

41120 ELM STREET
MURRIETA, CA 92562

**AVISON
YOUNG**

FOR LEASE | SUITE H \$1.20/PSF GROSS

LEASING ADVISORS

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Property Highlights

- 5,531SF office/flex space (includes \pm 300 SF of warehouse)
- Large reception area with built-in desk and natural stone flooring
- (20) private offices, some second story offices with expansive views of foothills and mountains
- Large conference room
- Kitchenette
- (3) restrooms
- Parking at 2:1000 with additional street parking available
- 12' x 14' GL roll-up door to serve \pm 300 SF warehouse
- Remote access 24 hour exterior video surveillance
- FIOS available
- Excellent Southwest Riverside County location in an explosive industrial development area central to Orange, San Diego, Riverside and San Bernardino Counties
- Great location near I-215 and I-15 interchange
- ***Tenant to select new carpet and paint from building standard samples***



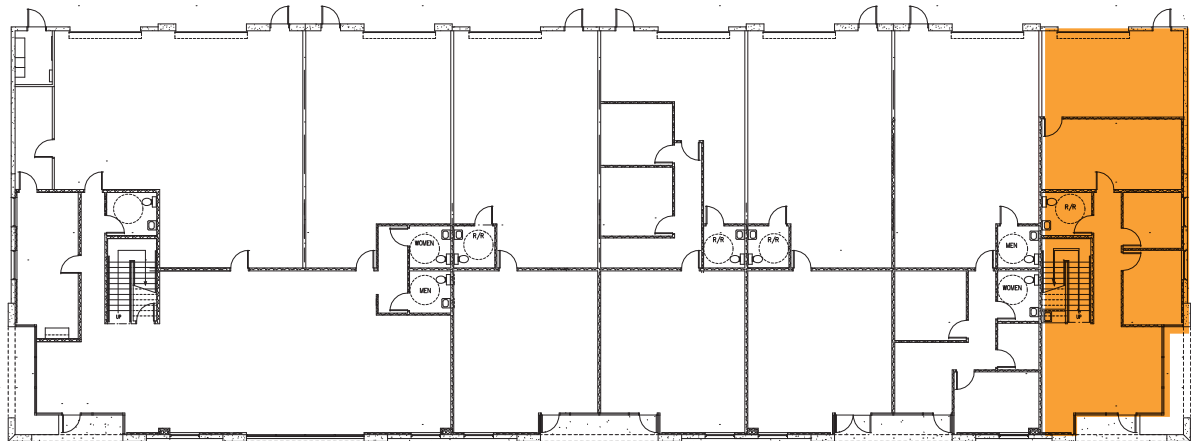


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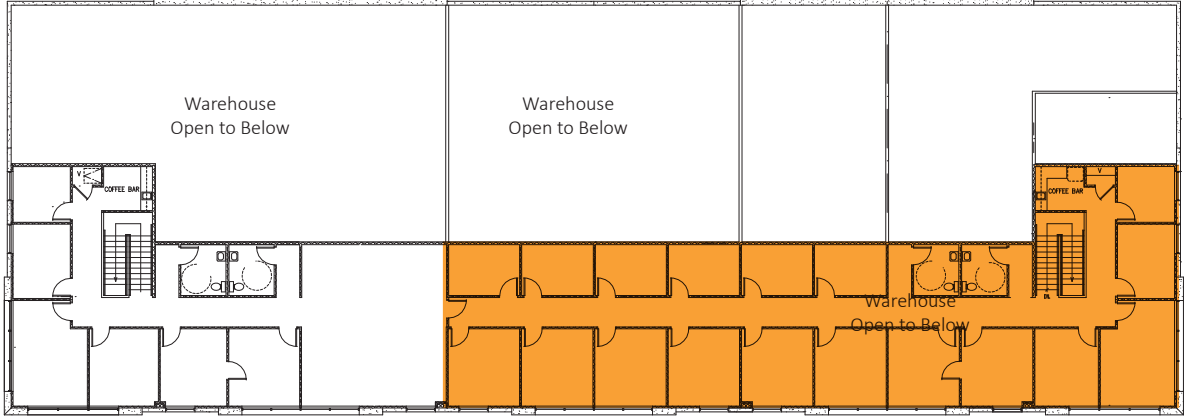
Floor Plan

Suite H

FIRST FLOOR



SECOND FLOOR



*Floor plans may not represent current "as built" improvements and may not be to scale.

Aerial Map

Promenade Regional Mall

Starbucks, Trader Joe's, Chick-fil-A, Costco, Williams-Sonoma, Coach & 40+ others

Temecula Town Center / Tower Plaza

Target, Black Angus Steakhouse, CVS, Chili's, Subway & 10+ others

Old Town Temecula

Starbucks, Blackbird Tavern, Baily's, Crush & Brew & 20+ others



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