

±355 SF - ±1,325 SF UNITS FOR LEASE

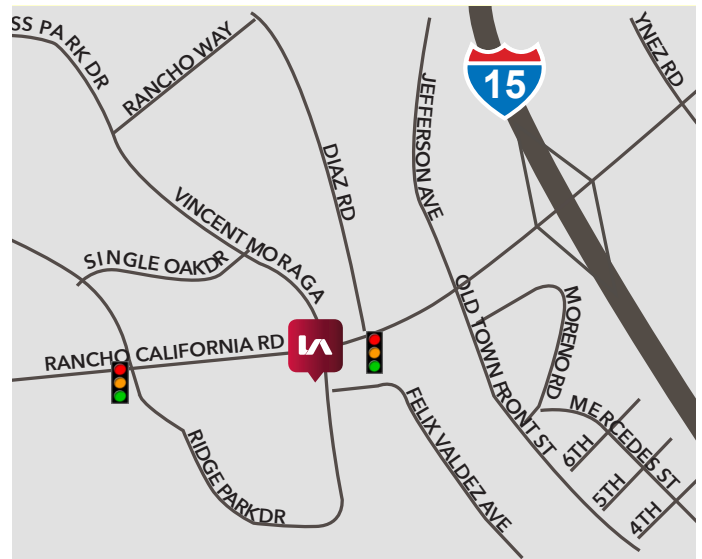
THE ELWELL BUILDING

28441 Rancho California Road | Temecula, CA



FEATURES:

- Professional Building With Office And Warehouse Units
- Excellent Location Within 1/4 Mile From I-15 Freeway And Rancho California Road off Ramp
- Close Proximity To Old Town Temecula Restaurants, Shopping, Entertainment, Etc.
- Jefferson Avenue Corridor With Many Services
- Frontier FIOS Enabled
- See Attached For Availability, Rental Rates And Floor Plans



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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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

±1,087 SF - ±1,325 SF UNITS FOR LEASE

THE ELWELL BUILDING

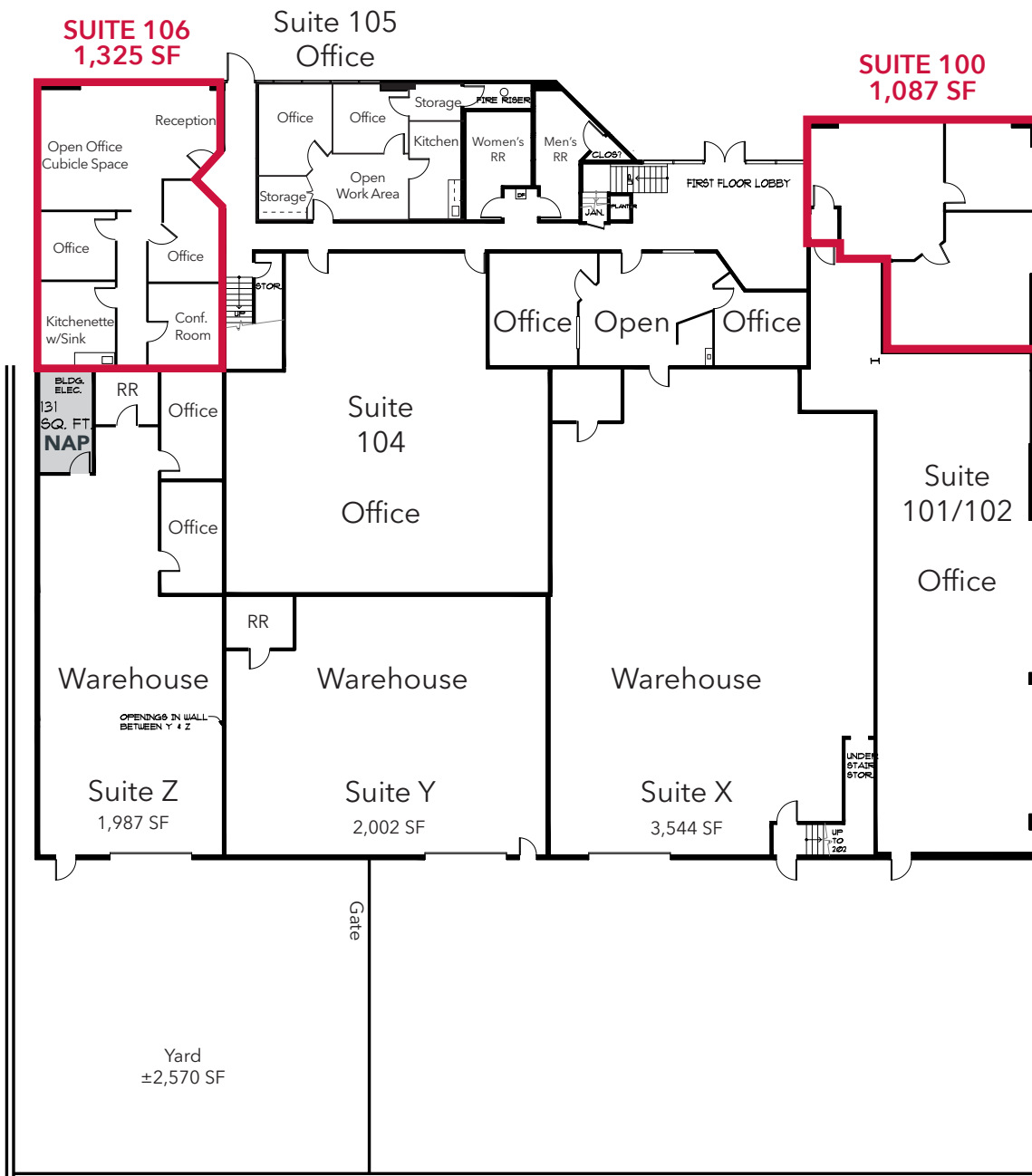
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1ST FLOOR

