

FOR LEASE

**2,132 SF PROFESSIONAL
OFFICE SUITE AVAILABLE**

TEMECULA CREEK VILLAGE

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TEMECULA PKWY.
SUITE 101
TEMECULA, CA

YOUR SIGN HERE

RATES STARTING AT
\$2.25/SF
FOR 1ST YEAR
with minimum
3 year lease signed
by 9/30/26

Refer to pg 3
for details

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

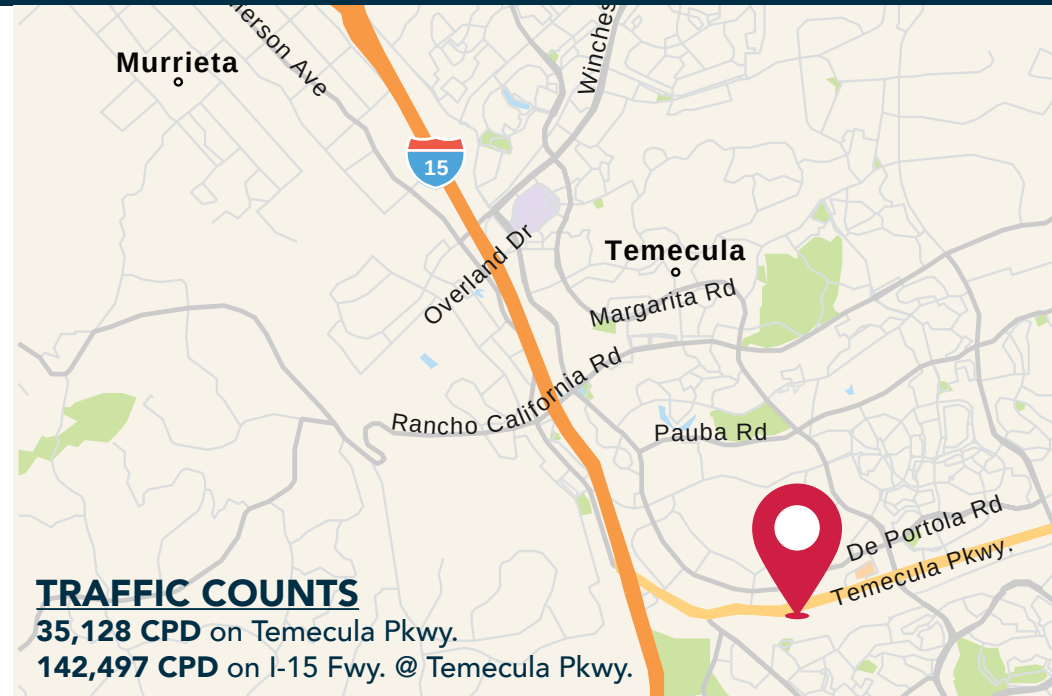
PROPERTY FEATURES:

- ±2,132 SF Available
- Excellent location fronting Temecula Parkway
- Direct access from parking lot with excellent parking
- Open floor plan perfect for office, medical and retail uses
- Outstanding Street Fronting Building Signage
- Signalized Intersection on prime corner
- Highly improved, window lined office suite within a shopping center
- Walking distance to food and retail services
- Close proximity to I-15 on and off ramps and Temecula Valley Hospital

LEASE RATE STARTING AT:

\$2.25 PSF* ~~\$2.75 PSF~~ + NNN* / MONTH

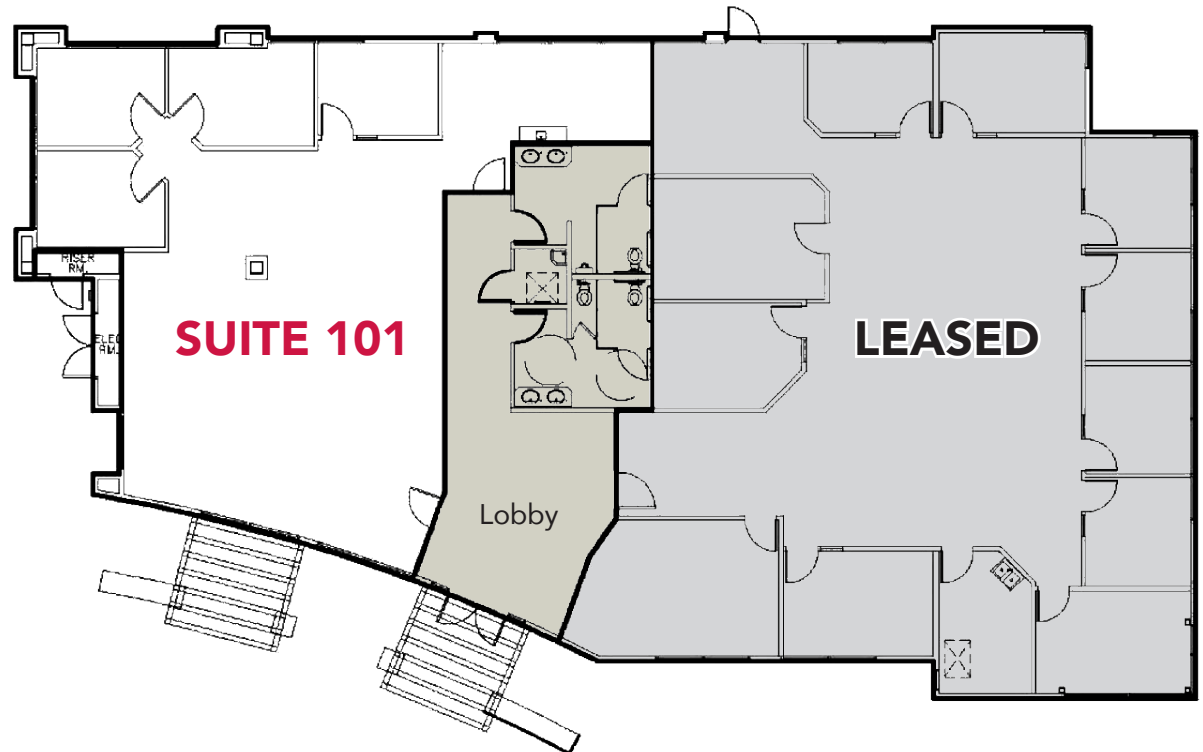
**NNN currently estimated at \$.85 psf per month. See next pg for details.*



AVAILABILITY			
SUITE	RSF	LEASE RATE	DESCRIPTION
101	±2,132	\$2.25 + NNN* / Month \$2.75 + NNN* / Month	Open floor plan with four (4), private window lined offices and break area with kitchenette

*NNN currently estimated at \$.85 psf per month

LEASE PROMO: PROMO VALID ONLY
1st Year \$2.25 SF ON A 3 YEAR TERM LEASE
2nd Year \$2.50 SF LEASE MUST BE SIGNED
3rd Year \$2.75 SF BY 9/30/26



31309 TEMECULA PKWY. SUITE 101 TEMECULA, CA

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.
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