

# GLEMKA BUSINESS PARK

43264 BUSINESS PARK DRIVE, TEMECULA, CA 92590

PROFESSIONAL OFFICE  
SPACE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

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## PROJECT HIGHLIGHTS

- The Glemka Business Park is located on Business Park Drive in Temecula, CA
- Easy access to the I-15 freeway via Rancho California Rd.
- Ample parking
- +/- 1,700 - 2,575 SF available. Can be combined for up to +/- 4,275 SF
- Multiple office configurations available
- Immediate availability
- FiOS enabled



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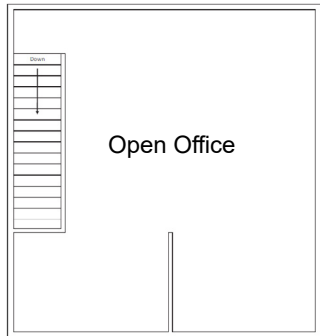
## AVAILABILITY

### 43264 Business Park Drive

| SUITE | SIZE      | MONTHLY BASE RENT | EST. MONTHLY CAO | SPACE DESCRIPTION                                                                                         |
|-------|-----------|-------------------|------------------|-----------------------------------------------------------------------------------------------------------|
| 105   | ±2,575 SF | \$3,065.00        | \$541.00         | 1st floor: reception area, 2 private offices,<br>1 restroom, wetbar<br>2nd floor: 2 open bull-pen offices |
| 106   | ±1,700 SF | \$2,023.00        | \$357.00         | 1st floor: reception area, 2 private offices,<br>1 restroom, wetbar<br>2nd floor: open bull-pen office    |

