

FOR LEASE

VAIL RANCH TOWNE SQUARE

32605 Temecula Parkway ~ Temecula, CA

**Verizon FiOS
Enabled**

**RATES STARTING AT
\$1.75/SF
FOR 1ST YEAR**

with minimum
3 year lease signed
by 10/31/25

*FOR SUITES 100 & 101 ONLY
In AS IS Condition
Refer to pg 2 for details*

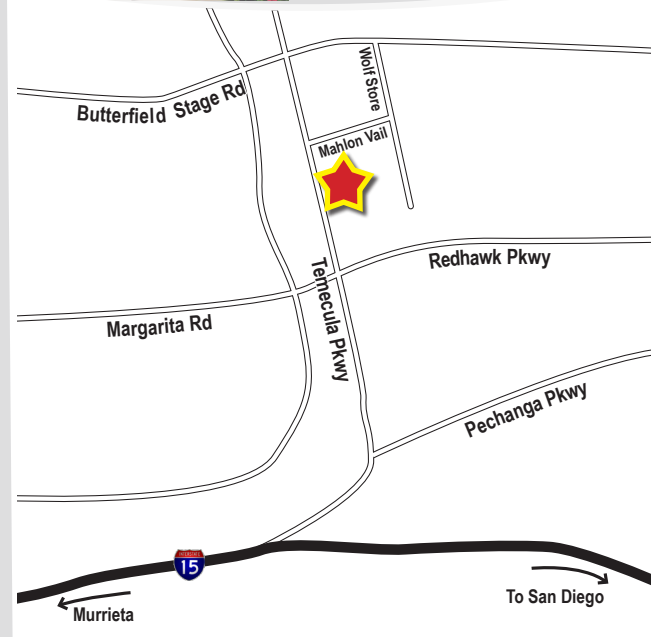
Highlights

- ❖ 3-Story multi-tenant Class "A" office building
- ❖ Suites starting at ±937 SF
- ❖ Excellent location with high visibility
- ❖ Medical & Dental uses permitted
- ❖ Located at the corner of Temecula Pkwy & Mahlon Vail Rd
- ❖ Mediterranean decor with lush landscaping
- ❖ Fully improved move-in ready suites
- ❖ Professionally Managed By: EQUIMAX Management
- ❖ Lock box located on 2nd floor right stair rail.

LEASE RATE STARTING AT:

\$1.75 PER RSF MG \$1.95 PER RSF MG

CONTACT AGENTS FOR SHOWING INSTRUCTIONS



25240 Hancock Avenue, Suite 100
Murrieta, CA 92562
P: 951.445.4500 F: 951.445.4527
www.lee-associates.com

For More Information, Please Contact:

MIKE HANNA
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DRE # 01456055

MARY PIPER
(951) 445-4516

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DRE # 01268829

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

VAIL RANCH TOWNE SQUARE

32605 TEMECULA PARKWAY ~ TEMECULA, CA

FIRST FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
100	±2,662	Call Agent for Details	*\$1.75 MG \$1.95 PSF*	Double door entry, reception 5 private offices, large open area, coffee bar and IT room.
				*Leasing Promo: Based on 3 year minimum term. In "As Is" condition. Lease must be signed by 10/31/2025.
101	±3,302	Call Agent for Details	*\$1.75 MG \$1.95 PSF*	Reception, large open area, 5 private offices, large conference room.
				*Leasing Promo: Based on 3 year minimum term. In "As Is" condition. Lease must be signed by 10/31/2025.

SECOND FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
211	±994	Immediately	*\$2.00 MG \$2.15 PSF*	Open Reception, large conference room or executive office, 2 private offices & coffee bar.
				*Leasing Promo: Based on 3 year minimum term. 1st Year: \$2.00 PSF / 2nd Year: \$2.05 PSF / 3rd Year: \$2.10 PSF & 3% Increases thereafter. Lease must be signed by 10/31/2025.



