

# FOR LEASE

## VAIL RANCH TOWNE SQUARE

32605 Temecula Parkway ~ Temecula, CA

**Verizon FiOS  
Enabled**

**RATES STARTING AT  
\$1.75/SF  
FOR 1ST YEAR**  
with minimum  
3 year lease signed  
by 07/31/25

*FOR SUITES 100 & 101 ONLY  
In AS IS Condition  
Refer to pg 2 for details*

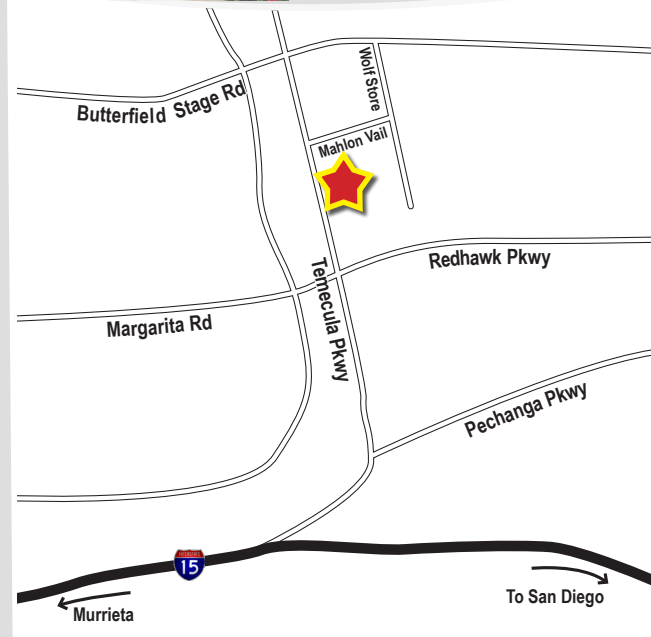
### Highlights

- ❖ 3-Story multi-tenant Class "A" office building
- ❖ Suites starting at ±539 SF
- ❖ Excellent location with high visibility
- ❖ Medical & Dental uses permitted
- ❖ Located at the corner of Temecula Pkwy & Mahlon Vail Rd
- ❖ Mediterranean decor with lush landscaping
- ❖ Fully improved move-in ready suites
- ❖ Professionally Managed By: EQUIMAX Management
- ❖ Lock box located on 2nd floor right stair rail.

**LEASE RATE STARTING AT:**

**\$1.75 PER RSF MG \$1.95 PER RSF MG**

**CONTACT AGENTS FOR SHOWING INSTRUCTIONS**



25240 Hancock Avenue, Suite 100  
Murrieta, CA 92562  
P: 951.445.4500 F: 951.445.4527  
www.lee-associates.com

For More Information, Please Contact:

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DRE # 01456055

**MARY PIPER**  
**(951) 445-4516**

mpiper@leetemecula.com  
DRE # 01268829

# VAIL RANCH TOWNE SQUARE

32605 TEMECULA PARKWAY ~ TEMECULA, CA

## FIRST FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
100	±2,662	Call Agent for Details	<b>*\$1.75 MG</b> \$1.95 PSF*	Double door entry, reception 5 private offices, large open area, coffee bar and IT room. <b>*Leasing Promo: Based on 3 year minimum term. In "As Is" condition. Lease must be signed by 07/31/2025.</b>
101	±3,024	Call Agent for Details	<b>*\$1.75 MG</b> \$1.95 PSF*	Reception, large open area, 5 private offices, large conference room. <b>*Leasing Promo: Based on 3 year minimum term. In "As Is" condition. Lease must be signed by 07/31/2025.</b>
104	±2,584	Call Agent for Details	\$1.95 PSF*	Reception, large conference room or executive office, 4 private offices.

