



# MARGARITA PROFESSIONAL BUILDING

PROFESSIONAL OFFICE SPACE  
FOR LEASE

43920 MARGARITA ROAD | TEMECULA | CALIFORNIA | 92592

FOR MORE INFORMATION CONTACT:

Cyndi Light  
SENIOR VICE PRESIDENT  
951.297.7427  
cyndil@cbsocalgroup.com  
CalDRE # 01717659



27720 Jefferson Avenue | Suite 100-B | Temecula | California | 92590  
† 951.200.7683 | f 951.239.3147 | cbsocalgroup.com



# MARGARITA PROFESSIONAL BUILDING

PROFESSIONAL OFFICE SPACE  
FOR LEASE

43920 MARGARITA ROAD | TEMECULA | CALIFORNIA | 92592

## PROPERTY FEATURES

- ±1,186 SF of Space available
- Outstanding architecturally designed professional office space
- 4:1,000 parking plus reciprocal parking with adjacent buildings
- FiOS enabled
- Lush landscaping
- High quality construction and materials used throughout
- Located on corner of Margarita Road and De Portola Road with easy access to the I-15 via Temecula Parkway
- Within walking distance to shopping and dining, just one block from Temecula Valley Hospital

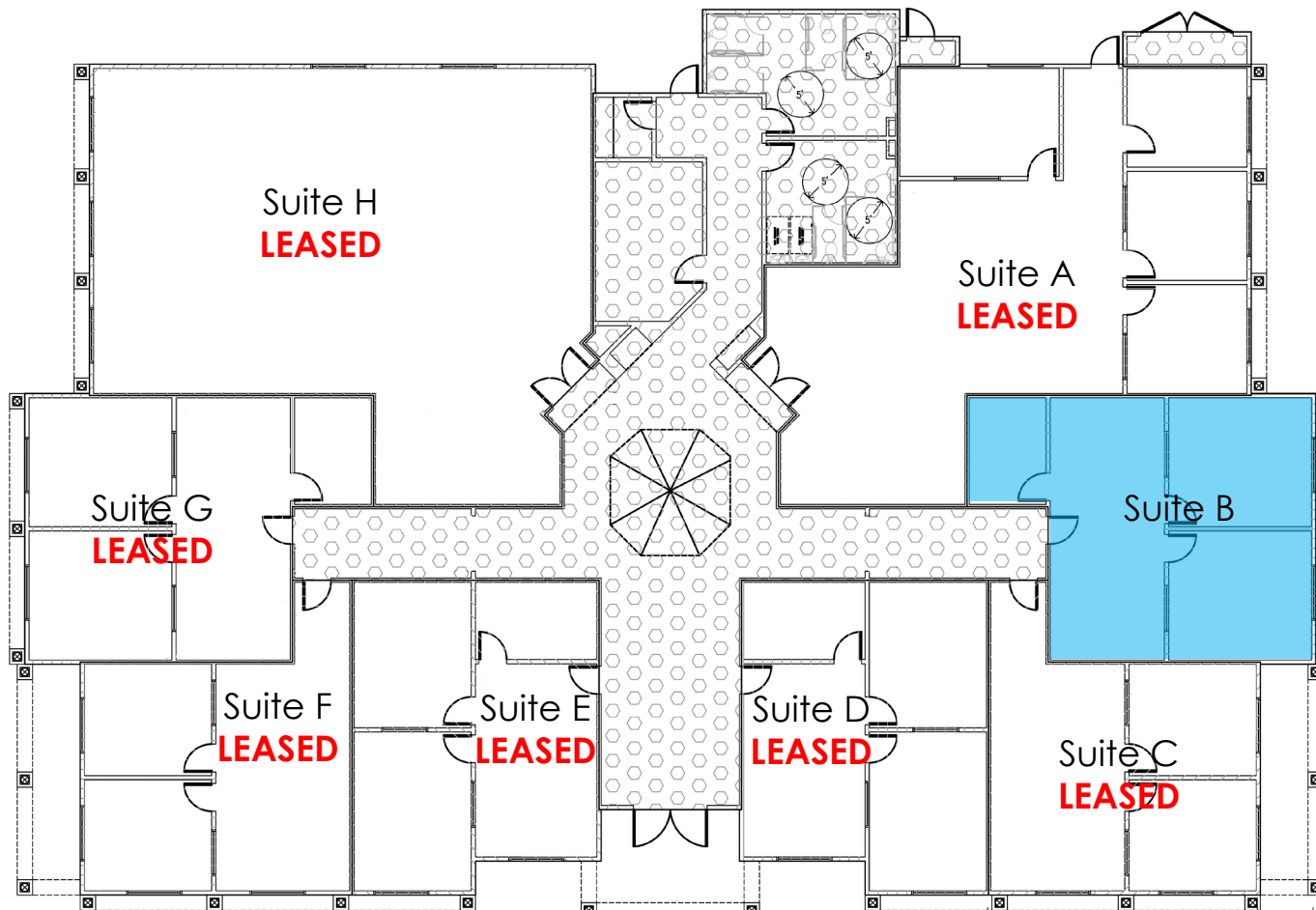


# MARGARITA PROFESSIONAL BUILDING

PROFESSIONAL OFFICE SPACE  
**FOR LEASE**

43920 MARGARITA ROAD | TEMECULA | CALIFORNIA | 92592

SUITE	SIZE (SF)	LEASE RATE	COMMENTS
B	±1,186	\$1.75 PSF, MG	2 private offices, storage room and bullpen





