

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



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AVAILABLE SUITES

4160 TEMESCAL CANYON ROAD

SUITE	SQ FT	COMMENTS		LEASE RATE PSF
Suite 101	±8,056 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room, Available with 30 Days Notice	 	\$2.65/SF FSG
Suite 111	±4,199 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room	 	\$2.65/SF FSG
Suite 211	±3,397 SF	7 Offices, Kitchen, Open Space, Conference Room, Available 30 Days Notice		\$2.65/SF FSG
Suite 310	±1,211 SF	Open Area, 2 Private Offices	 	\$2.65/SF FSG

4140 TEMESCAL CANYON ROAD

Suite 208	±4,774 SF	Shell Space		\$2.85/SF FSG
Suite 218	±3,364 SF	Shell Space		\$2.85/SF FSG
Suite 300	±18,867 SF	Divisible	 	\$2.85/SF FSG
Suite 411	±6,844 SF	Shell Space		\$2.85/SF FSG

Rate Increases:	3% Annually
Lease Term:	1-5 Years
Parking:	4.5:1,000 SF



SUITE FLOOR PLAN



SUITE VIRTUAL TOUR

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**AMPLE
SHOPPING
& RETAIL
NEARBY**



**±1,000 SF -
145,000 SF**



**15 FREEWAY
VISIBILITY**



**160K CPD
ON 15 FWY**



**STATE-OF-
THE-ART
BUILDING
SYSTEMS**



**CLICK HERE
FOR VIDEO**

PROPERTY OVERVIEW/HIGHLIGHTS

Lakeshore Plaza at Dos Lagos provides companies 300,000 square feet of Class A office space in a campus community that is walking distance to abundant food options, housing, shopping, lodging and recreational choices. All of this is provided in a location that is central to a well-established residential base with an ever-expanding 360-degree labor pool.

This master planned project includes a 6-story building with flexible suite sizes already built out and ready for immediate occupancy. The second building is a 4-story building with highly efficient floorplates and shell space allowing companies the opportunity to customize their ideal office layout for small firms up to larger users with 100+ employees.

The two buildings are joined by an open-air courtyard that provides tenants and their clients a unique environment to work, collaborate, and relax.

The Promenade Shops at Dos Lagos, the Inland Empire's Premier Lifestyle Retail Complex, are a short walk away along a meandering, lakefront path, shaded by a soothing bamboo architectural marvel. Upscale dining, entertainment, hotels and business service amenities are all within easy reach.

Lakeshore Plaza's buildings offer state-of-the-art features: an advanced HVAC system, flexible and expandable telecommunications, an on-site conference and event space for tenant's use, and an on-site tenant lounge. The available design package is truly timeless: simplicity and class.



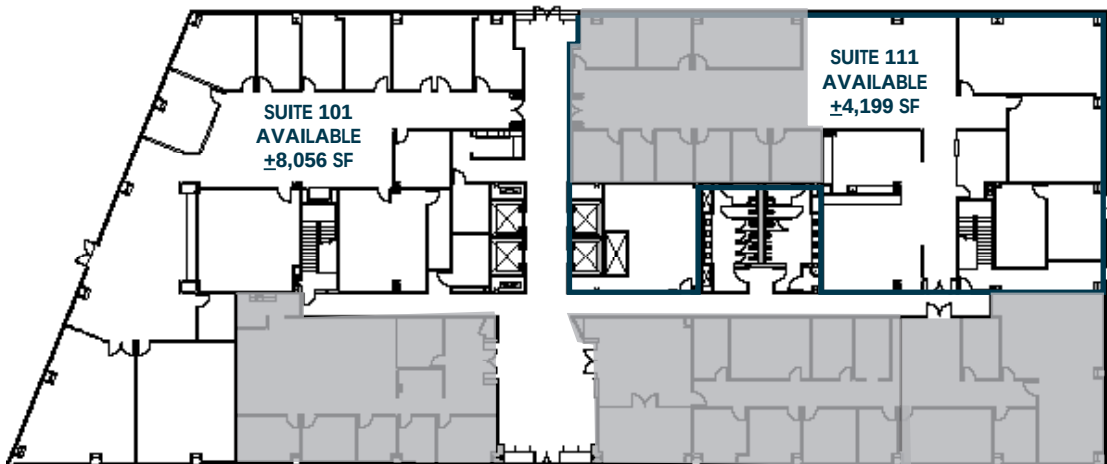
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**LAKESTORE PLAZA
at Dos Lagos**

