NEWLY REMODELED LOBBY!

OFFICE SUITES FOR LEASE
VISTA OFFICE CENTRE
43460 RIDGE PARK DRIVE, TEMECULA, CA 92590

Mary Piper
951.445.4516
mpiper@leetemecula.com
Lic. #01268829

Sheri Shoemaker
951.445.4510
sshoemaker@leetemecula.com
Lic. #00846946
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PROJECT HIGHLIGHTS

• Premier 2-Story Class ‘A’ Office Building
• Excellent Location with Access to I-15 Freeway at Rancho California Road at the Base of the Temecula Foothills
• Close Proximity to Old Town Temecula, Gourmet Restaurants and Entertainment
• Perimeter Window Lined Suites with Panoramic Views of Temecula Valley
• Frontier Fios Enabled
• Abundant Parking @ 4:1,000 & Covered Parking
• Secured Building with Fob Access 24/7
• Professionally Managed by M.C. Strauss Company
• See Attached for Availability

LEASE RATE
STARTING AT $1.75 RSF-FSG*
(*FSG includes electricity & Janitorial)

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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, Corporate ID# 01048005
NEWLY REMODELED LOBBY!
## AVAILABILITY

<table>
<thead>
<tr>
<th>SUITE</th>
<th>RSF (±)</th>
<th>USF (±)</th>
<th>RATE PER RSF</th>
<th>AVAILABILITY</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>150</td>
<td>1,679</td>
<td>1,456</td>
<td>$1.75</td>
<td>Sublease Immediately Available</td>
<td>Four Window lined private offices, kitchen, IT/Storage room, open work area.</td>
</tr>
</tbody>
</table>

**Sublease (Master Lease Expires 10/31/2021) or Landlord is open to a direct lease.**

**Contact agents for further details.**

Rental rate based on Full Service Gross (FSG) which includes electricity and janitorial. Rates are subject to change at the Owner’s sole discretion.
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<tr>
<td>250</td>
<td>2,720</td>
<td>2,326</td>
<td>$1.75</td>
<td>Available May 1, 2018</td>
<td>Reception, Six private offices, conference room, kitchenette, file and storage room, copy/workroom, IT room, 3 workstations &amp; open work area. PLEASE DO NOT DISTURB TENANT</td>
</tr>
</tbody>
</table>

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