TEMECULA CORPORATE PARK

43385 BUSINESS PARK DRIVE, TEMECULA, CALIFORNIA 92590

FOR LEASE

PROFESSIONAL OFFICE SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298

COLDWELL BANKER COMMERCIAL SC

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PROPERTY HIGHLIGHTS

- Professional office space for lease
- Impressive corporate image
- Prestigious business park environment
- Striking, 2-story atrium lobby
- Well-appointed building finishes
- Elevator served building
- Ample parking



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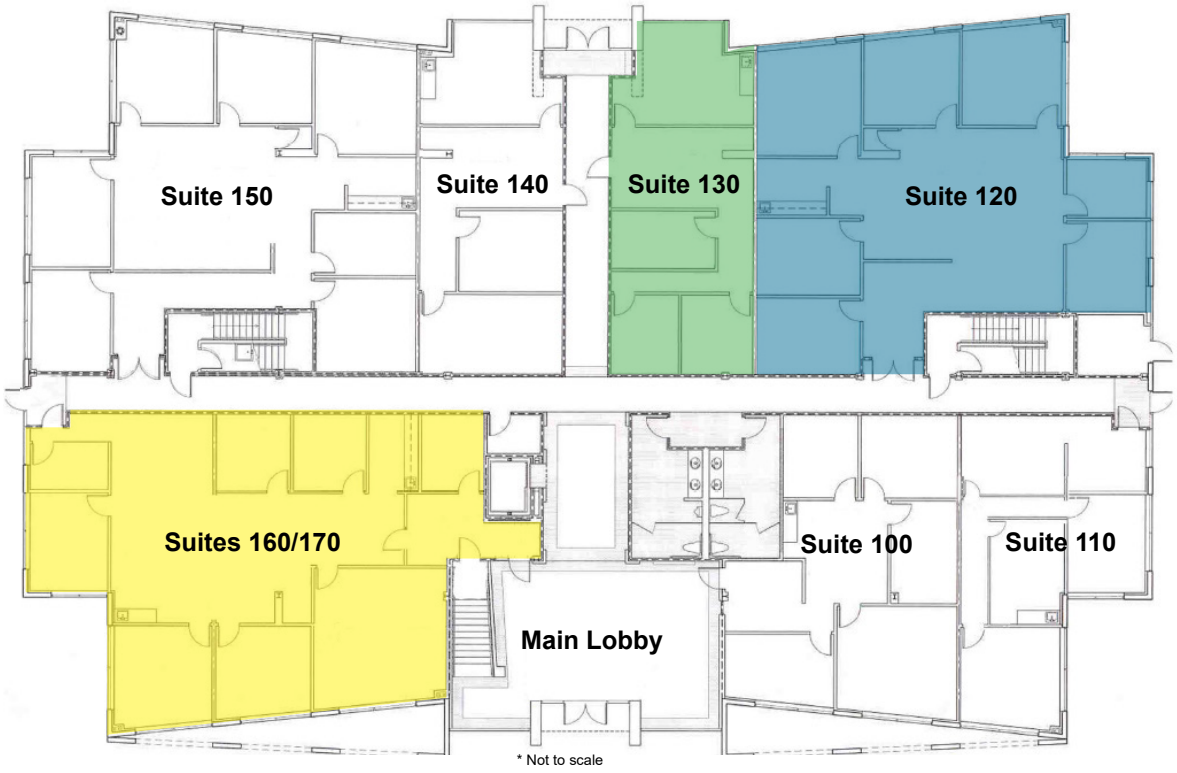
1ST FLOOR AVAILABILITY

SUITE	SUITE SIZE	MONTHLY LEASE RATE	DESCRIPTION
120	+/-2,551 RSF	$3,036.00 Base Rent + CAOE* per month	Reception area, 7 offices, kitchenette, and open bull pen. Can be combined w/ 130. Available 3/1/27.
130	+/-1,128 RSF	$1,455.00 Base Rent + CAOE* per month	Reception area, 3 offices, 1 conference room. Can be combined w/ 120. Available 3/1/27.
160/170	+/-2,898 RSF	$3,449.00 Base Rent + CAOE* per month	Reception area, 6 offices, 1 conference room, wetbar area. Available 1/1/27.

