

TEMECULA CORPORATE PARK

43385 BUSINESS PARK DRIVE, TEMECULA, CALIFORNIA 92590

FOR LEASE

PROFESSIONAL OFFICE SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

CAREY PASTOR | Senior Vice President

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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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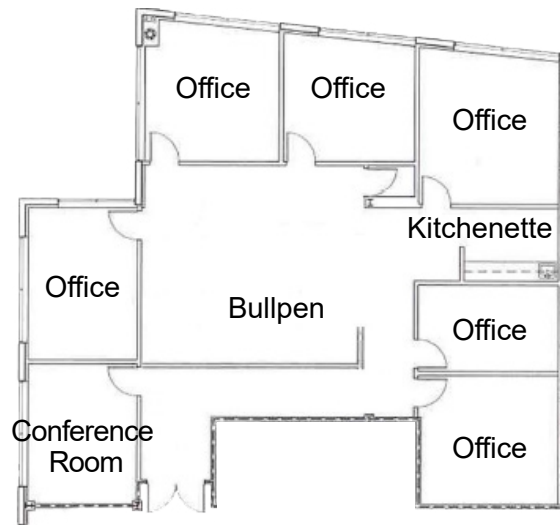
PROFESSIONAL OFFICE SPACE

1ST FLOOR AVAILABILITY

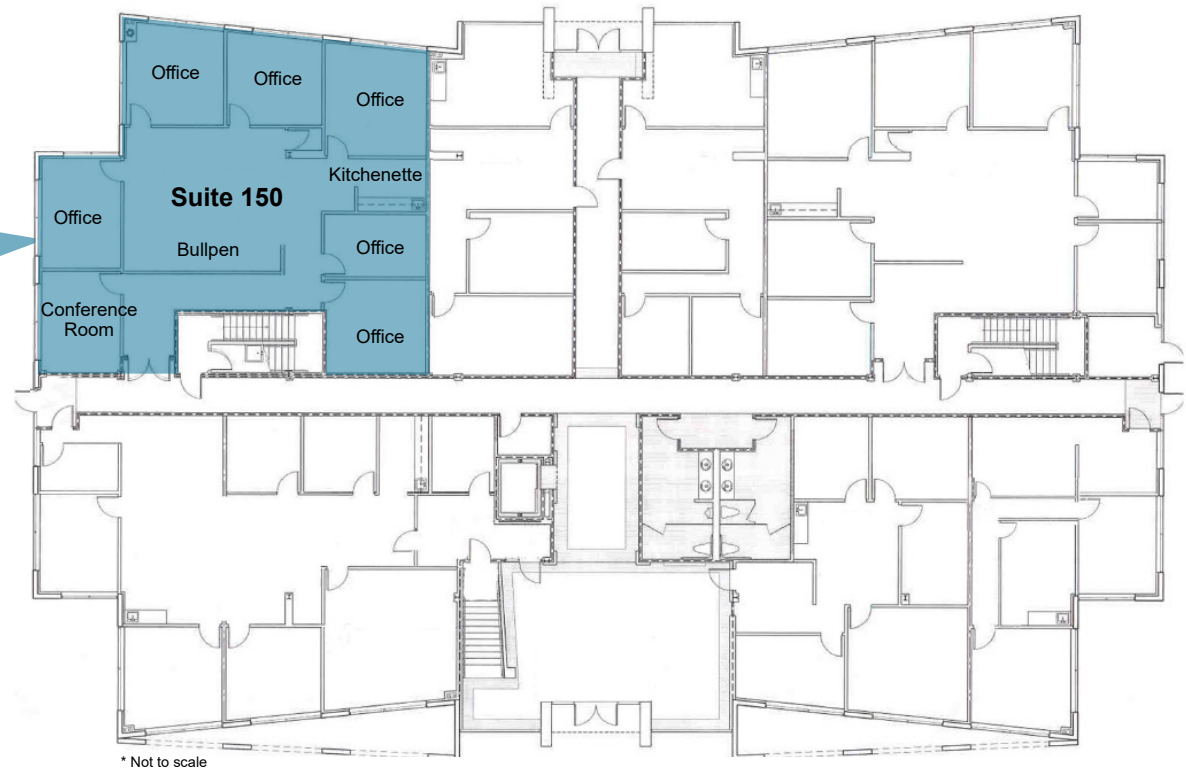
SUITE	RENTABLE SQ.FT.	MONTHLY LEASE RATE	DESCRIPTION
150	±2,635 SF	\$3,057.00 Base Rent + CAO* per month	Ground floor suite consisting of a reception area, large open bull pen, 6 private offices, a conference room, IT closet and kitchenette Available May 1, 2026

*2026 Estimated CAO = \$1,860.00 per month. CAO are subject to annual reconciliation and increases.

