PLAZA RIO VISTA

43015 Blackdeer Loop, Temecula CA 92590



Beautiful Two Story Office Building with VIEW, located on the corner of Diaz Road and Blackdeer Loop across from the *Murrieta Creek Trail (Walk, Bike and Equestrian)*. Upstairs / Downstairs Common Area Restrooms, Nicely Landscaped Surroundings w/ Outdoor Patio Sitting Area, (*No Elevator*). PARKING LOT SECURITY CAMERAS!!

FOR LEASE

Available Immediately

UPSTAIRS: #204 (780 RSF) @ \$1.65 PSF = \$1,287.00*

Security Deposit \$2,000.00

Consists of: Carpeted Reception Area and 2 Offices; Closet; Break Room

2 Unreserved Parking Space (additional parking on Street)

SUITE(S) Include: Central HVAC; CAT 5 VOICE and DATA (FIOS to building); Vertical Blinds; Break Room with Sink, Upgraded Cabinets and space for over the counter Microwave (downstairs suites have space for under the counter refrigerator)

*ABOVE Rental Rates INCLUDE: Common Area Expenses and Maintenance to HVAC Unit.

TENANT Responsible for: Own Liability Insurance, Utilities, Phone/Data, In-Suite Cleaning and

Certificate of Occupancy (2024 Estimate \$174).

If you have questions or are interested in viewing any of these units please call:

Viola's Management Company LLC (DRE #01431832) (951) 296-2996 or (951) 326-9478

43015 Blackdeer Loop #105, Temecula CA

(Updated: April 2, 2025)

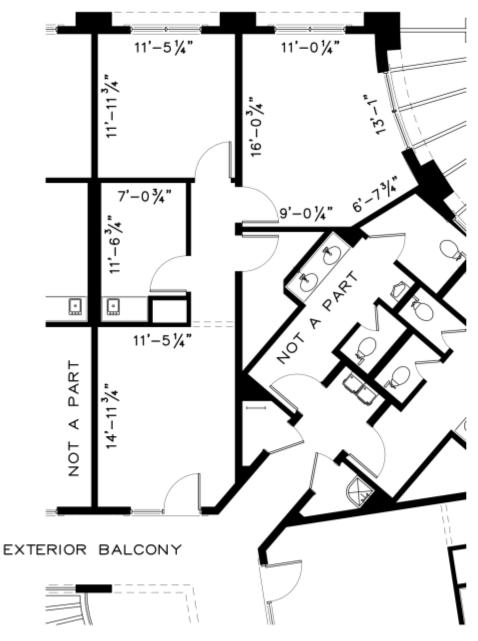
EXHIBIT B

Suite 204

Plaza Rio Vista 43015 Blackdeer Loop Temecula, CA 92590

Usable Area: 728 SF Rentable Area: 780 SF Revised: Feb. 20, 2010





Second Story