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA

1ST FLOOR

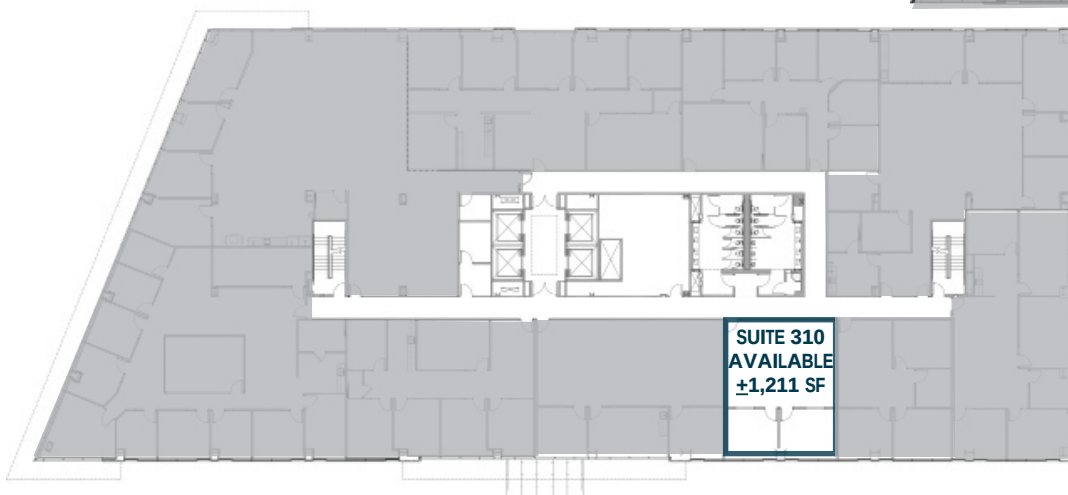
FLOOR PLAN | 4160 TEMESCAL CANYON RD



2ND FLOOR



3RD FLOOR



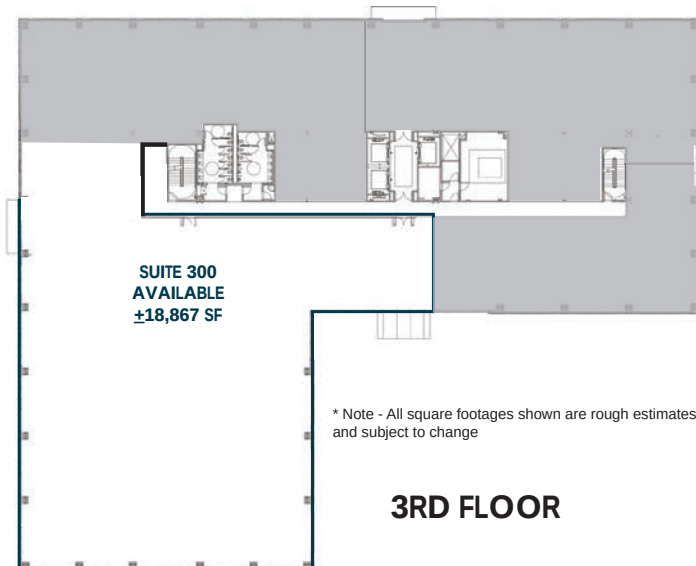
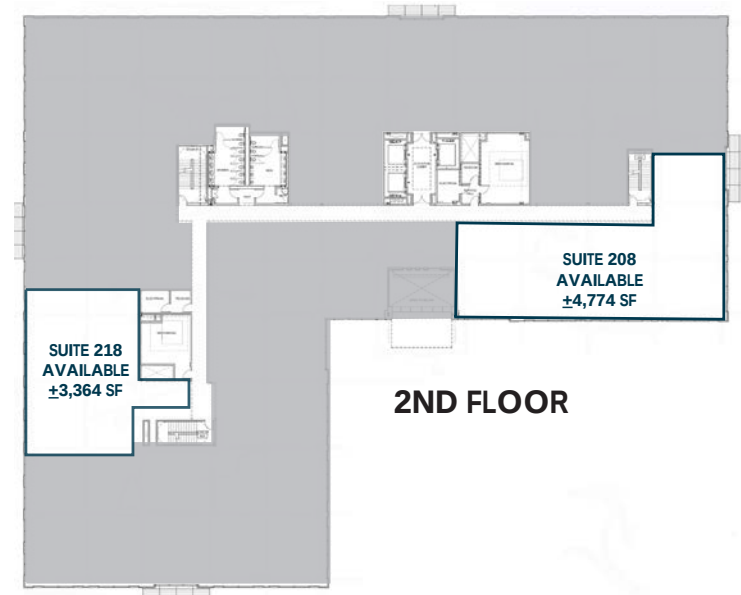
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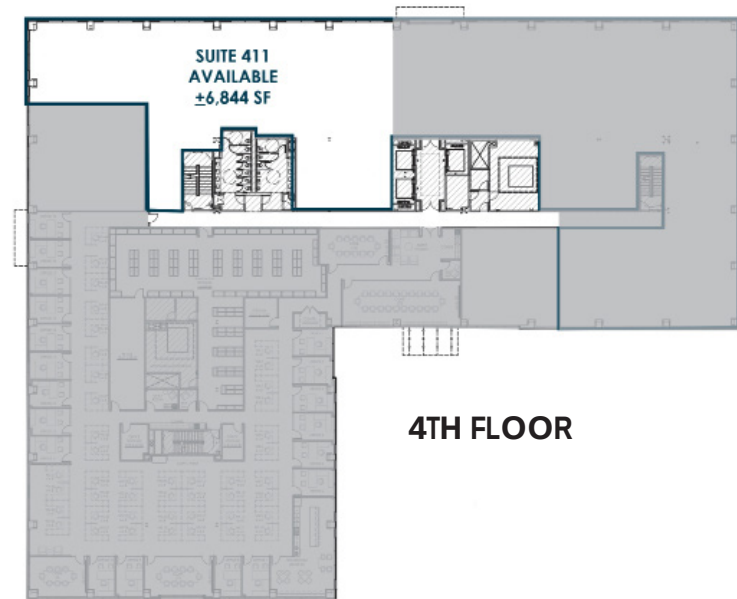


