

FOR LEASE
PROFESSIONAL OFFICE/
MEDICAL SPACE

UNDER NEW OWNERSHIP



TOWER OFFICE PLAZA

27555 YNEZ ROAD | TEMECULA, CA 92591

PROPERTY HIGHLIGHTS

- Tower Office Plaza is an iconic Class A office building that offers unparalleled visibility from the I-15 freeway and Rancho California Road
- Beautiful courtyard setting overlooking serene water feature offering a dramatic and prestigious first impression
- Within walking distance to various retail, professional and restaurant amenities
- High speed data transfer available via fiber optics communications network
- Flexible to accommodate medical and professional users due to extensive in-place wet and dry utility distribution
- Multi-level parking structure provides abundant parking at a ratio of 4 stalls per 1,000 SF of rentable space
- Capital improvement plan in progress
- Highly improved move-in ready office and medical suites available from approximately 1,851 SF.

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AVAILABILITY

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SUITE 200	1,923 RSF	\$2.35 MG*	5 private offices, large conference room, coffee bar and storage
SUITE 202	1,851 RSF	\$2.35 MG*	Large reception, conference room, three private offices, breakroom, and storage. Available Immediately

* MG - Tenant pays separately metered electricity and janitorial service separately.

Rev 11/3/2025

Medical Rates start at \$2.75psf with minimum 5 year term.

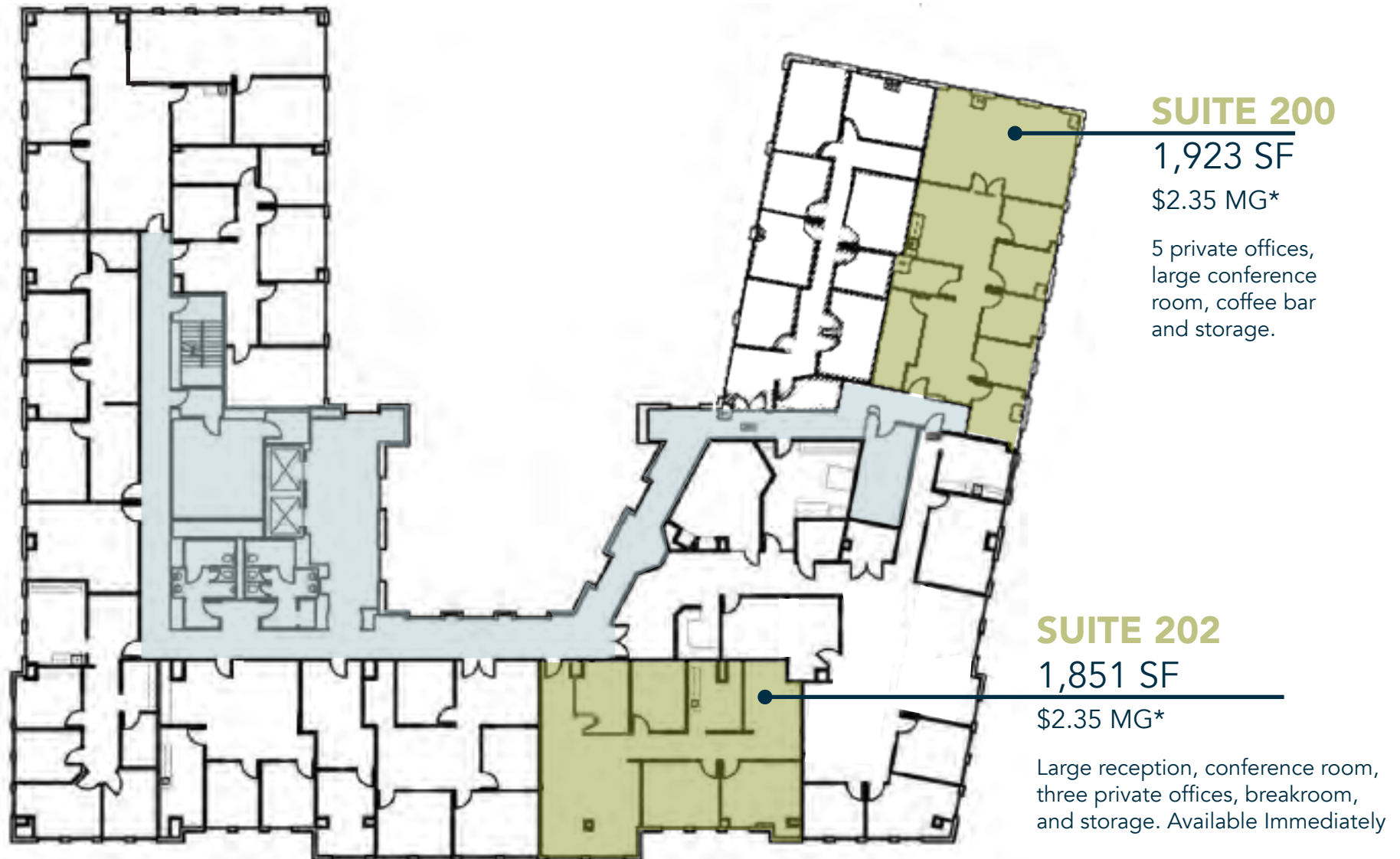
Tenant Improvement Allowance subject to deal specific terms and Tenant creditworthiness.



SECOND FLOOR

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27555 YNEZ ROAD | TEMECULA, CA 92591



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