

DATE MARGARITA MEDICAL CENTER AVAILABLE FOR SALE/LEASE

39755 DATE STREET - MURRIETA, CA



PROPERTY HIGHLIGHTS:

- » Two (2) Story ±36,246 Sq. Ft. Medical Building
- » Suites Available For Sale Or Lease From ±1,076 Sq. Ft.
- » Beautiful Foyer And Attractive Hallways
- » Dual Elevator Service
- » Wide Corridors
- » Near Many Amenities Including Restaurants, Shopping And Banks
- » Join Several Medical Practices
- » Located Near A Heavily Populated Residential Area



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FOYER



BEAUTIFUL HALLWAYS



DIRECTORY



LARGE BUILDING HALLWAY



DUAL ELEVATOR SERVICE



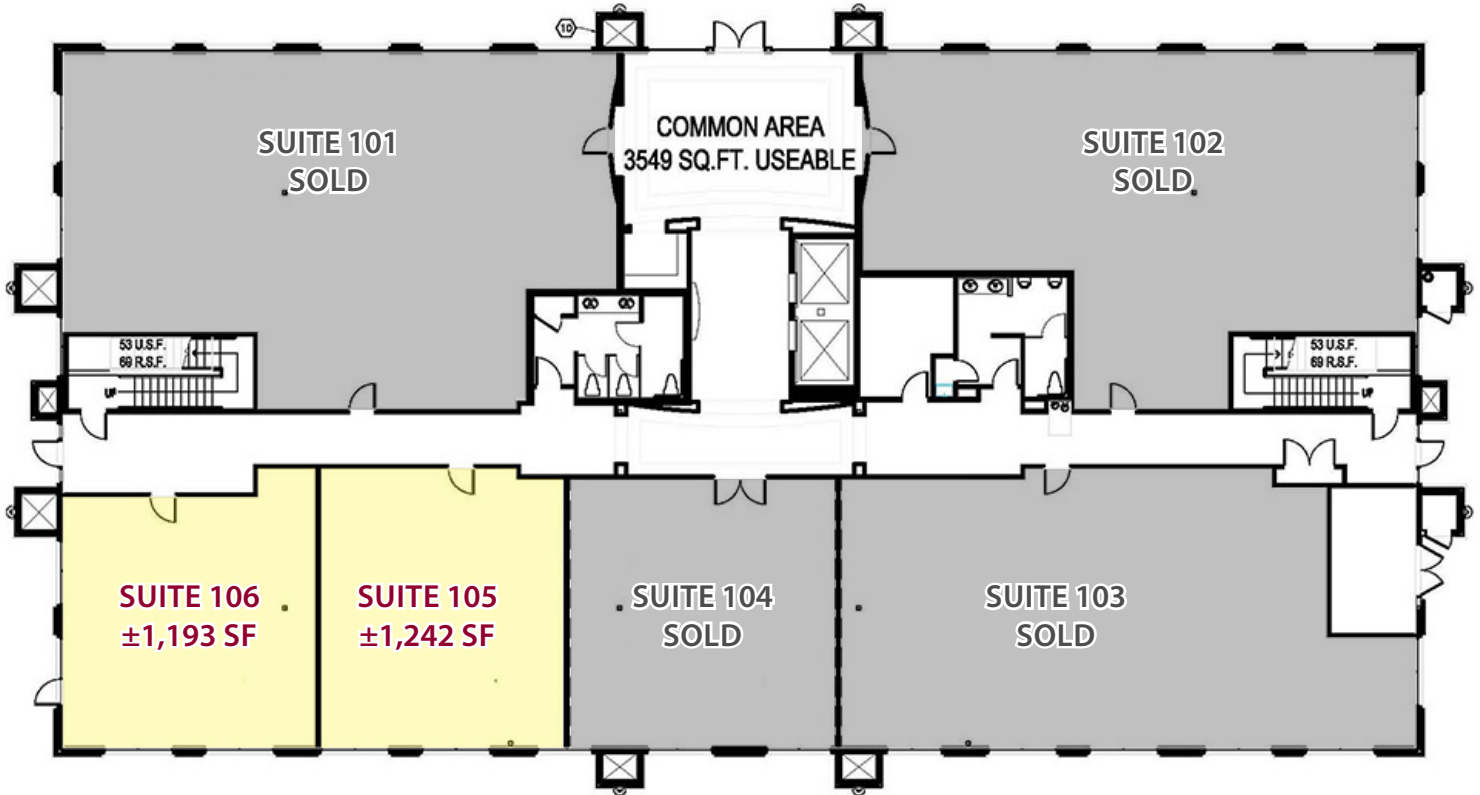
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Temecula. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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FIRST FLOOR AVAILABILITY