*2026 Estimated CAOE = $0.71 RSF / month. CAOE are subject to annual reconciliation and increases.

FIRST FLOOR



* Not to scale

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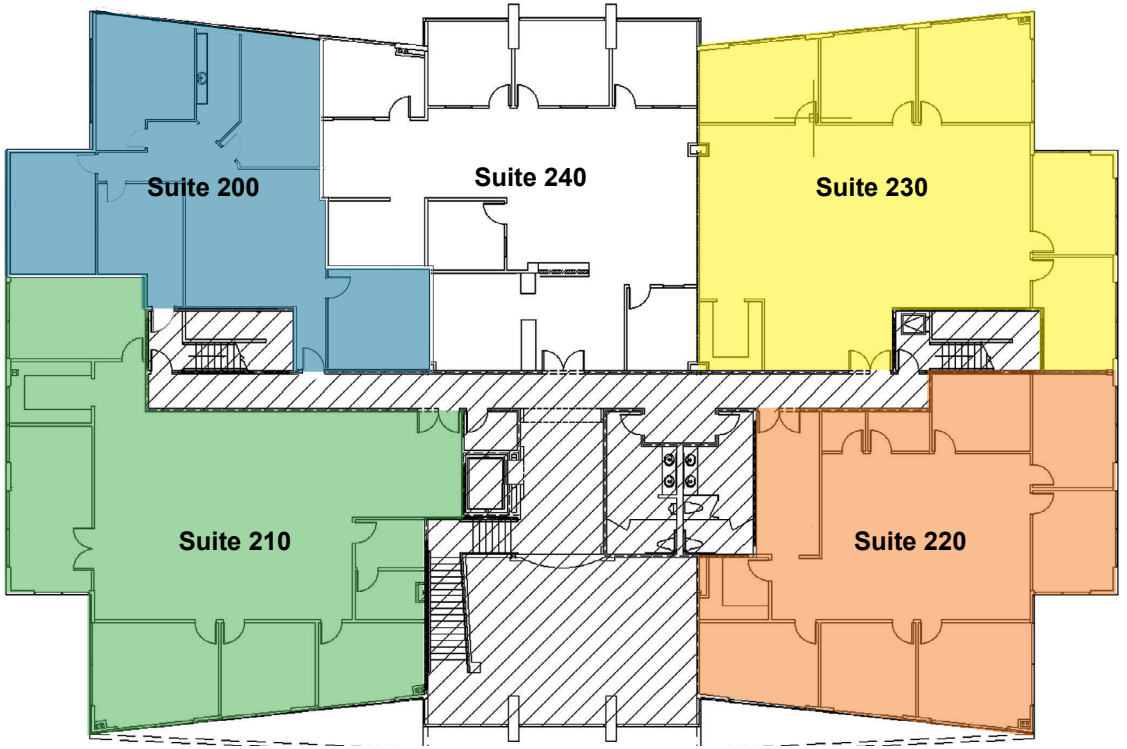
2ND FLOOR AVAILABILITY

SUITE	Suite Size	MONTHLY LEASE RATE	DESCRIPTION
200	+/- 2,141 RSF	$2,548.00 Base Rent + CAOE* per month**	Reception area, 5 offices and kitchenette. Available now.
210	+/- 3,509 RSF	$4,176.00 Base Rent + CAOE* per month	Reception area, 4 offices, bull pen, conference room, IT closet and kitchenette. Available 3/1/27.
220	+/- 2,909 RSF	$3,462.00 Base Rent + CAOE* per month	Reception area, 8 offices, bull pen, kitchenette. Available 3/1/27.
230	+/- 3,164 RSF	$3,765.00 Base Rent + CAOE* per month	Reception area, 5 offices, bull pen, kitchenette. Available 3/1/27.

*2026 Estimated CAOE = $0.71 RSF per month. CAOE are subject to annual reconciliation and increases.

