



# FOR SALE: Professional Office Condominiums

41707 Winchester Road, Temecula, CA 92590

## Property Information

Newly entitled office condominium project offers prospective Buyers the opportunity for ownership.

This professionally managed project offers a contemporary image in a clean, elevator served business environment.

The project also features restrooms on each floor, on site parking, and a beautiful lobby area.



**Christopher J. Masino, SIOR**  
(951) 795-4556  
[cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)



**Tucker Hohenstein, SIOR**  
(760) 930-7966  
[tucker.hohenstein@colliers.com](mailto:tucker.hohenstein@colliers.com)

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



# FOR SALE: Professional Office Condominiums

41707 Winchester Road, Temecula, CA 92590

## Selected Exterior Images



41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



# FOR SALE: Professional Office Condominiums

41707 Winchester Road, Temecula, CA 92590

## Selected Interior Images



41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

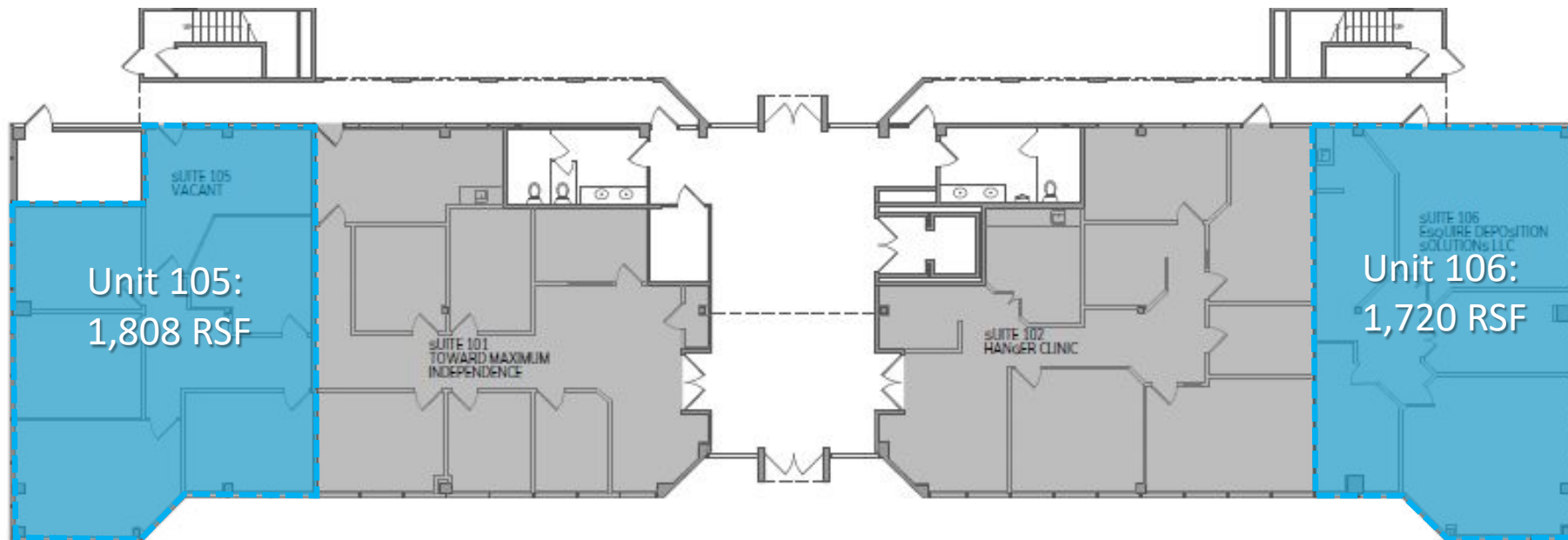
The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



