

# 2091 Professional Building

## 2091 W. Florida Avenue Hemet, CA



### PROJECT:

This two-story office building is located in the rapidly growing west end of Hemet. Major retailers surround this location with an increased demand for office space in the area.

### AMENITIES:

- Excellent visibility and corner location
- Good parking
- Walking distance from shops and restaurants
- Signalized corner
- Elevator access from main lobby

### SITE PLAN:

Please see backside for layout.

<b>Suite 160</b>	<b>\$2.25 per square foot* Modified Gross</b>
<b>Suite 200</b>	<b>\$2.25 per square foot* Modified Gross (with furnishings)</b>
<b>Suite 205</b>	<b>\$1.75 per square foot* Modified Gross</b>

**Call for details. \*Based on rentable square feet; electricity & janitorial separate**

### **FOR ADDITIONAL INFORMATION CONTACT**

**Guy W. Excell or Howard B. Rosenthal**

**(951) 658-2559**

**DRE License No. 01138381**



**Rosenthal & Excell**  
Commercial Real Estate Services

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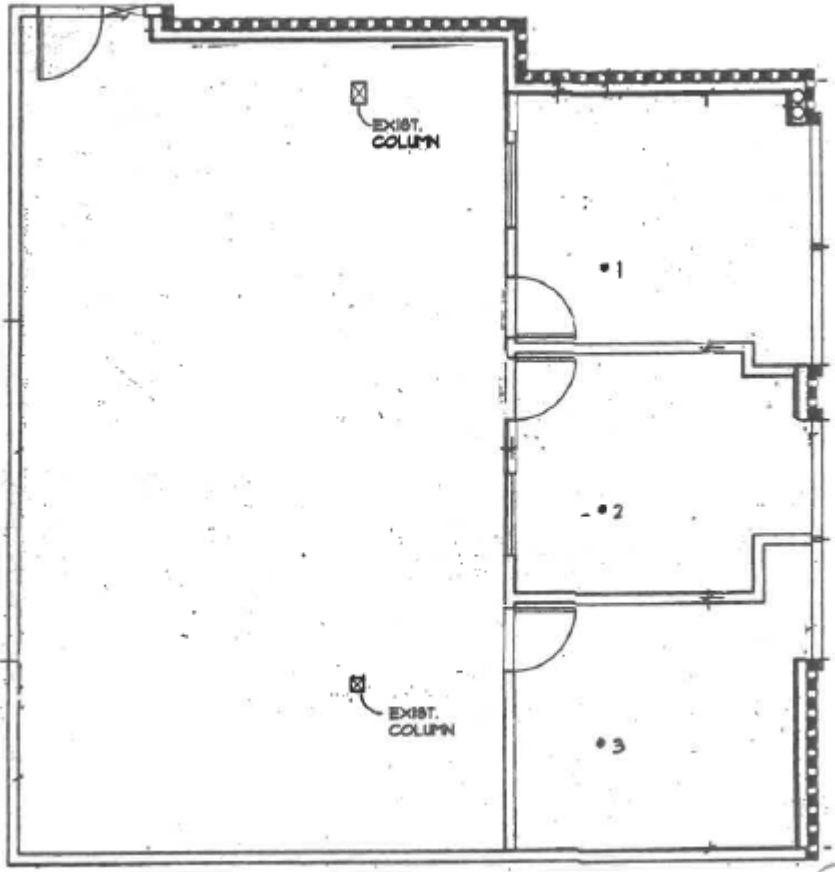
SUITE NO.	TENANT	RENTABLE (Sq.Ft.)	COMMENTS
100	Western Dental	5,132	Leased
120	Lifestyle Chiropractic & Wellness	2,396	Leased
125	Western Dental	924	Leased
140	Lifestyle Chiropractic & Wellness	2,306	Leased
<b>160</b>	<b>Vacant</b>	<b>1,774</b>	<b>Available</b>
<b>200</b>	<b>Vacant</b>	<b>2,945</b>	<b>Available</b>
<b>205</b>	<b>Vacant</b>	<b>3,232</b>	<b>Available</b>
210	Green Physical Therapy	1,889	Leased
225	Owner	2,201	Not Available
250	Green Physical Therapy	2,538	Leased