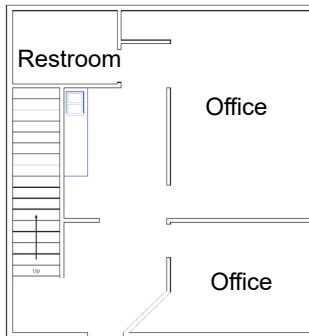
CAOE = Common Area Operating Expenses

### SUITE 106 2ND FLOOR

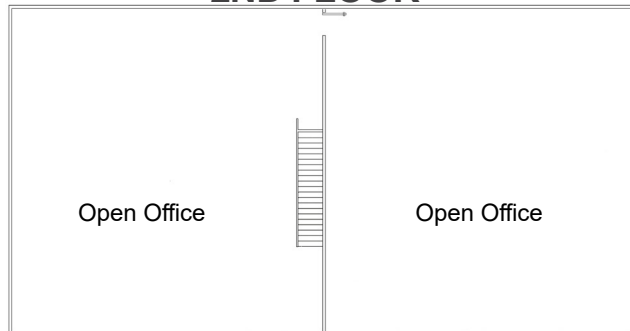


\* Not to scale

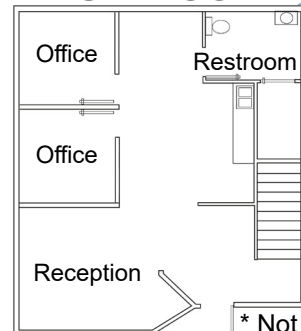
### SUITE 106 1ST FLOOR



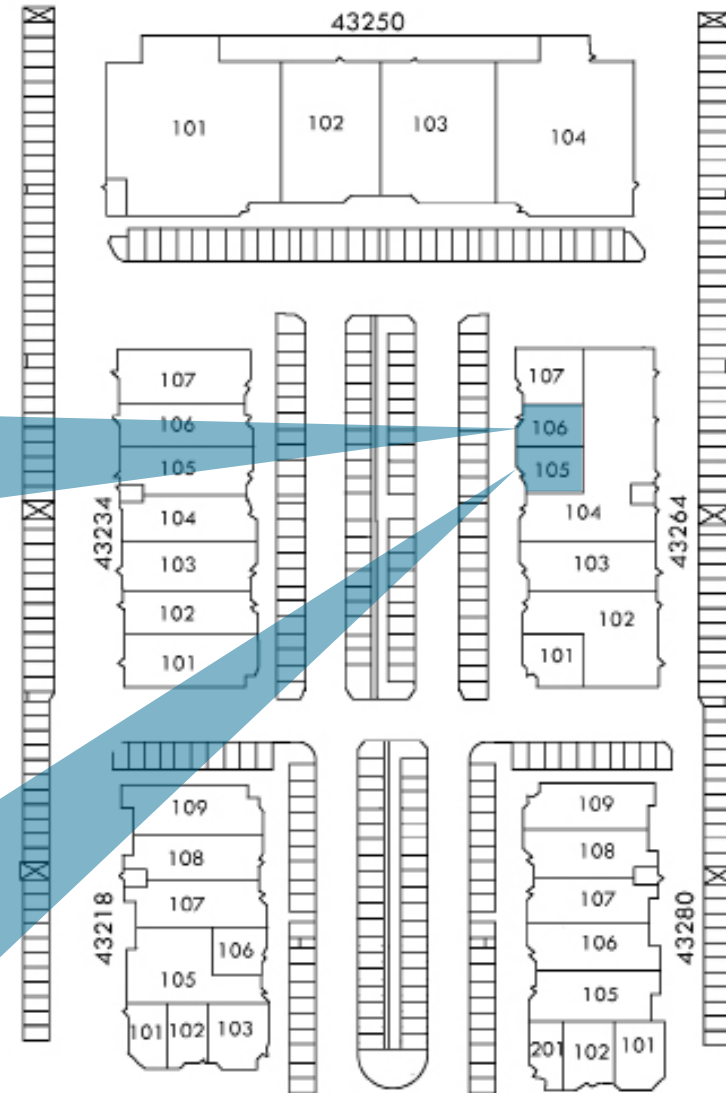
### SUITE 105 2ND FLOOR



### SUITE 105 1ST FLOOR



\* Not to scale

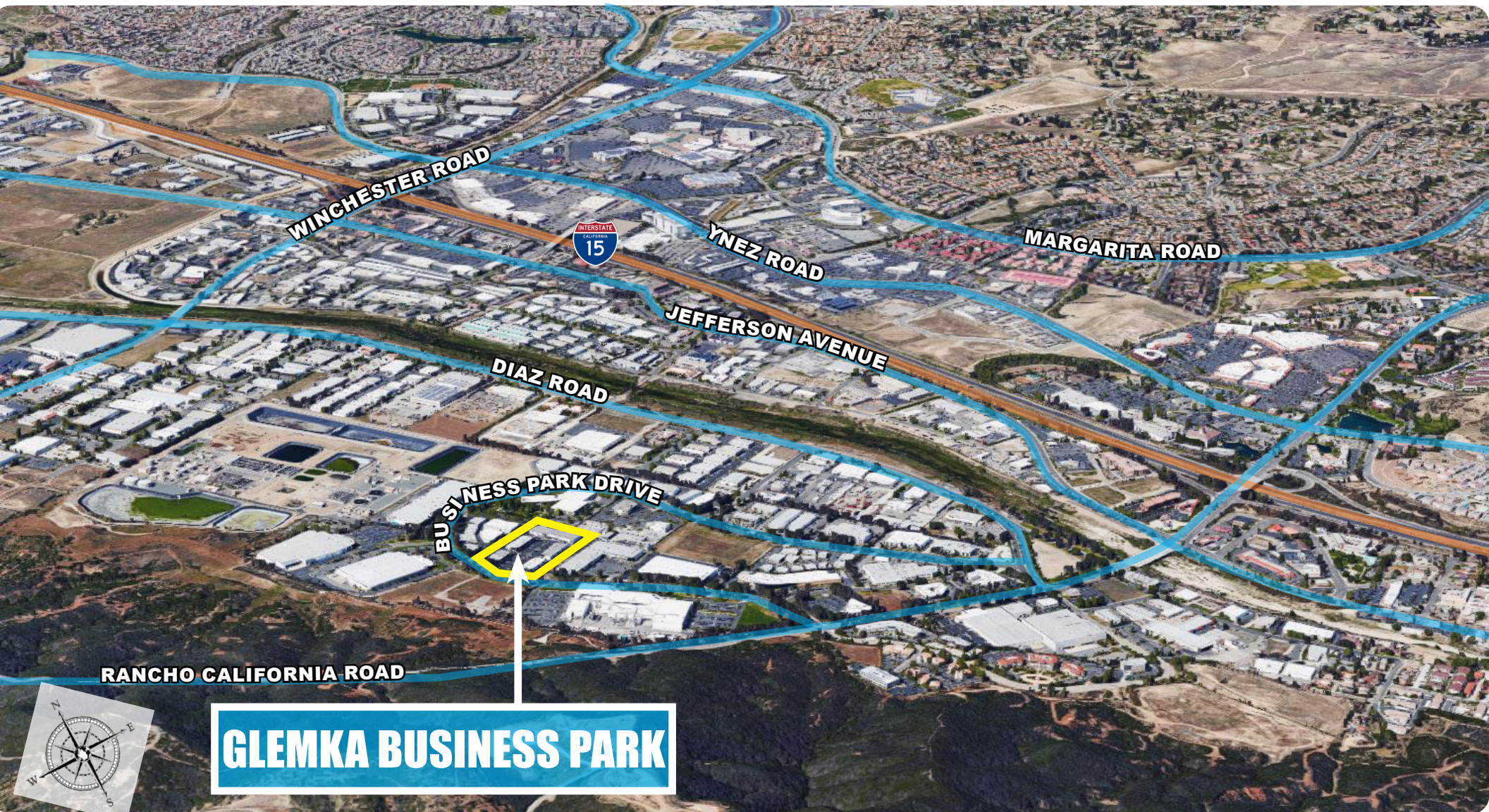




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