

TEMECULA CORPORATE PARK

43385 BUSINESS PARK DRIVE, TEMECULA, CALIFORNIA 92590

FOR LEASE

PROFESSIONAL OFFICE SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

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CalDRE License # 01403298



**COLDWELL BANKER
COMMERCIAL**
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PROPERTY HIGHLIGHTS

- Professional office space for lease
- Impressive corporate image
- Prestigious business park environment
- Striking, 2-story atrium lobby
- Well-appointed building finishes
- Elevator served building
- Ample parking



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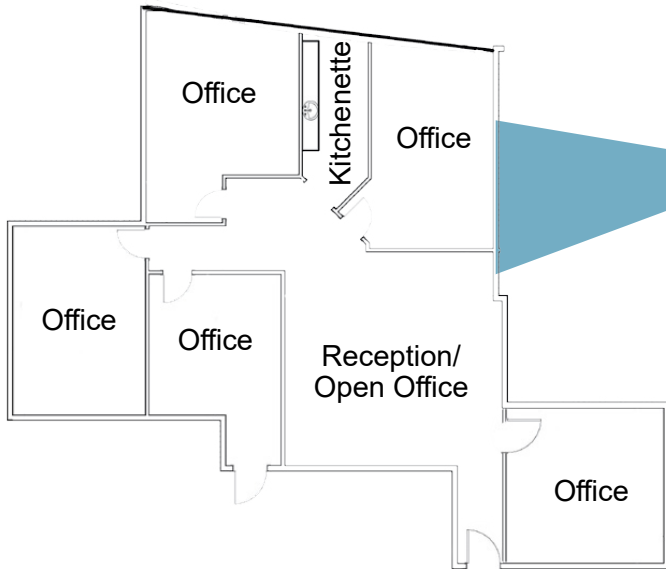
2ND FLOOR AVAILABILITY

| SUITE | RENTABLE SQ.FT. | MONTHLY LEASE RATE | DESCRIPTION |
|-------|-----------------|--|--|
| 200 | ±2,141 SF | \$2,484.00 Base Rent + CAOÉ* per month | Second floor elevator served suite consisting of a reception area, 5 private offices, and kitchenette Available May 1, 2026 |

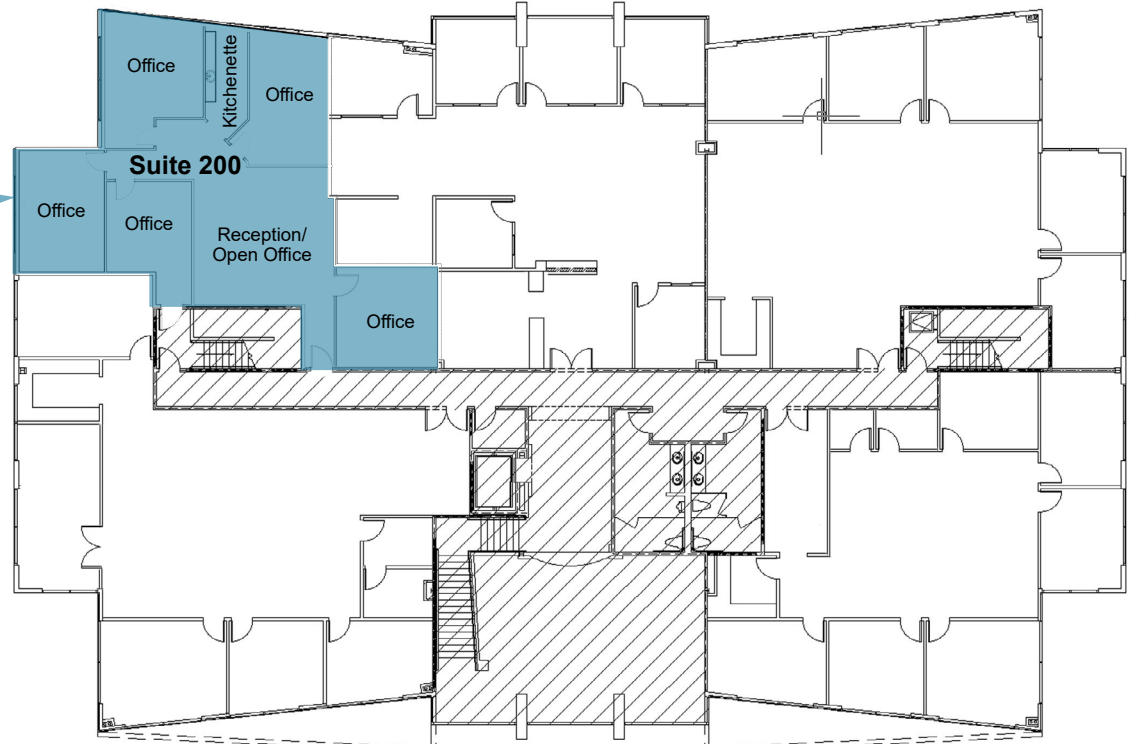
*2026 Estimated CAOÉ = \$1,512.00 per month . CAOÉ are subject to annual reconciliation and increases.

**Tenant to reimburse Landlord for electric service which is estimated at \$0.25 SF per month

SUITE 200 FLOOR PLAN



SECOND FLOOR



* Not to scale

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