HIGHLY EFFICIENT SINGLE TENANT FLOOR PLATES
FLEXIBLE UNIT SIZING TO ACCOMMODATE
NUMEROUS CONFIGURATIONS

FLOOR PLAN | 4140 TEMESCAL CANYON



* Note - All square footages shown are rough estimates
and subject to change



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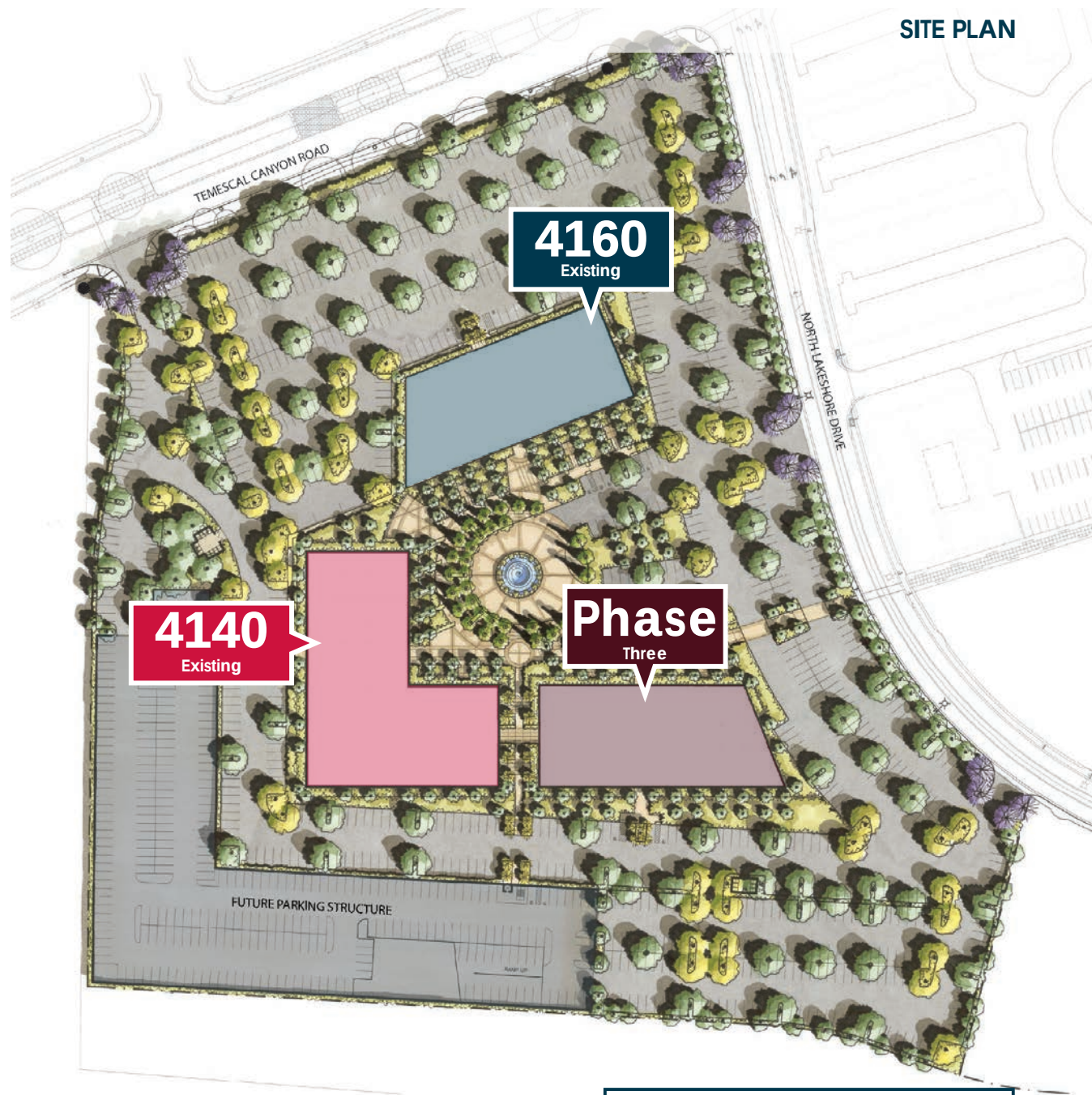
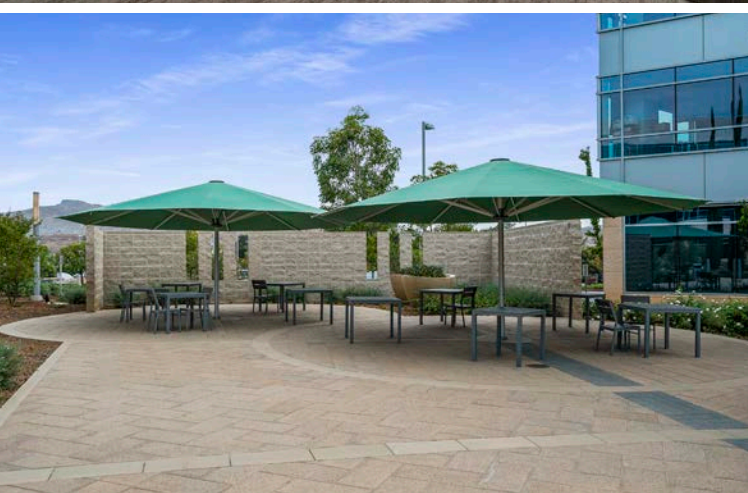
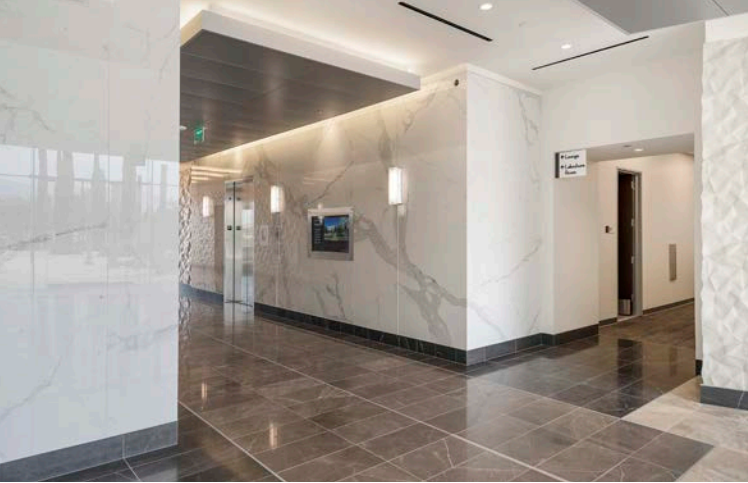
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4140 TEMESCAL CANYON RD BUILDING PHOTOS





