

# FOR LEASE

## PROFESSIONAL OFFICE SPACE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**3 MONTHS OF  
FREE RENT ON  
A 3 YEAR LEASE**

*See Next Page 4 for Details*



# TOWER PLAZA BUSINESS CENTER

27393 YNEZ ROAD | TEMECULA, CA 92591



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## PROPERTY DESCRIPTION

- **557 SF - 1,492 SF SPACES AVAILABLE**
- **LEASE RATE STARTING AT:**  
\$1.65 PSF/MG
- **PARKING**  
4.00/1,000 sf
- **FEATURES**
  - Professional office and medical suites available
  - Located within Tower Plaza Center
  - High speed data transfer available via fiber optics communication network
  - Excellent access to I-15 freeway and Rancho California Road
  - Walking distance to several restaurants, banks, and retail stores
  - Capital Improvement Plan recently completed



**MATT SHAW, CCIM**  
Vice President  
951.445.4502  
mshaw@leetemecula.com  
DRE# 01917622

**BLAKE VALDEZ**  
Vice President  
951.445.4509  
bvaldez@leetemecula.com  
DRE# 02107941

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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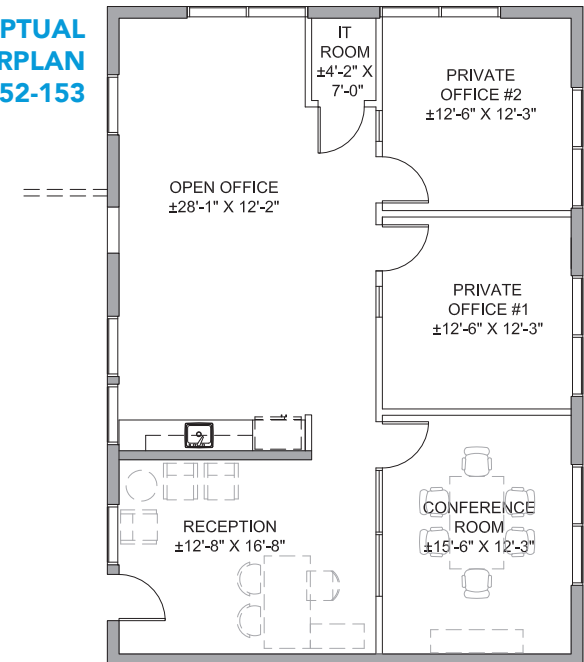
## AVAILABILITY 1ST FLOOR

- Common Area
- Available
- Leased



SUITE	RENTABLE SF	RATE PER SF	COMMENTS
152	557	\$1.85 MG	Open Office
153	1,184	\$1.75 MG	Reception area and 3 private offices

### CONCEPTUAL FLOORPLAN SUITES 152-153



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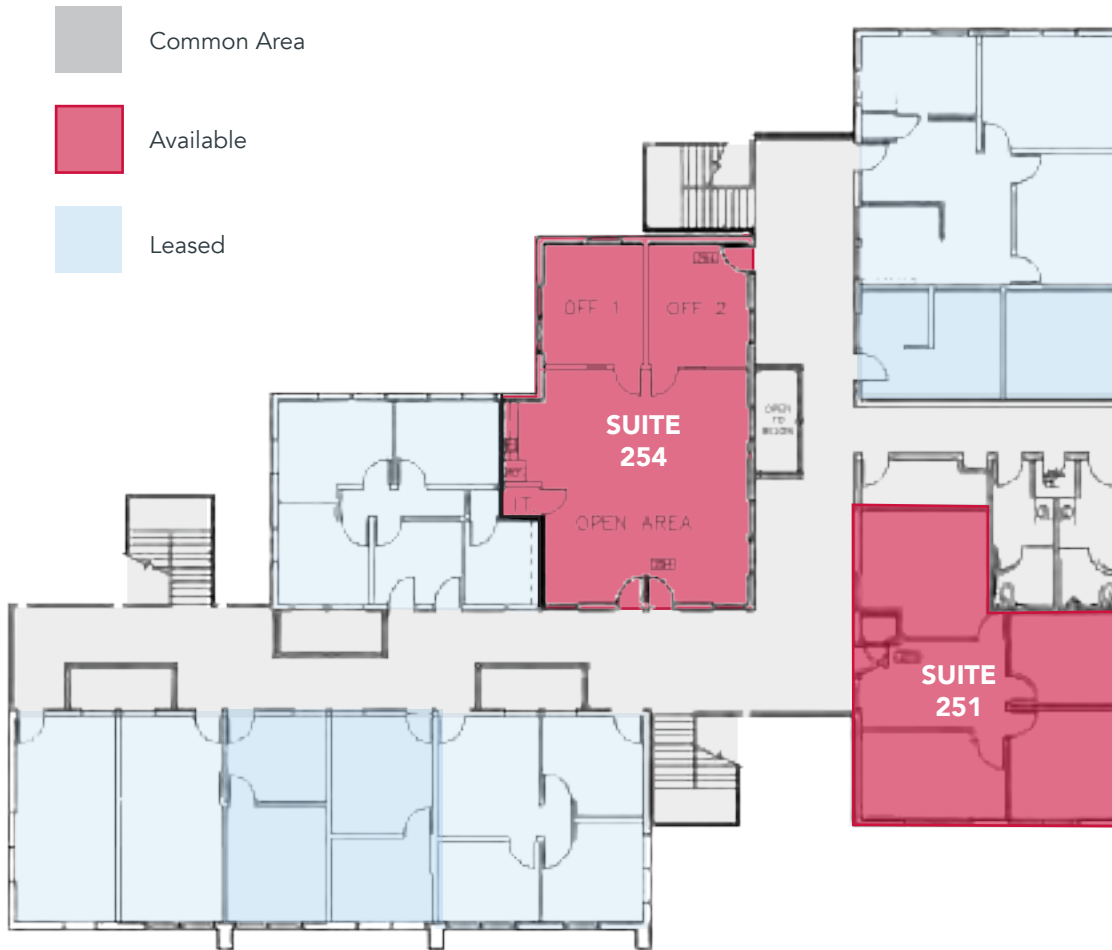
Vice President  
951.445.4509  
bvaldez@leetemecula.com  
DRE# 02107941