SUITE	SIZE	RATE/SF	DESCRIPTION	AVAILABLE
100	1,087 SF	*\$1.45 PSF MG + \$0.23 Utility Charge	Corner Suite, 2 Private offices, open work area, main lobby entrance	Immediately
106	1,325 SF	*\$1.35 PSF MG + \$0.23 Utility Charge	2 Private offices, conference room, open work area, breakroom	Immediately

*MG - Utilities Included. Tenant Responsible for In Suite Janitorial.



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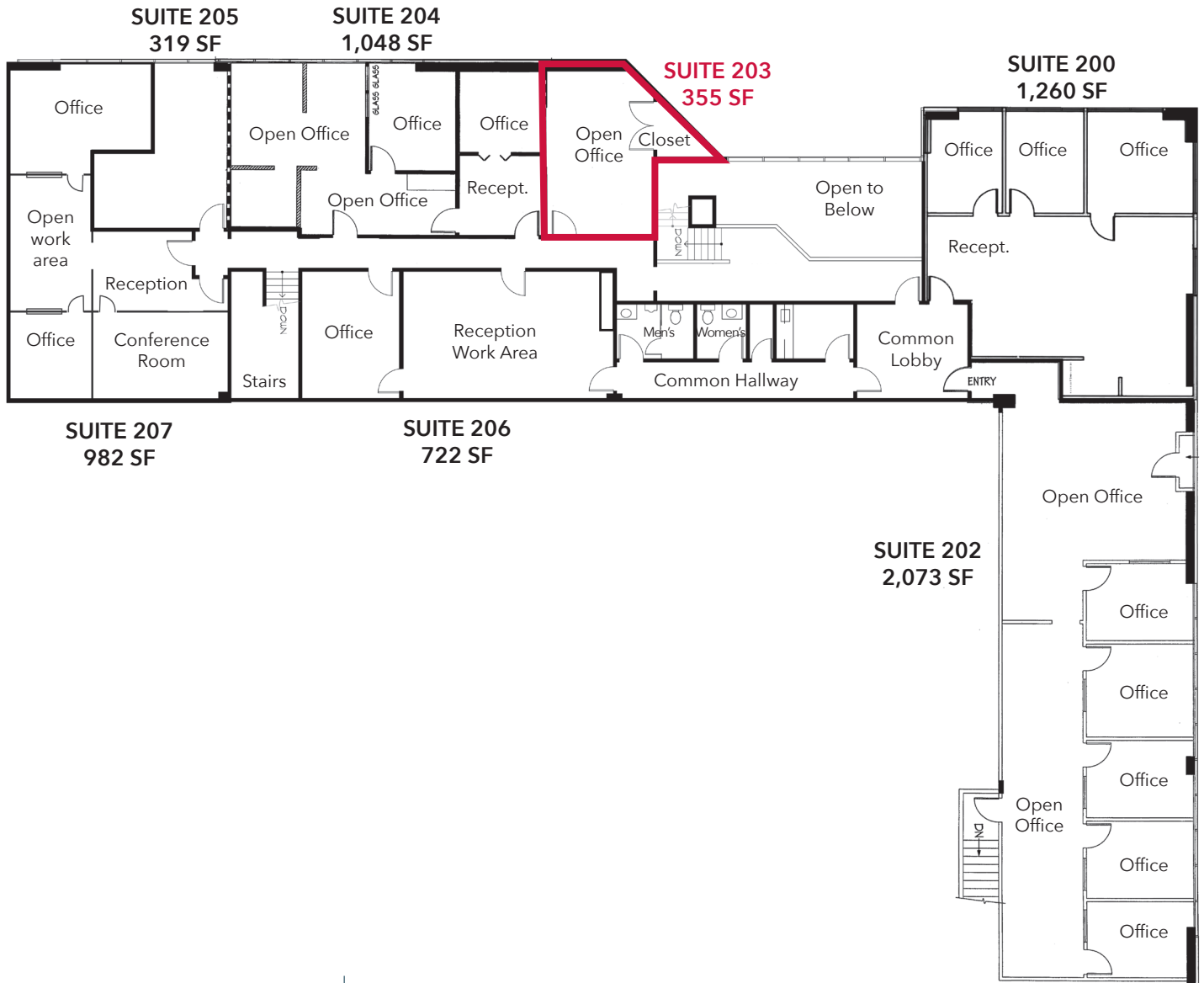
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2ND FLOOR

SUITE	SIZE	RATE/SF	DESCRIPTION	AVAILABLE
203	355 SF	\$575 per month	Open work area. Do Not Disturb Tenant.	Available 8/1/2024

rev. 06/05/2024



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