

MURRIETA PROFESSIONAL PLAZA MEDICAL OFFICE SUITE FOR LEASE

40700 CALIFORNIA OAKS ROAD - MURRIETA, CA



PROPERTY HIGHLIGHTS:

- Two-story medical arts building
- Medical uses approved
- Attractive Mediterranean architecture
- Elevator served

JOIN THESE MEDICAL PRACTICES:

- RadNet Imaging
- Acadia Healthcare
- LoBue Laser & Eye Center

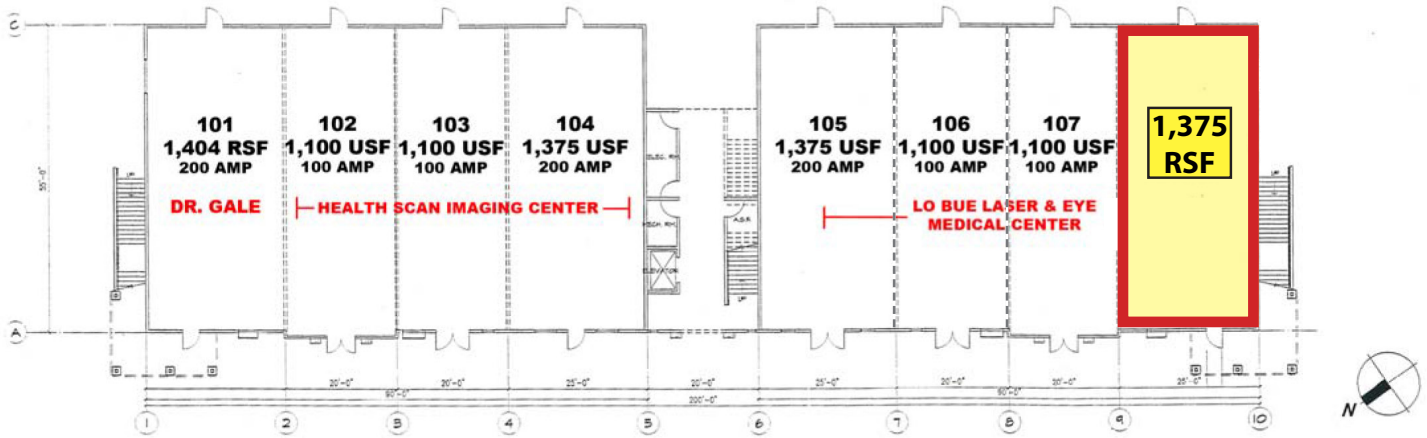
Suite	Size	Rate	Comments
108	±1,375 SF	\$2.15 PSF/MO/NNN	Large waiting room, front office area, 4 exam rooms w sinks, private office, storeroom, restroom. Available 7/1/25. Contact agent for showing appointment.



JIM NADAL, CCIM • 951.445.4520 • jnadal@leetemecula.com • DRE#01040679

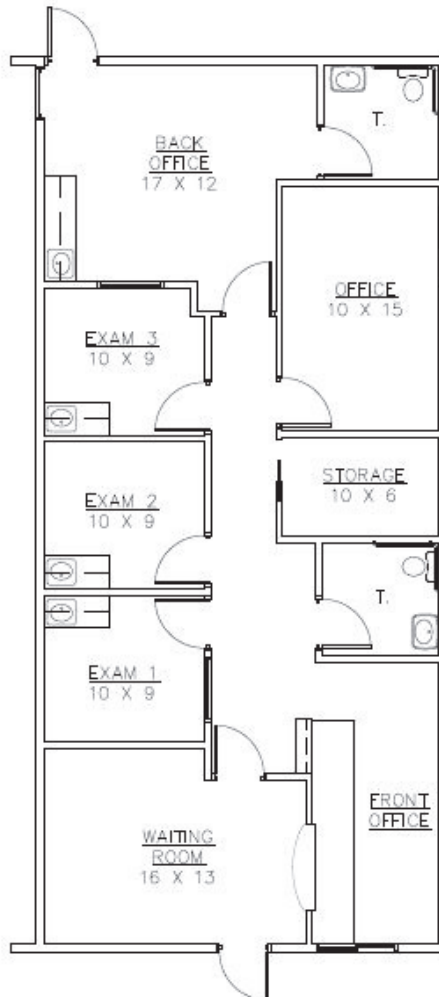
MURRIETA PROFESSIONAL PLAZA MEDICAL OFFICE SUITE FOR LEASE

40700 CALIFORNIA OAKS ROAD - MURRIETA, CA



FIRST FLOOR PLAN
1/8"=1'-0"

FLOOR PLAN - SUITE 108 1,375 RSF



JIM NADAL, CCIM • 951.445.4520 • jnadal@leetemecula.com • DRE#01040679

MURRIETA PROFESSIONAL PLAZA MEDICAL OFFICE SUITE FOR LEASE

40700 CALIFORNIA OAKS ROAD - MURRIETA, CA



REV 03/20/2025

JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE#01040679