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## AVAILABILITY 2ND FLOOR



SUITE	RENTABLE SF	RATE PER SF	COMMENTS
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251	1,262	\$1.65 MG	4 offices and reception area
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254	1,492	\$1.65 MG	NEWLY RENOVATED! Large Open Workspace, Coffee Bar, and 2 private offices.
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**1 MONTH OF FREE RENT FOR EACH YEAR OF LEASE TERM THAT IS SIGNED FOR SUITE 254.**

rev 11/20/2024



**MATT SHAW, CCIM**

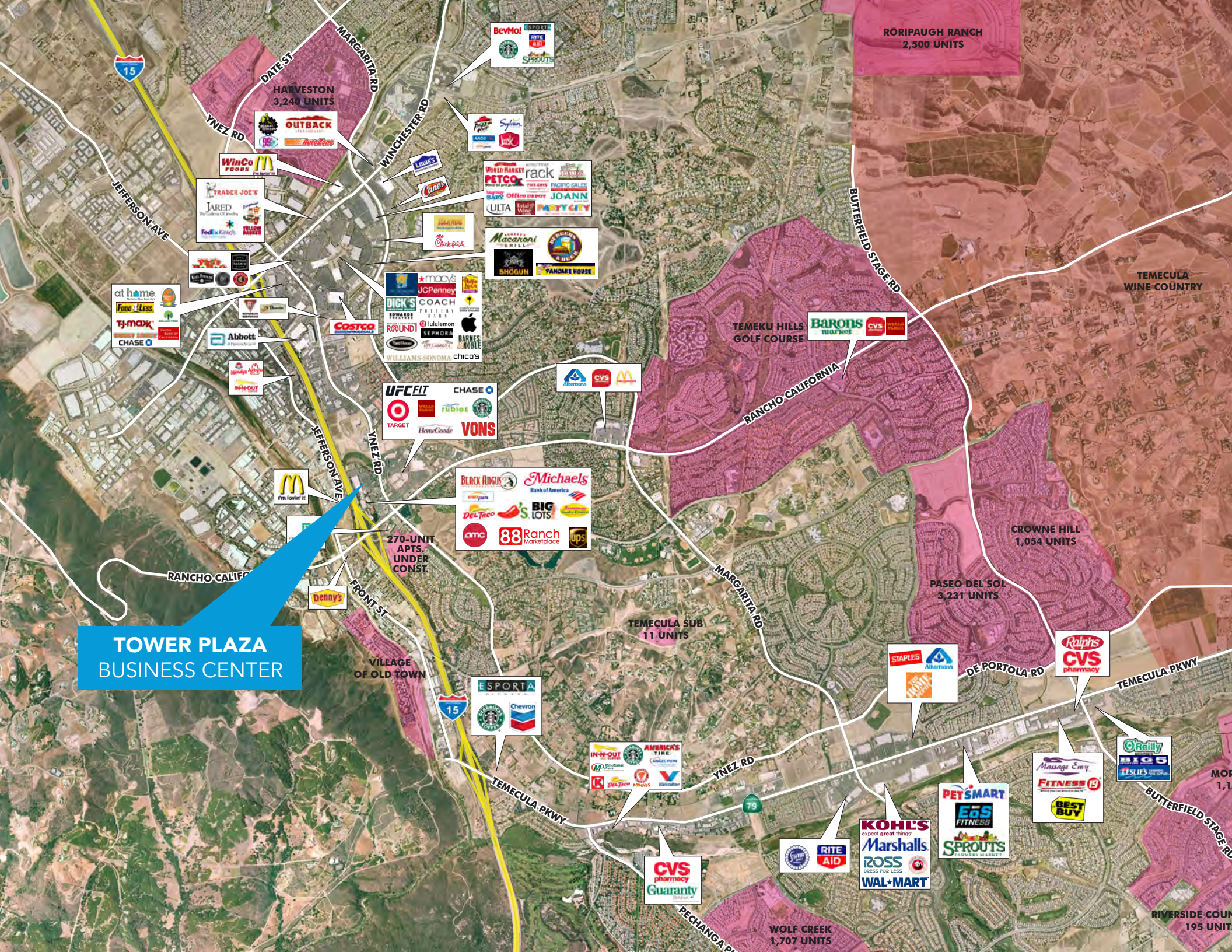
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RORIPAUGH RANCH  
2,500 UNITS

HARVESTON  
3,240 UNITS

TEMEKU HILLS  
GOLF COURSE

CROWNE HILL  
1,054 UNITS

PASEO DEL SOL  
3,231 UNITS

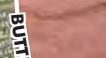
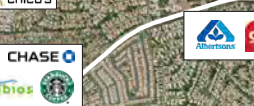
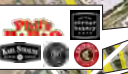
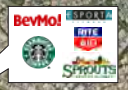
TEMECULA SUB  
11 UNITS

VILLAGE  
OF OLD TOWN

WOLF CREEK  
1,707 UNITS

RIVERSIDE COUN  
195 UNITS

**TOWER PLAZA  
BUSINESS CENTER**





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