SITE PLAN

4160
Existing

4140
Existing

Phase
Three

FUTURE PARKING STRUCTURE

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AREA OVERVIEW

Regional Facts

45 Miles

Southeast of Los Angeles

13 Miles

to Neighboring Orange County

33 Miles

to Temecula

3 MILES FROM SITE 2023

33,315 Est. Population

\$187,612 Average HH Income

11,797 Est. Daytime
Demographics

RIVERSIDE COUNTY 2023

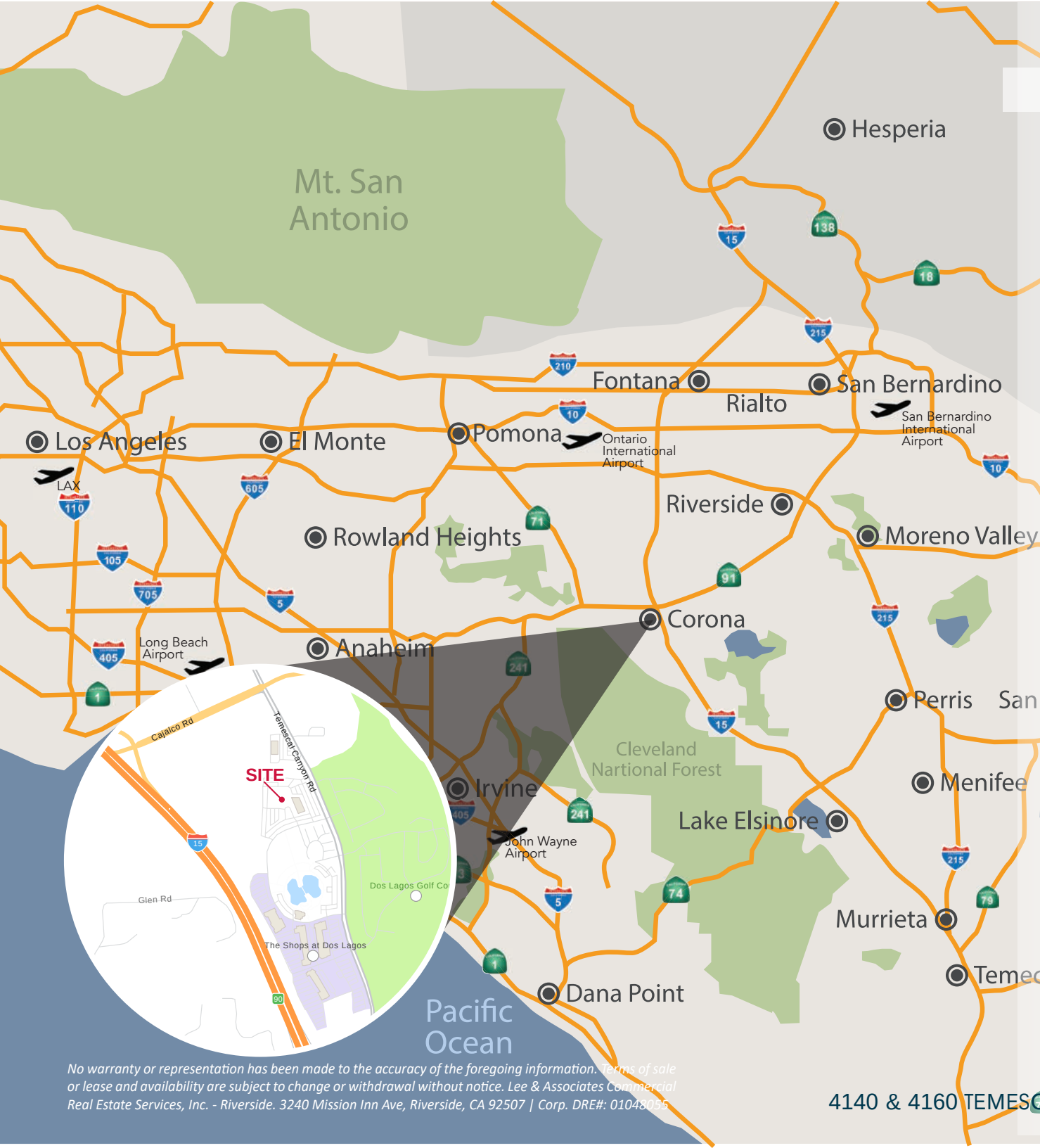
2,492,676 Est. Population

\$117,531 Average HH Income

604,631 Est. Daytime
Demographics

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Crossings
at Corona

STAYBRIDGE
SUITES

MONTECITO
AT DOS LAGOS

LAKE SHORE PLAZA at Dos Lagos

AMENITIES

DOS LAGOS
THEATRES

Miguel's



REUNION
STEAKHOUSE

FRIDAYS

WOOD RANCH
BAR & GRILL

TERRANO
AT DOS LAGOS

FUTURE DEVELOPMENT

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COMMERCIAL REAL ESTATE SERVICES

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