**SUITE 150
FLOOR PLAN**



FIRST FLOOR



* Not to scale

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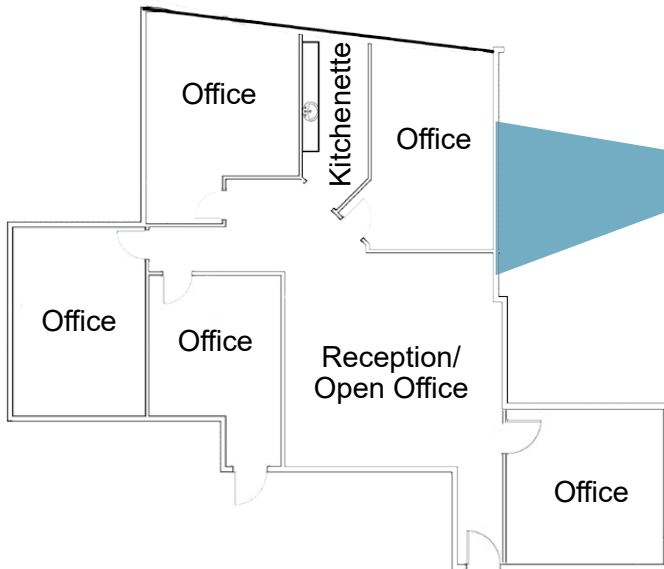
2ND FLOOR AVAILABILITY

SUITE	RENTABLE SQ.FT.	MONTHLY LEASE RATE	DESCRIPTION
200	±2,141 SF	\$2,484.00 Base Rent + CAO* per month	Second floor elevator served suite consisting of a reception area, 5 private offices, and kitchenette Available May 1, 2026

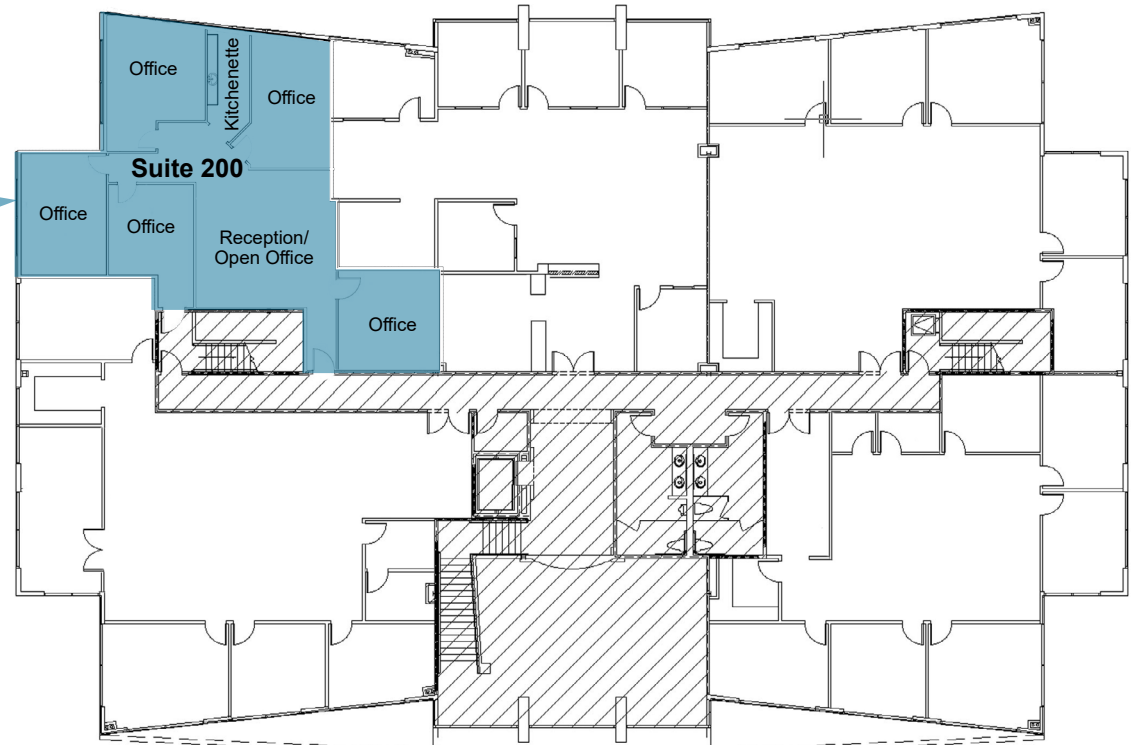
*2026 Estimated CAO = \$1,512.00 per month . CAO are subject to annual reconciliation and increases.

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

**SUITE 200
FLOOR PLAN**



SECOND FLOOR



* Not to scale

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