

MARY PIPER

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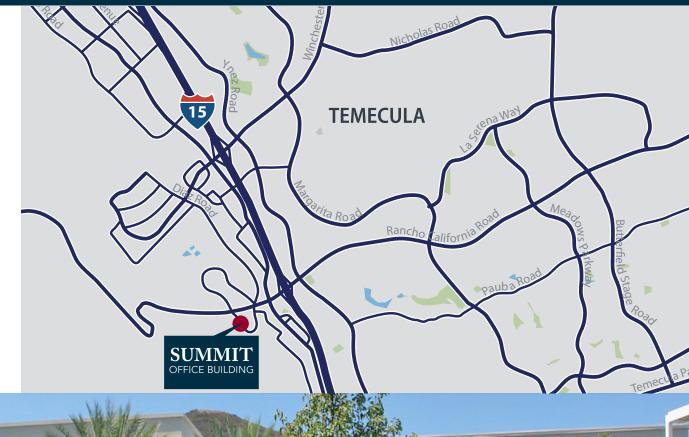
±2,496 SF OFFICE SUITE FOR LEASE

FEATURES:

- Prominent two story office building at the base of Temecula Foothills
- Located less than 1-mile from I-15
 Freeway off Rancho California Road and one hour from San Diego & Orange County
- Panoramic views of Temecula Valley
- Close proximity to Old Town Temecula, retail services & several restaurants

LEASE RATE: \$2.25/SF MG

(*Modified Gross, net of electricity & janitorial)





SUITE	RSF (±)	USF	RATE	AVAILABLE	DESCRIPTION
215	±2,496	±2,190	\$2.25 MG	Available Immediately	Waiting reception, Conference Room off waiting area, 5 window lined offices, 2nd conference room or office, workroom / storage, work area with low partitions & kitchen

MG = Modified Gross; Monthly Lease Rate does not include in-suite janitorial or electricity. **Do Not Disturb Tenant. Contact agent for touring instructions.**

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