# FOR SALE: Professional Office Condominiums

41707 Winchester Road, Temecula, CA 92590

## 1st Floor



Available For Sale =



**Christopher J. Masino, SIOR**  
 (951) 795-4556  
[cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)



**Tucker Hohenstein, SIOR**  
 (760) 930-7966  
[tucker.hohenstein@colliers.com](mailto:tucker.hohenstein@colliers.com)

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

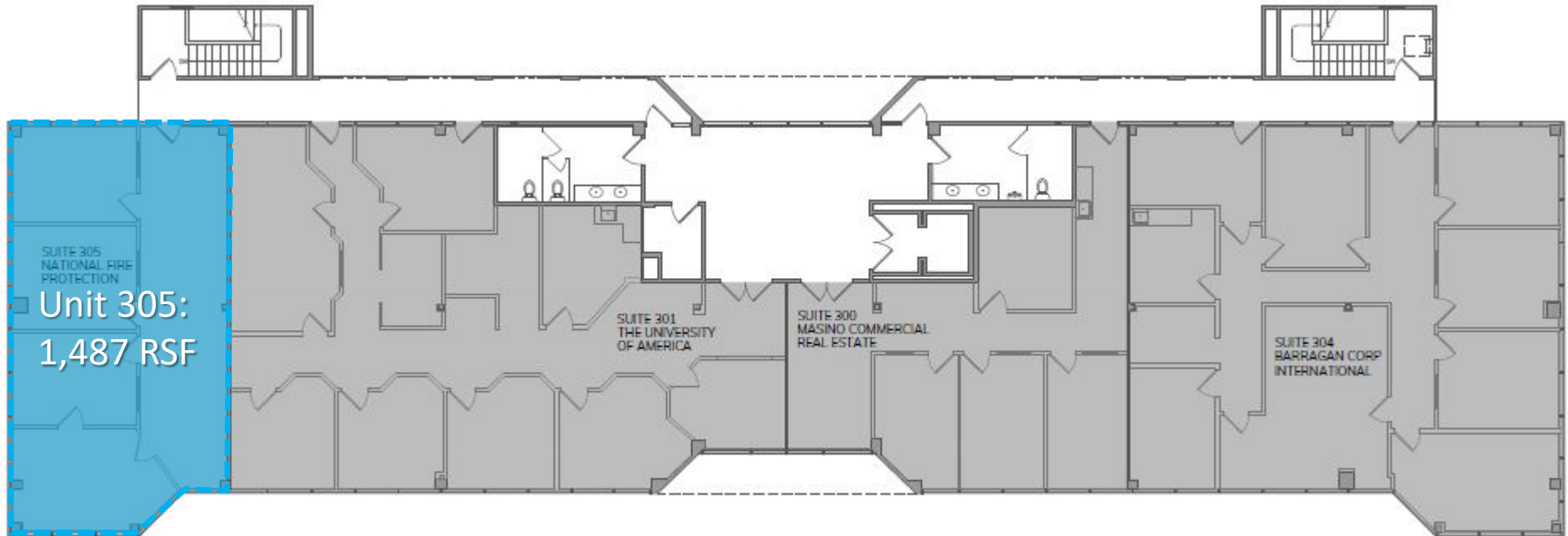
The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



# FOR SALE: Professional Office Condominiums

41707 Winchester Road, Temecula, CA 92590

## 3<sup>rd</sup> Floor



Available For Sale =



**Christopher J. Masino, SIOR**  
 (951) 795-4556  
[cmasino@masinoindustrial.com](mailto:cmasino@masinoindustrial.com)



**Tucker Hohenstein, SIOR**  
 (760) 930-7966  
[tucker.hohenstein@colliers.com](mailto:tucker.hohenstein@colliers.com)

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.



# FOR SALE: Professional Office Condominiums

41707 Winchester Road, Temecula, CA 92590

## Pricing Matrix

<u>Unit</u>	<u>Square Footage</u>	<u>Status</u>	<u>Price</u>	<u>Price/SF</u>
105	1,808	Vacant	\$596,640	\$330.00
106	1,720	Vacant	\$572,760	\$333.00
305	1,487	Vacant	\$499,632	\$336.00



**Christopher J. Masino, SIOR**  
(951) 795-4556  
cmasino@masinoindustrial.com



**Tucker Hohenstein, SIOR**  
(760) 930-7966  
tucker.hohenstein@colliers.com

41707 Winchester Rd | Suite 300 | Temecula | CA | 92590

The information contained herein has been obtained from a variety of sources and Masino Commercial, its agents, representatives and property owner make no warranty or representation regarding its accuracy or completeness. The delivery of this information does not constitute an offer and no transaction shall be considered binding until sales or lease agreement has been fully executed by all parties.