

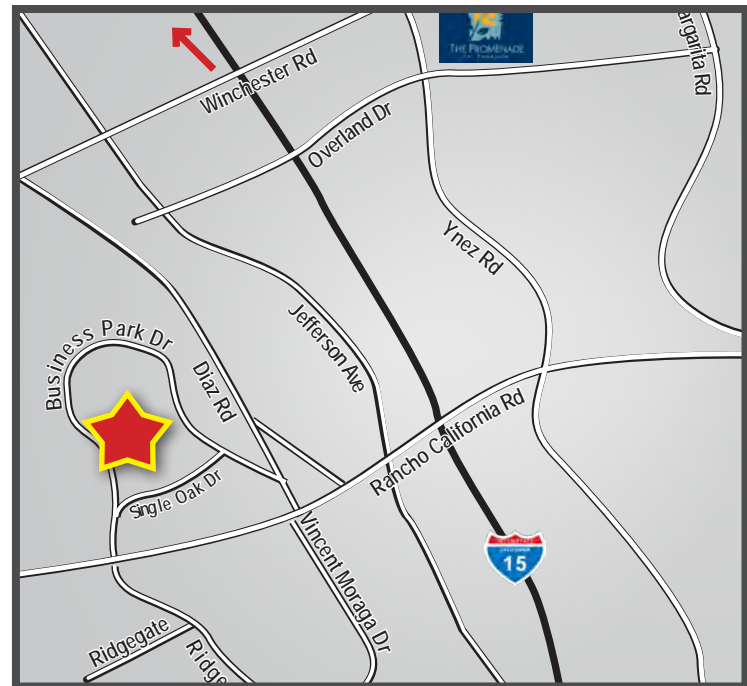
# CENTRE COURT OFFICE SUITES FOR LEASE

**43300 BUSINESS PARK DRIVE - TEMECULA, CALIFORNIA**



## PROPERTY HIGHLIGHTS:

- ±1,180 SF - 2,179 SF Office Suites Available For Lease
- Excellent Leasing Value
- All Suites Contain Restroom And Coffee Bar
- Detailed Architectural Treatment
- Plentiful Parking
- Well Designed And Very Functional Floor Plans
- High Quality Interior Office Improvements Rival Any Class A Office
- Lowest Modified Gross Lease Rates in Temecula



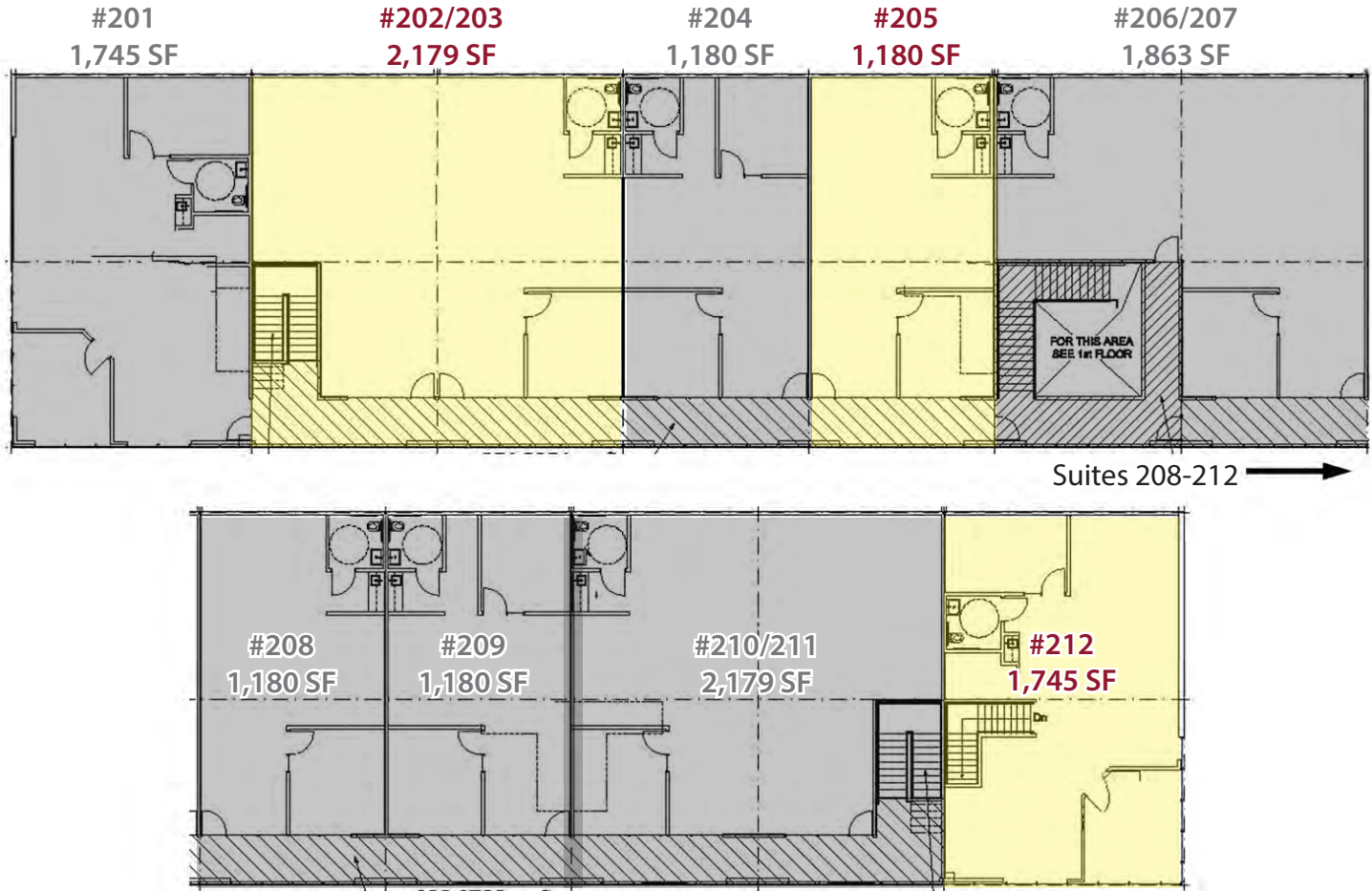
**JIM NADAL, ccim • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679**

*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*

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AVAILABLE FOR LEASE			
SUITE	RSF(±)	RATE PSF/MONTH	DESCRIPTION
201	±1,745	LEASED	Corner office, lots of glass. 2 private offices, open area, coffee bar, restroom.
<b>202/203</b>	<b>±2,179</b>	<b>\$0.89 PSF*</b>	<b>Private office, open area, coffee bar, restroom.</b>
204	±1,180	LEASED	2 private offices, open area, coffee bar, restroom.
<b>205</b>	<b>±1,180</b>	<b>\$1.25 PSF</b>	<b>1 private office, open area, coffee bar, restroom.</b>
206/207	±1,863	LEASED	1 private office, open area, coffee bar, restroom.
208	±1,180	LEASED	1 private office, open area, coffee bar, restroom.
209	±1,180	LEASED	2 private offices, open area, coffee bar, restroom. Available 30 days notice.
210/211	±2,179	LEASED	5 private offices, conference room, open area, coffee bar, restroom.
<b>212</b>	<b>±1,745</b>	<b>\$1.25 PSF</b>	<b>Corner office, lots of glass. 2 private offices, open area, coffee bar, restroom.</b>
All rental rates are quoted based upon a Modified Gross Lease form. Rental rates are subject to change at the Owner's sole discretion.			Rev. 02/04/2025

\*Minimum 2-Year Lease. \$1.15 PSF/Mo Year 2.

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