

PLAZA RIO VISTA

43015 Blackdeer Loop, Temecula CA 92590



Beautiful Two Story Office Building with VIEW, located on the corner of Diaz Road and Blackdeer Loop across from the Murrieta Creek Trail (Walk, Bike and Equestrian). Upstairs / Downstairs Common Area Restrooms, Nicely Landscaped Surroundings w/ Outdoor Patio Sitting Area, (No Elevator). PARKING LOT SECURITY CAMERAS!!

FOR LEASE

Available Immediately

UPSTAIRS: #208 (1,047 RSF) @ \$1.60 psf = \$1,675.20*

Security Deposit \$2,500.00

Consists of: *Carpeted Reception Area; 3 Offices PLUS Conference Room/Large Office
3 Unreserved Parking Space (additional parking on Street)*

SUITE(S) Include: *Central HVAC; CAT 5 VOICE and DATA (FIOS to building); Vertical Blinds; Break Room with Sink, Upgraded Cabinets and space for over the counter Microwave (downstairs suites have space for under the counter refrigerator)*

***ABOVE Rental Rates INCLUDE:** Common Area Expenses and Maintenance to HVAC Unit.
TENANT Responsible for: Own Liability Insurance, Utilities, Phone/Data, In-Suite Cleaning and Certificate of Occupancy (Estimate \$174).

If you have questions or are interested in viewing any of these units please call:

Viola's Management Company LLC (DRE #01431832) (951) 296-2996 or (951) 326-9478

43015 Blackdeer Loop #105, Temecula CA

(Updated: June 19, 2024)

EXHIBIT B

Suite 208

Plaza Rio Vista
43015 Blackdeer Loop
Temecula, CA 92590

Usable Area: 977 SF
Rentable Area: 1,047 SF

Revised:
Feb. 20, 2010

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