**N**

*(Not to Scale)*

2091 W. Florida Avenue, Hemet, CA  
Suite 160  
Floor Plan



**2091 W. Florida Avenue, Hemet, CA  
Suite 160**

Office No. 1



Office No. 2



Office No. 3

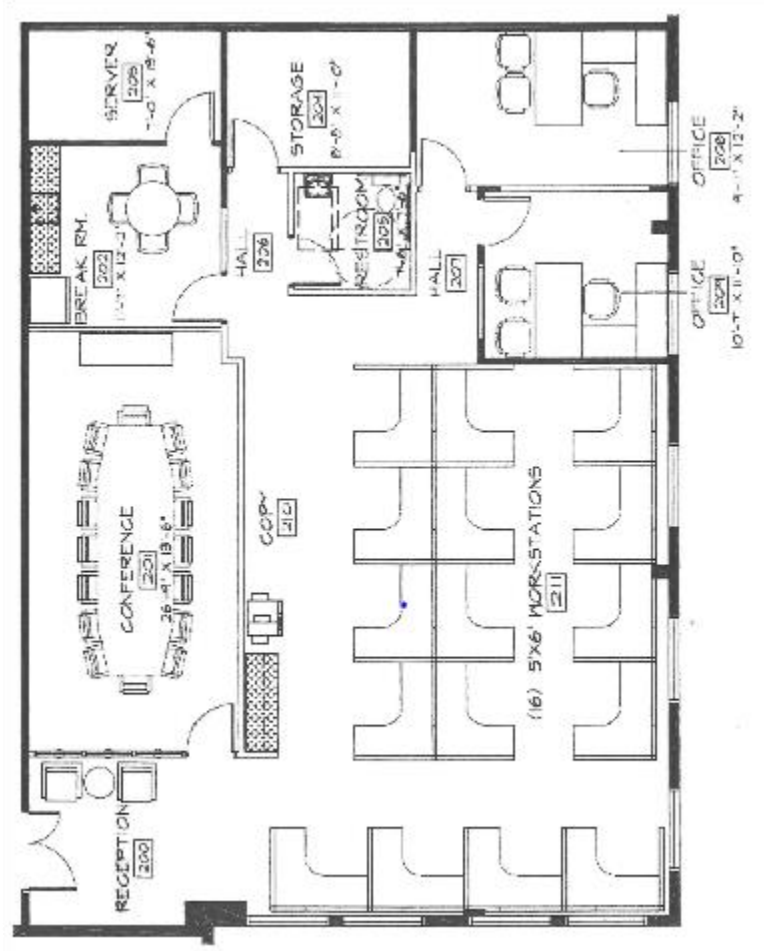


Main Room



2091 W. Florida Avenue  
Hemet, CA 92545

Suite 200



# Suite 200 Furnishings



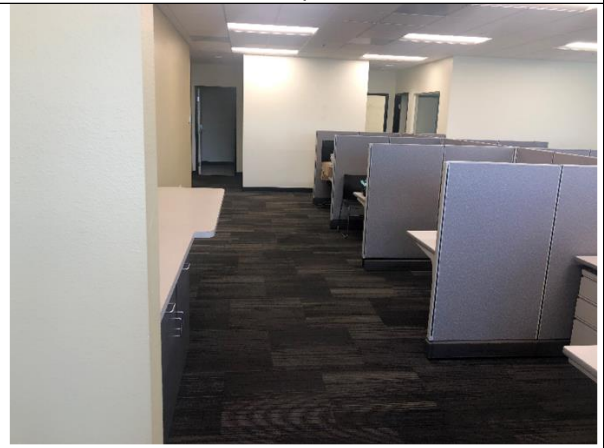
Conference Room



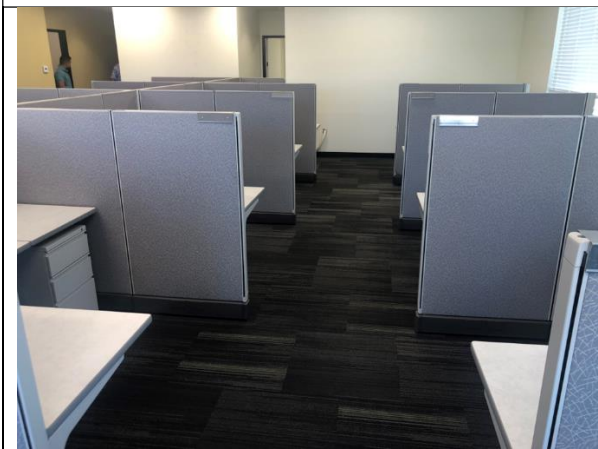
Front Reception Area



Cubicles



Cubicles



Cubicles



Cubicles





Private Office No. 1



Kitchenette



Private Restroom

**2091 W. Florida Avenue, Hemet, CA**  
**Suite 205\**  
**Floor Plan**