SUITE	RSF(±)	SALES PRICE	RATE/MONTH	STATUS
101	±3,113	SOLD	----	SOLD
102	±2,774	SOLD	----	SOLD
103	±2,596	SOLD	----	SOLD
104	±1,306	SOLD	----	SOLD
105	±1,242	\$279,450	\$2,174	AVAILABLE
106	±1,193	\$268,425	\$2,088	AVAILABLE
105/106	±2,435	\$547,875	\$4,261	AVAILABLE

Rev. 4/17/2013

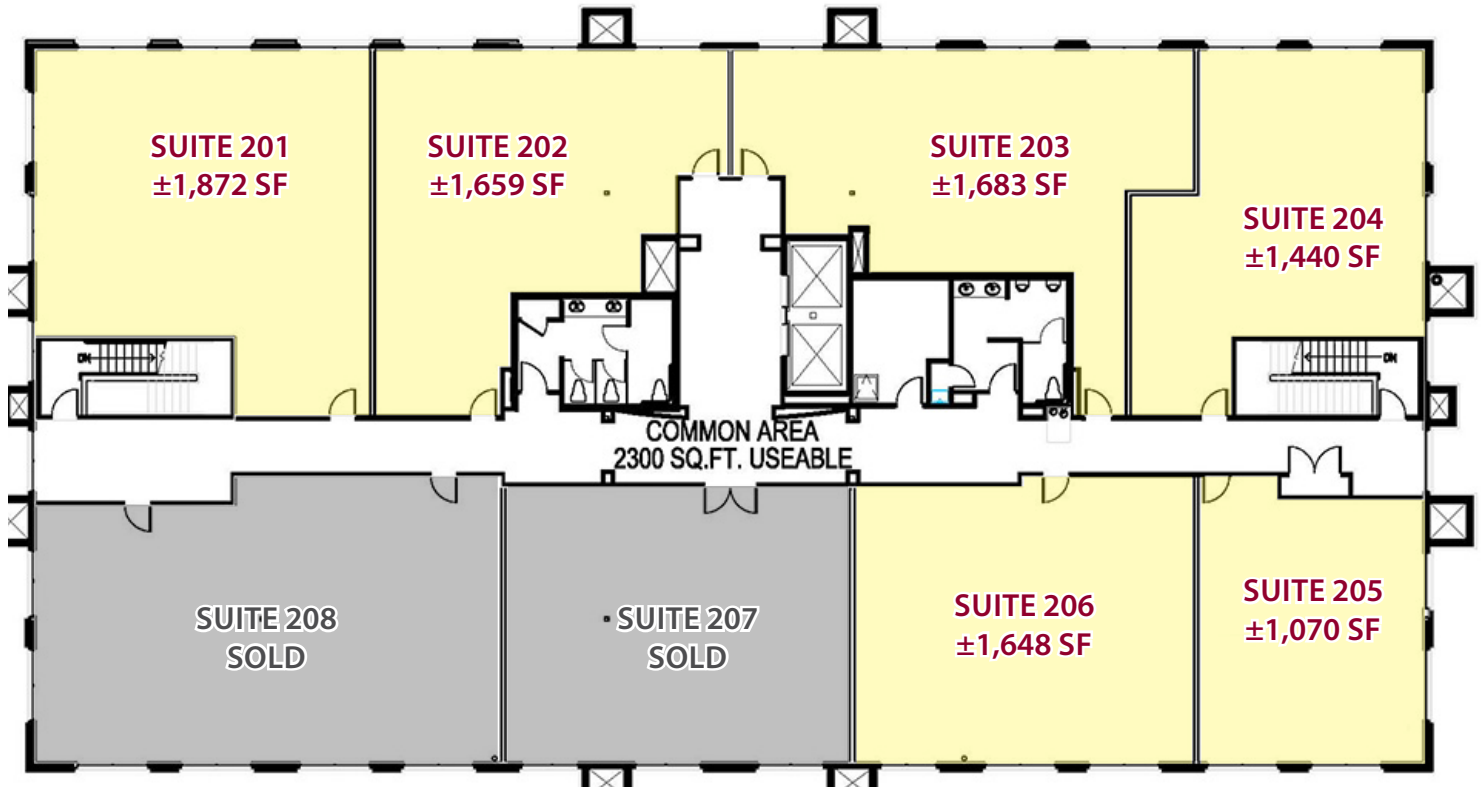
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SECOND FLOOR AVAILABILITY