**Tenant to reimburse Landlord for electric service which is estimated at $0.25 RSF per month

SECOND FLOOR



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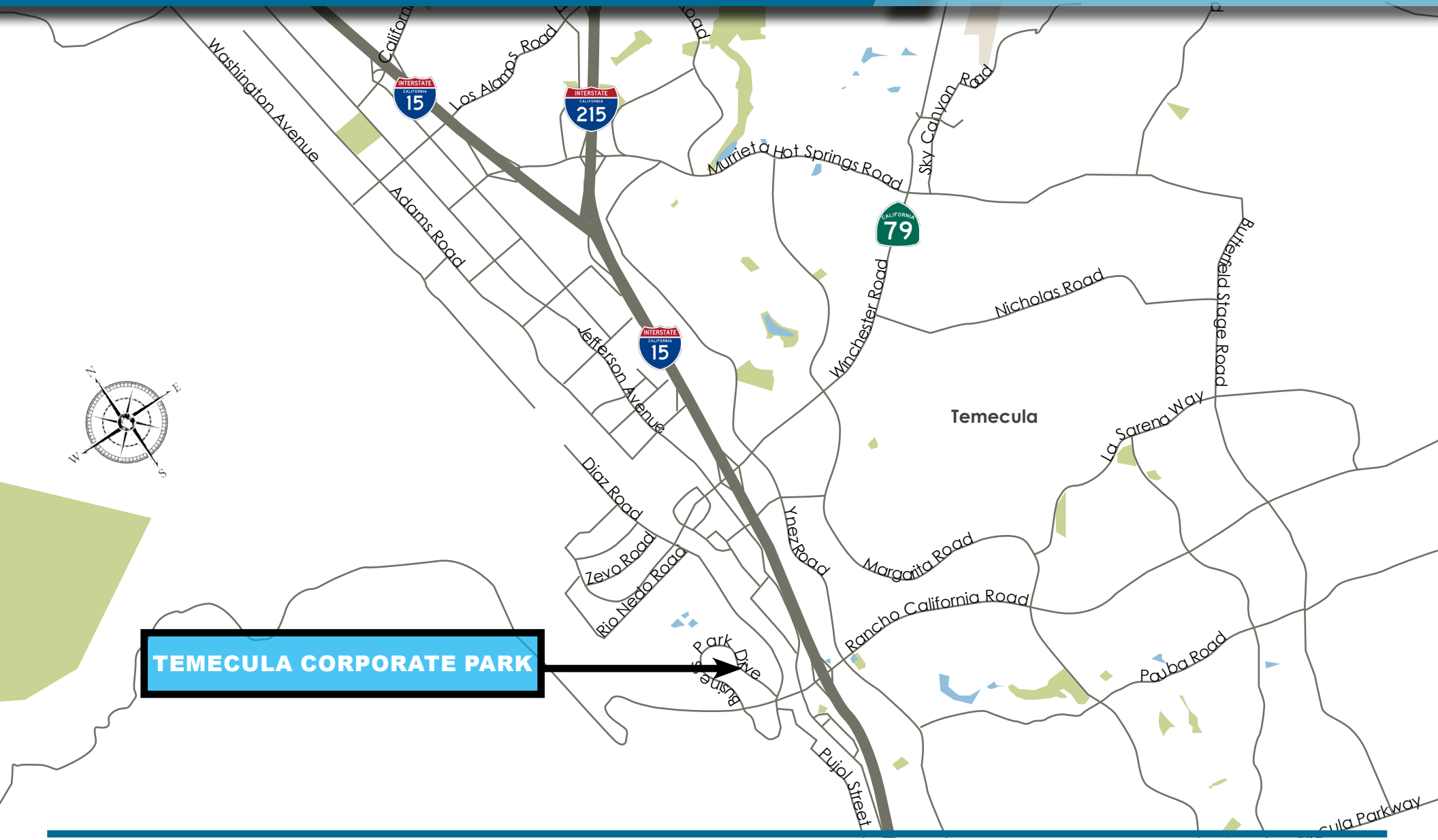

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