

MURRIETA PROFESSIONAL PLAZA MEDICAL OFFICE SUITE FOR LEASE

40700 CALIFORNIA OAKS ROAD - MURRIETA, CA

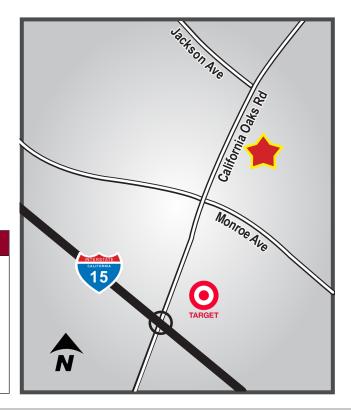


PROPERTY HIGHLIGHTS:

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



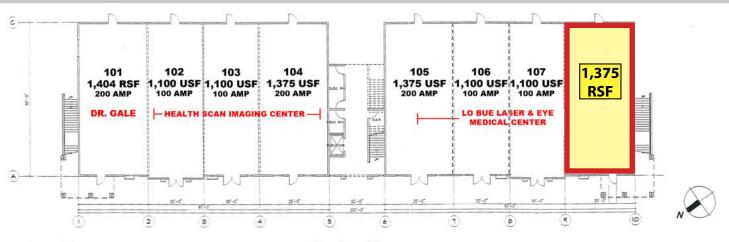
JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE#01040679

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



MURRIETA PROFESSIONAL PLAZA MEDICAL OFFICE SUITE FOR LEASE

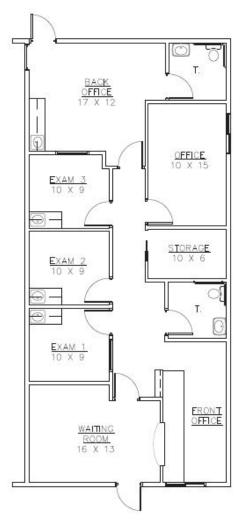
40700 CALIFORNIA OAKS ROAD - MURRIETA, CA



FIRST FLOOR PLAN

Courtyard Area

FLOOR PLAN - SUITE 108 1,375 RSF



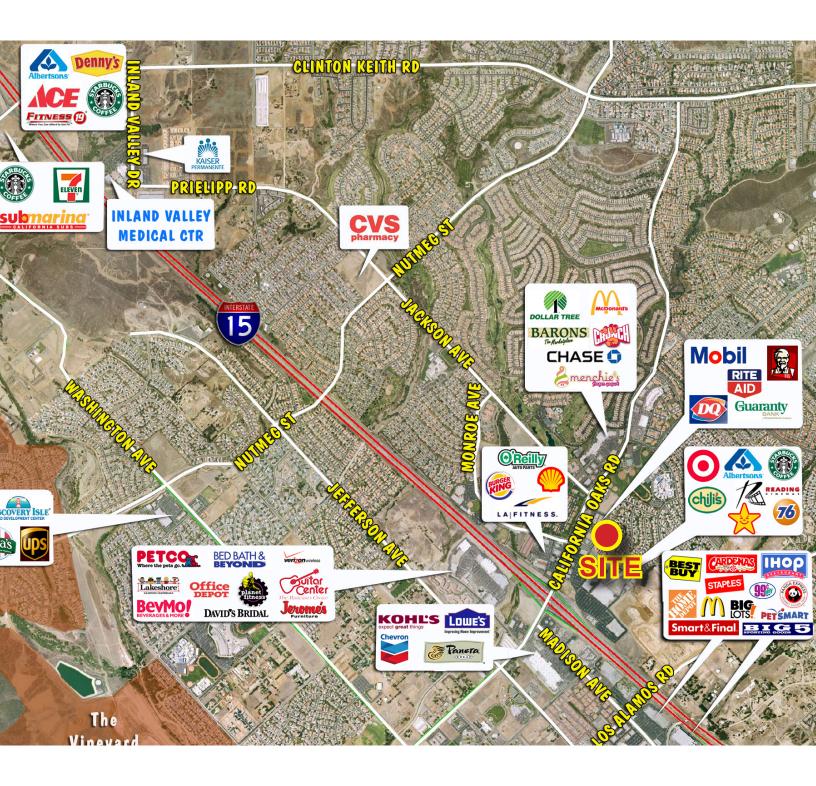
JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE#01040679

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



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

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