SUITE	RSF(±)	SALES PRICE	RATE/MONTH	STATUS
201	±1,872	\$421,200	\$3,276	AVAILABLE
202	±1,659	\$373,275	\$2,903	AVAILABLE
203	±1,683	\$378,675	\$2,945	AVAILABLE
204	±1,440	\$324,000	\$2,520	AVAILABLE
205	±1,076	\$242,100	\$1,883	AVAILABLE
206	±1,648	\$370,800	\$2,884	AVAILABLE
205/206	±2,724	\$612,900	\$4,767	AVAILABLE
201/202/203	±5,214	\$1,173,150	\$9,124	AVAILABLE
201/202/203/204	±6,654	\$1,497,150	\$11,644	AVAILABLE
207	±1,634	SOLD	-----	SOLD
208	±2,204	SOLD	-----	SOLD

Rev. 4/2/2013

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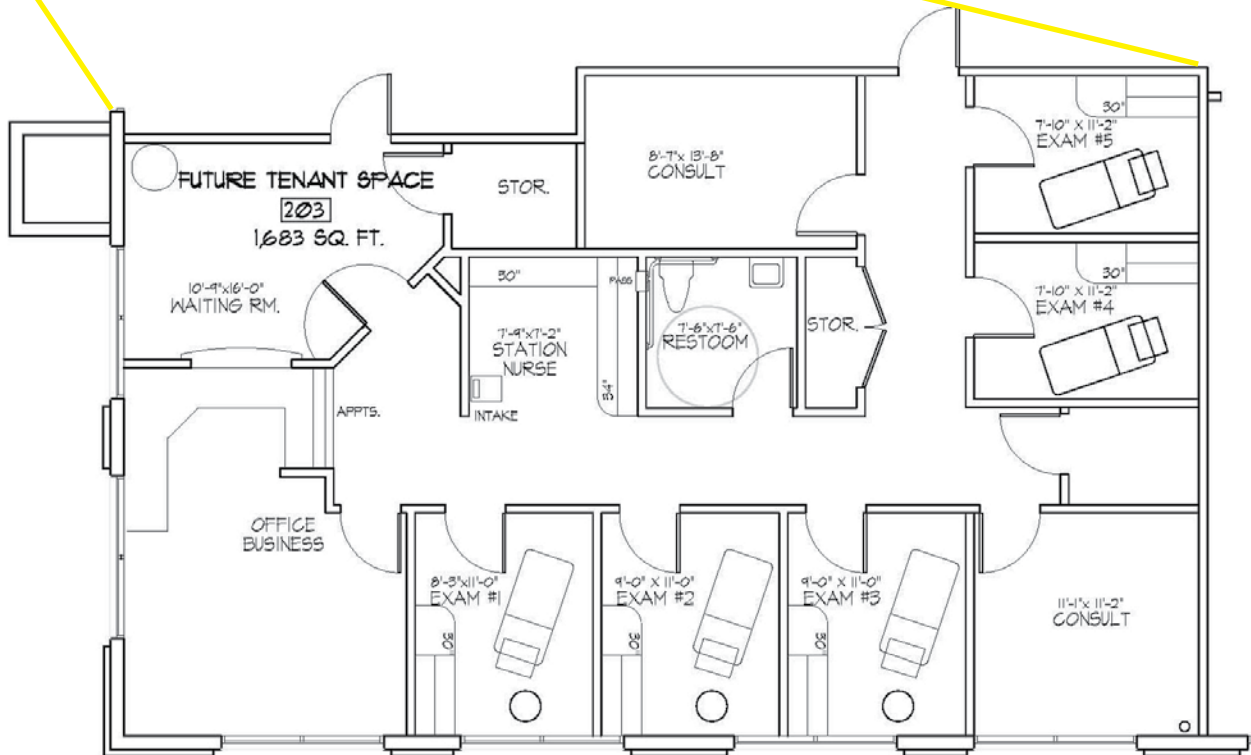