THIRD FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
315	±937	Call Agent for Details	*\$2.00 MG \$2.15 PSF*	Open reception work area, 2 private offices.
				*Leasing Promo: Based on 3 year minimum term. 1st Year: \$2.00 PSF / 2nd Year: \$2.05 PSF / 3rd Year: \$2.10 PSF & 3% Increases thereafter. Lease must be signed by 10/31/2025.

*Square footages based on rentable square feet.
Modified Gross Leases, Janitorial Included, Electricity Separate.



Rev. 07/30/2025



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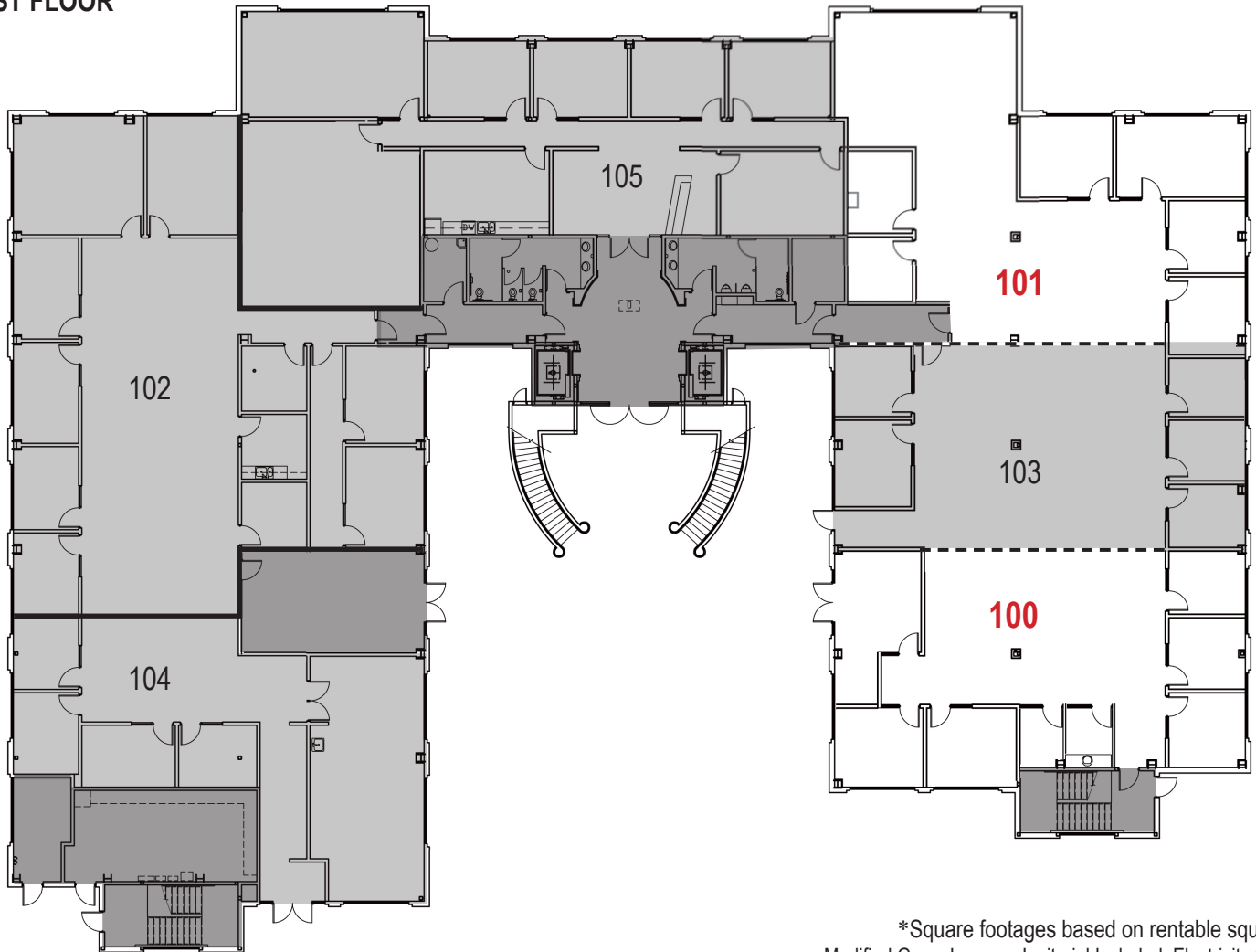