## SECOND FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
211	±994	Immediately	<b>*\$2.00 MG</b> \$2.15 PSF*	Open Reception, large conference room or executive office, 2 private offices & coffee bar. <a href="#">Click here for a video Tour</a> <b>*Leasing Promo: Based on 3 year minimum term. 1st Year: \$2.00 PSF / 2nd Year: \$2.05 PSF / 3rd Year: \$2.10 PSF &amp; 3% Increases thereafter. Lease must be signed by 07/31/2025.</b>
217	±539	Immediately	\$2.15 PSF*	Open reception work area, 1 private office, coffee bar <a href="#">Click here for a video Tour</a>

## THIRD FLOOR

SUITE	RSF	AVAILABILITY	RATE	DESCRIPTION
100% Leased				

\*Square footages based on rentable square feet.  
Modified Gross Leases, Janitorial Included, Electricity Separate.



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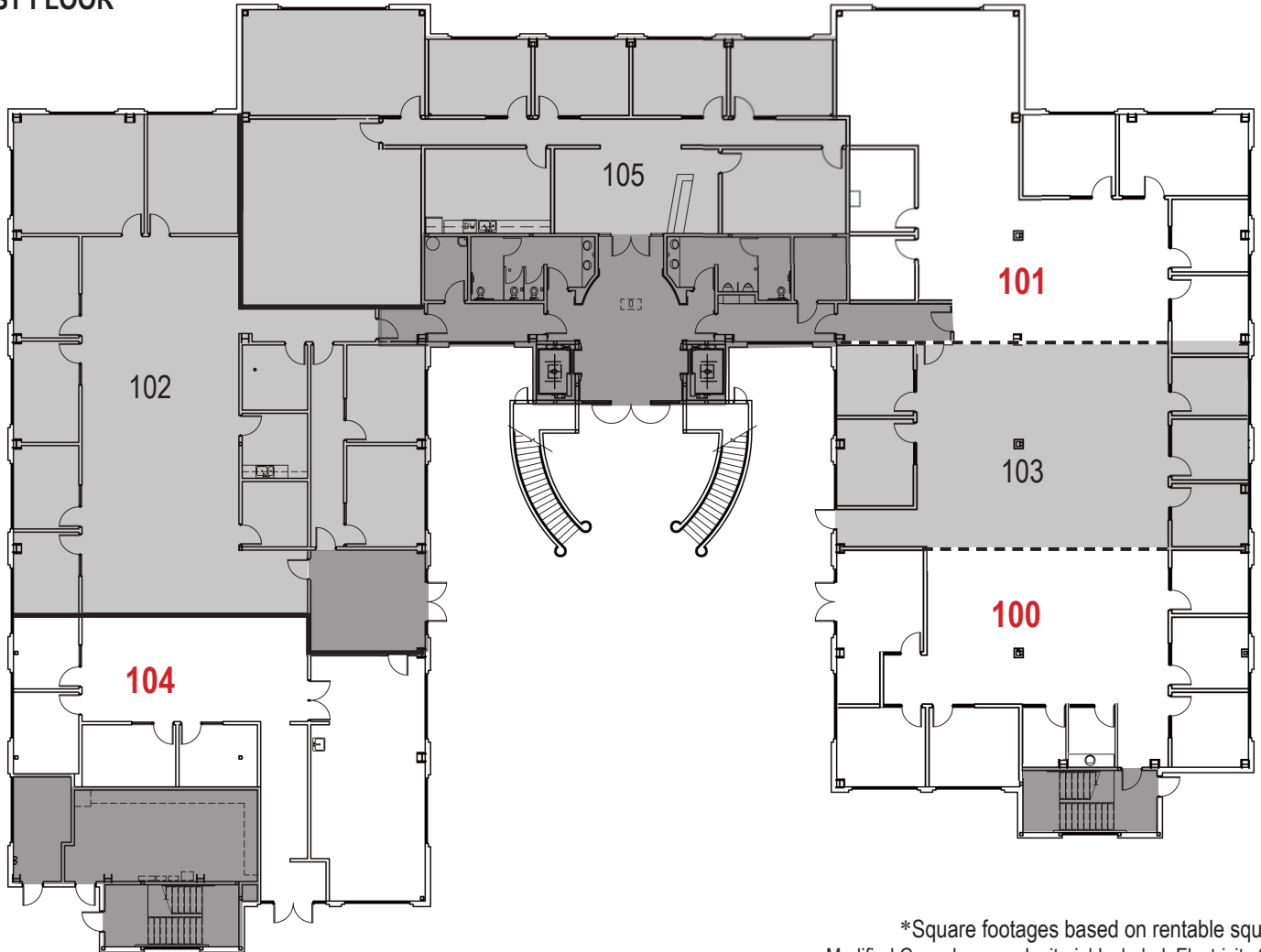
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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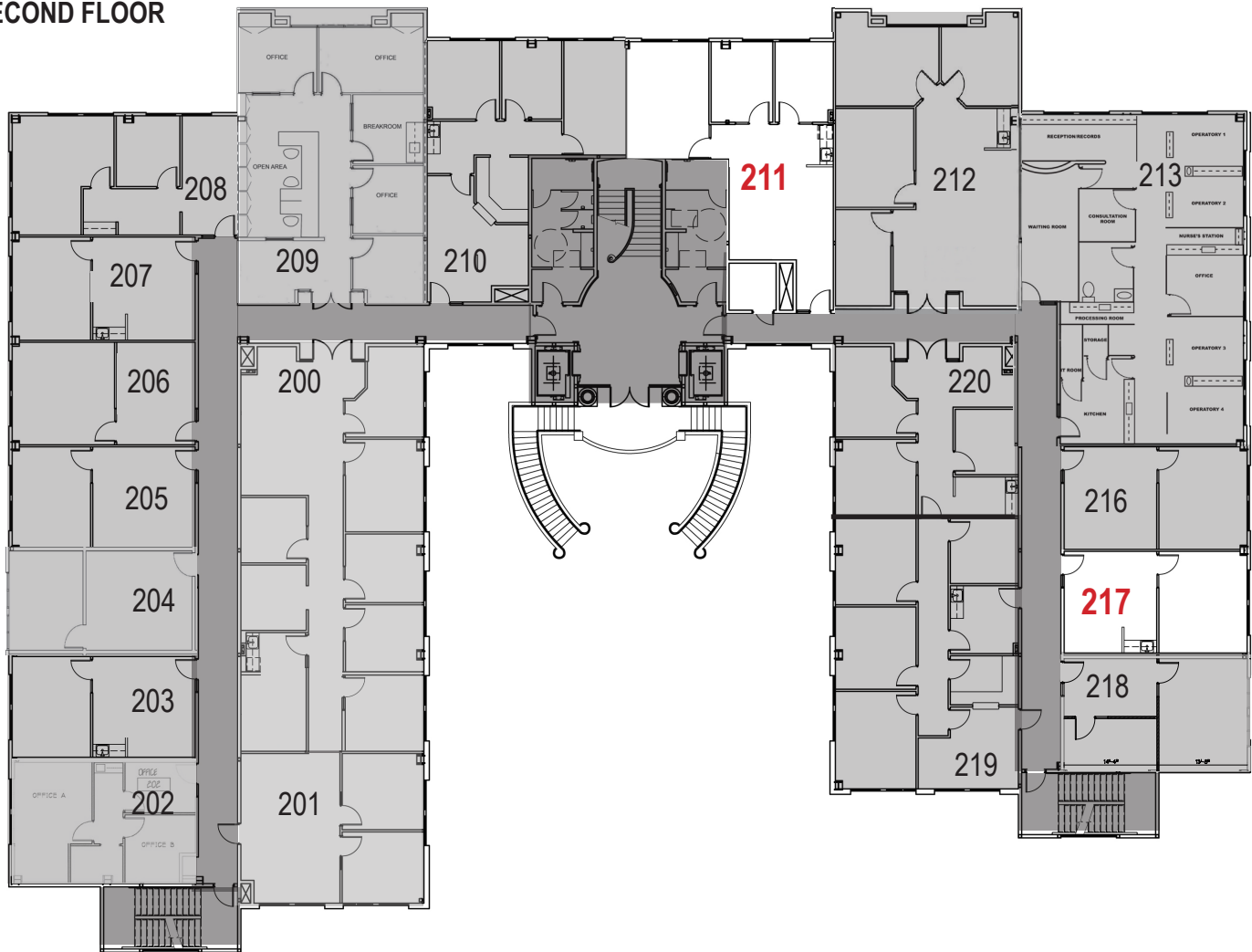
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## SECOND FLOOR



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