

**1,483 RSF
OFFICE SUITE
FOR LEASE**

VISTA OFFICE CENTRE
43460 RIDGE PARK DRIVE, TEMECULA, CA 92590

**\$1.75/SF
FOR 1ST YEAR**
with minimum
3 year lease signed
by 03/31/2024
*FOR SUITE 260 ONLY
Refer to pg 3 for details*



Mary Piper
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DRE #01268829

Mike Hanna
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DRE #01456055

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1,483 RSF OFFICE SUITE FOR LEASE

VISTA OFFICE CENTRE

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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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AVAILABILITY

1ST FLOOR

SUITE	RSF (±)	USF (±)	RATE PER RSF	AVAILABILITY	DESCRIPTION
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100% Leased

2ND FLOOR

SUITE	RSF (±)	USF (±)	RATE PER RSF	AVAILABILITY	DESCRIPTION
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260	1,483	1,269	\$2-10 <i>see below for details</i>	Immediately	Reception, Four Private Offices, IT Closet and Open Work Area.
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Call agent for touring instructions.

Rental rate based on Full Service Gross (FSG) which includes electricity and janitorial. Rates are subject to change at the Owner's sole discretion.

***Leasing Promo: Based on 3 year minimum term. 1st Year: \$1.75 PSF / 2nd Year: \$2.00 PSF & 3% Increases thereafter. Lease must be signed by 3/31/2024.**

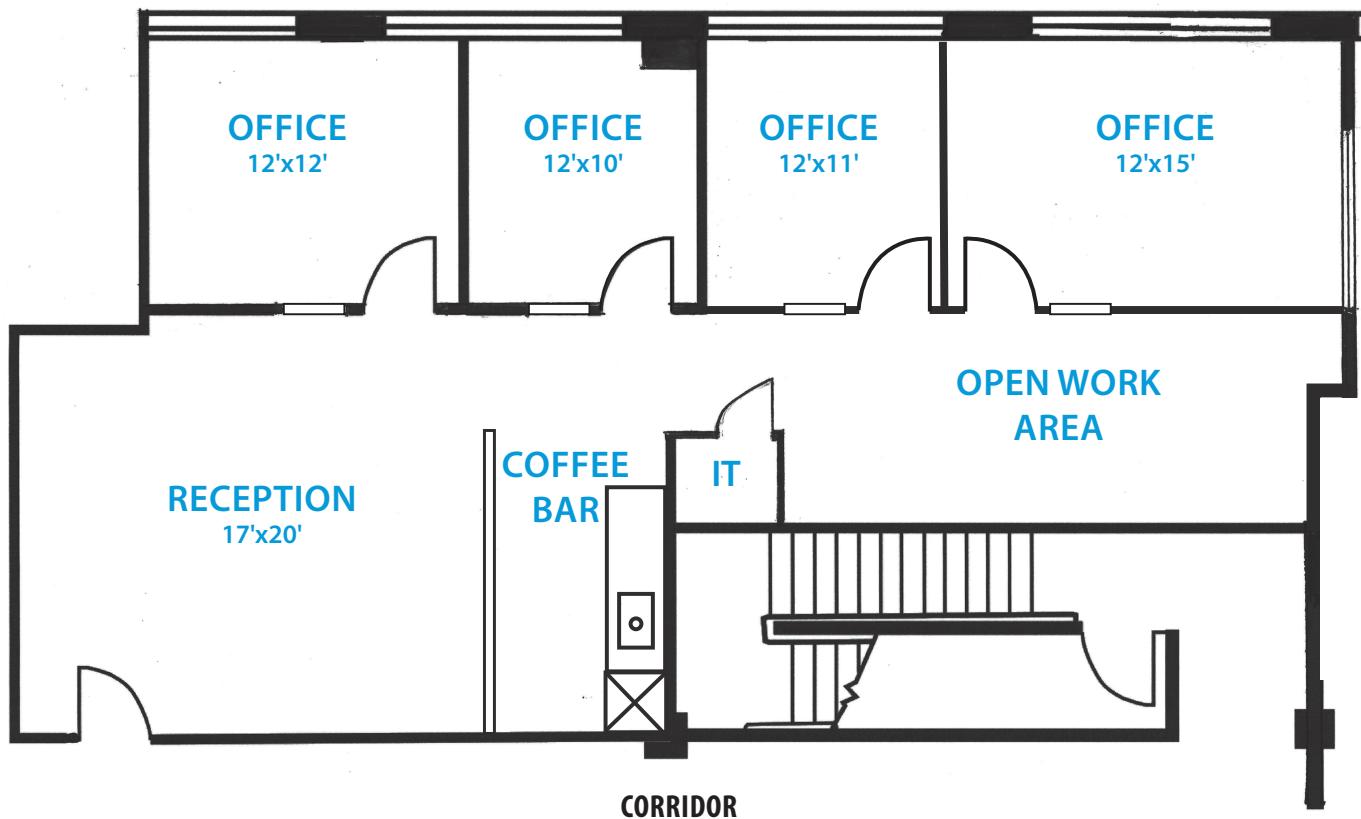
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2ND FLOOR

SUITE 260



SUITE	RSF (±)	USF (±)	RATE PER RSF	AVAILABILITY	DESCRIPTION
260	1,483	1,269	\$2.10 <i>see below for details</i>	Immediately	Reception, Four Private Offices, IT Closet and Open Work Area.

Contact agents for further details. Dimensions are Approximate.

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