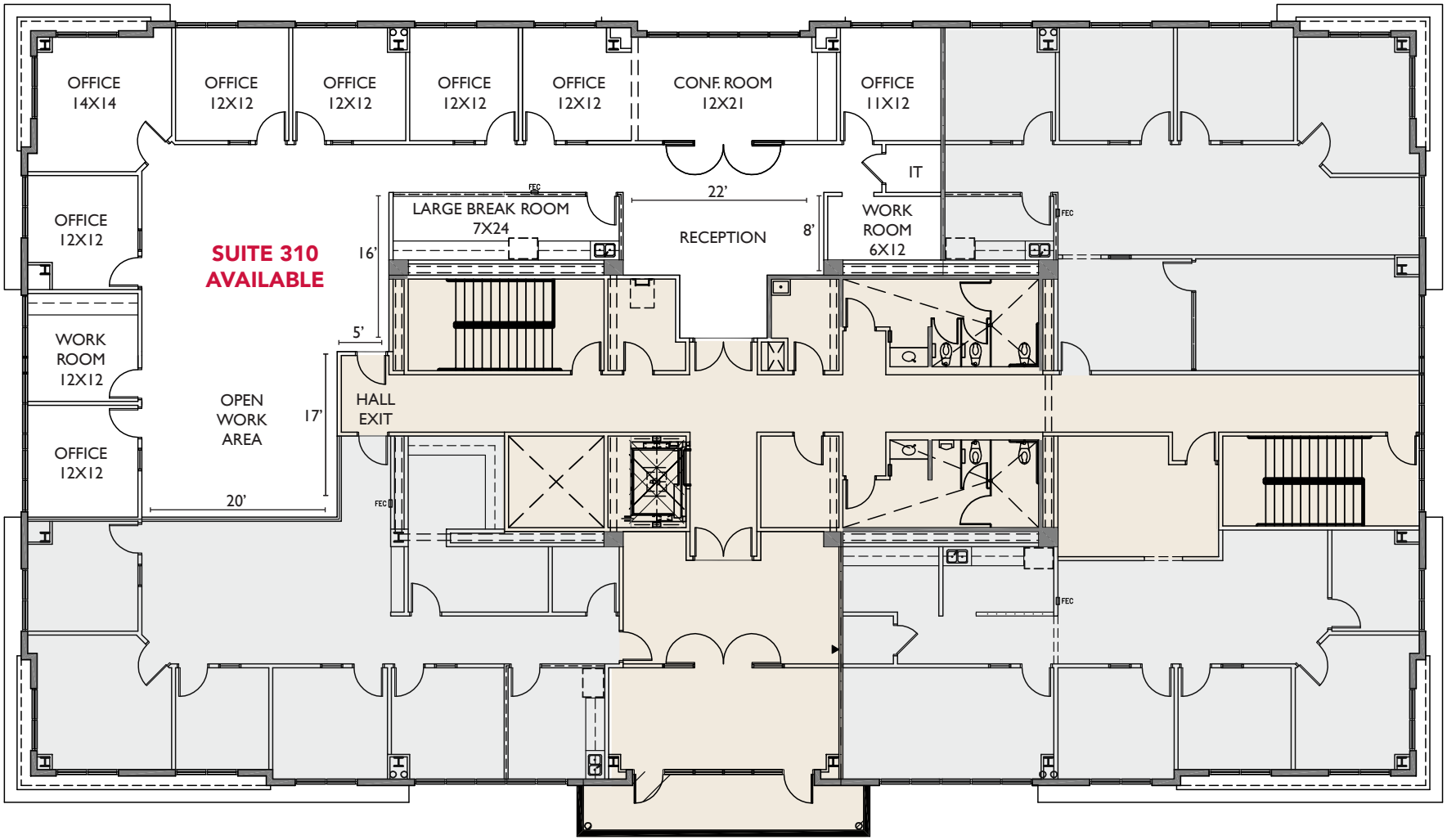
# 3RD FLOOR OFFICE SUITE FOR LEASE

| SUITE | RSF | USF | LEASE RATE | AVAILABILITY | DESCRIPTION |
|---|---|---|---|---|---|
| 310 | ±4,028 | ±3,391 | $2.40 PSF MG | Immediately Available | Reception, 8 private offices, open work area, large conference room, IT room, 2 work rooms and large break room. |

Square footages based on rentable square feet (RSF). MG (Modified Gross) leases, do not include premises janitorial and electric.

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