# MARGARITA PROFESSIONAL BUILDING

PROFESSIONAL OFFICE SPACE  
FOR LEASE

43920 MARGARITA ROAD | TEMECULA | CALIFORNIA | 92592



MARGARITA PROFESSIONAL BUILDING

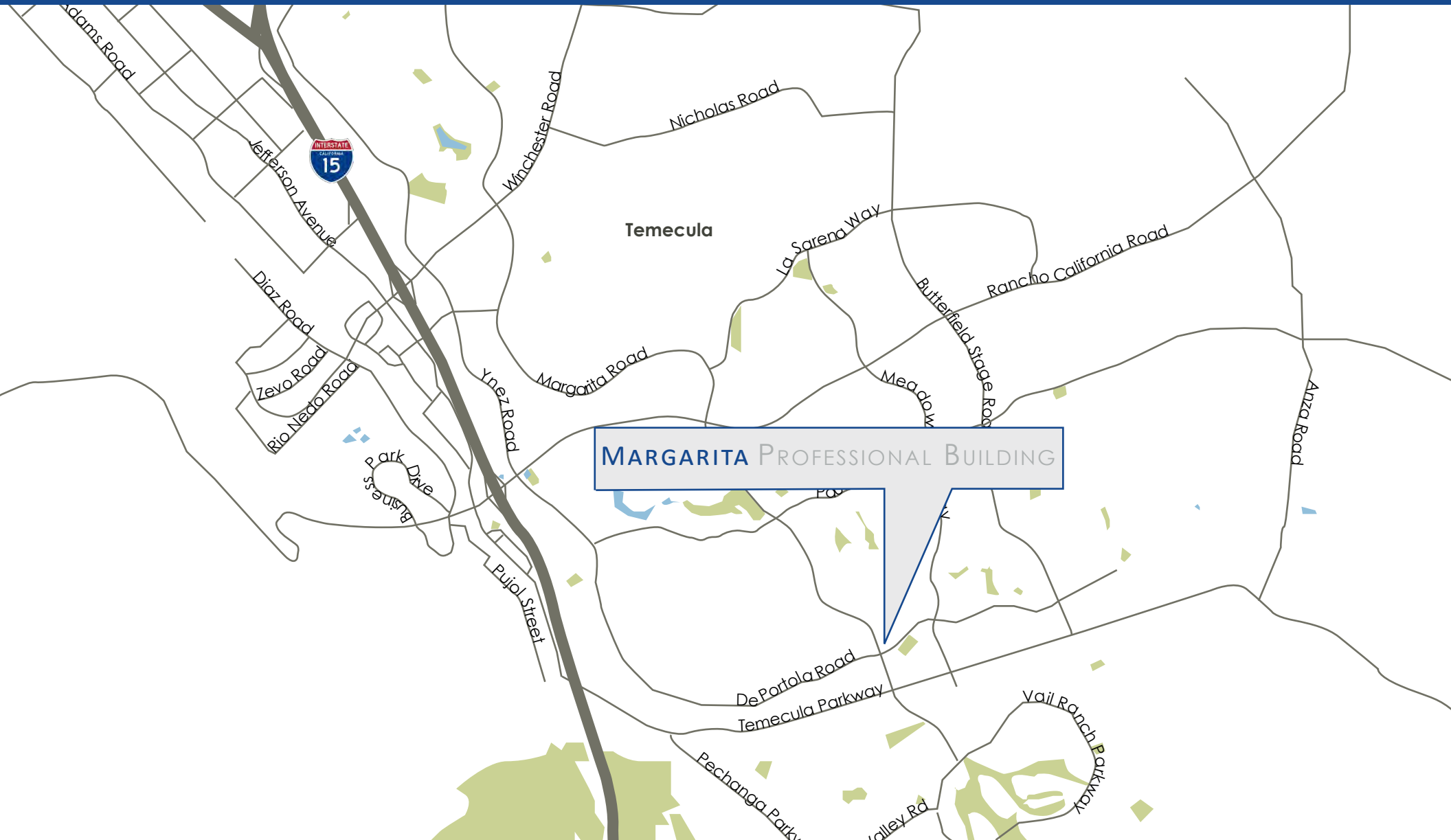
COLDWELL BANKER COMMERCIAL AND THE COLDWELL BANKER COMMERCIAL LOGO ARE REGISTERED SERVICE MARKS LICENSED TO COLDWELL BANKER COMMERCIAL AFFILIATES. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED. ALL INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NO WARRANTY OR GUARANTEE IS MADE AS TO THE ACCURACY OF THE INFORMATION.  
CALDRE LICENSE # 02089395



# MARGARITA PROFESSIONAL BUILDING

PROFESSIONAL OFFICE SPACE  
FOR LEASE

43920 MARGARITA ROAD | TEMECULA | CALIFORNIA | 92592



# MARGARITA PROFESSIONAL BUILDING

PROFESSIONAL OFFICE SPACE  
FOR LEASE

43920 MARGARITA ROAD | TEMECULA | CALIFORNIA | 92592



© 2020 Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office is Independently Owned and Operated Except Offices Owned and Operated by NRT Incorporated.

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. CalBRE License # 01998652

## FOR MORE INFORMATION CONTACT:

Cyndi Light  
SENIOR VICE PRESIDENT  
951.297.7427  
cyndil@cbsocalgroup.com  
CalDRE # 01717659



27720 Jefferson Avenue | Suite 100-B | Temecula | California | 92590  
t 951.200.7683 | f 951.239.3147 | cbsocalgroup.com