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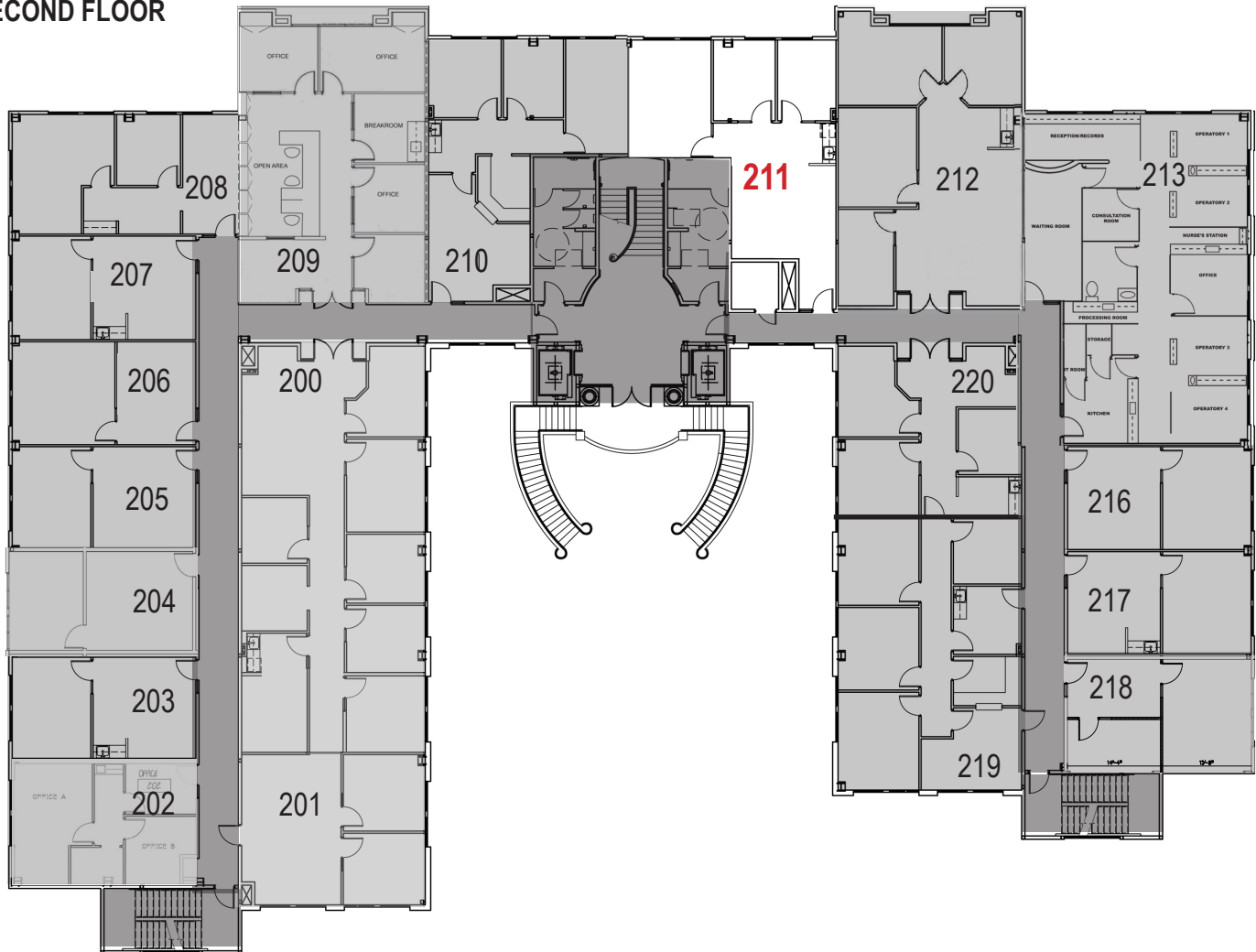
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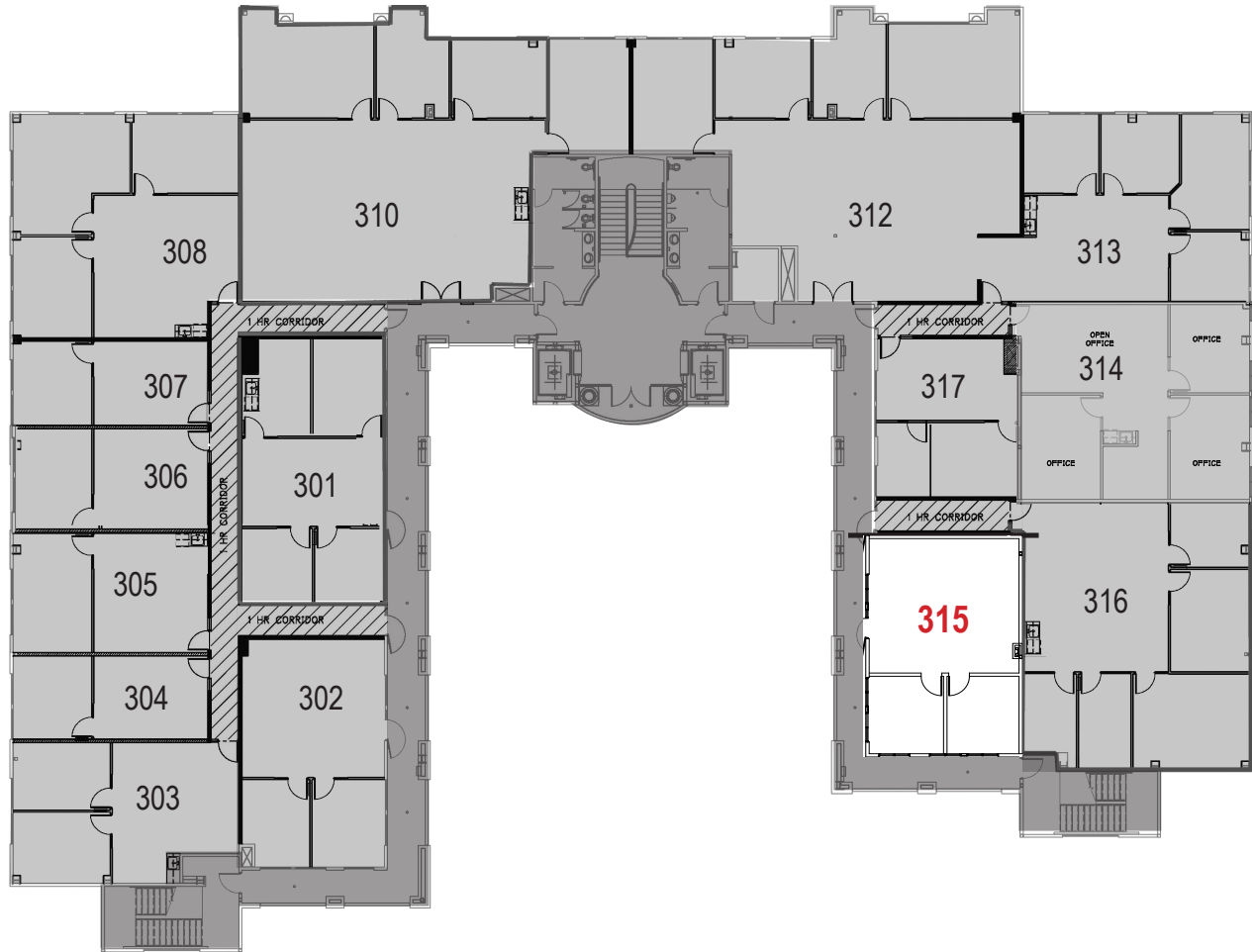
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