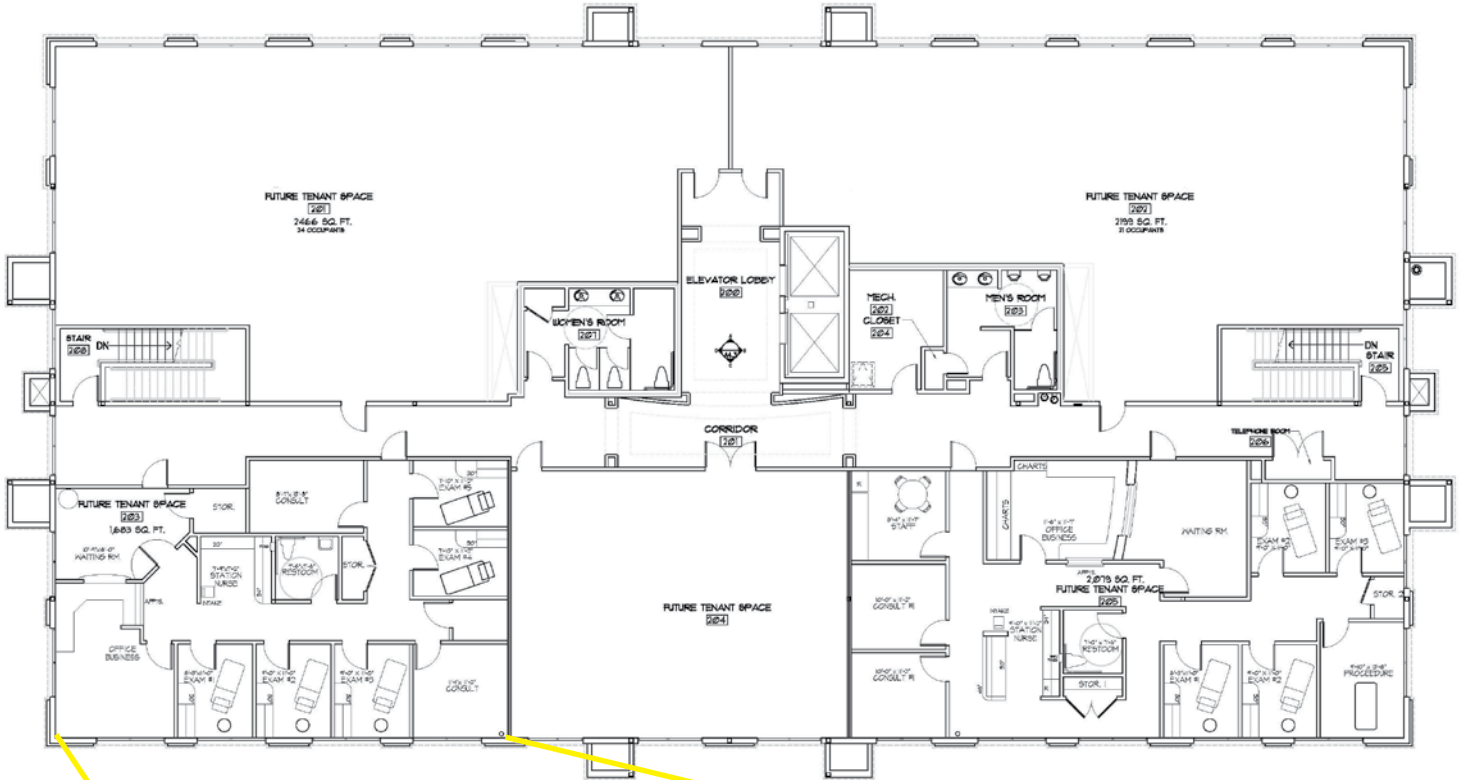
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SECOND FLOOR SUITE BUILD-OUT



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JOIN THESE MEDICAL PRACTICES:

39755 DATE STREET TENANTS:

Allan Chan, MD
Tommy Dinh, MD
West Coast Surgical Partners
Patrick Moore, MD
Frank Torres, MD
Amy-Van Bui, MD
Amit Kohli, MD
Tri Valley Internal Medicine
Lina Ching, MD
Jonathan Dinh, MD

Ryan Tran, MD
Dennis Kim, MD
Joseph Demattia, PAC
Suzanne Chang, MD
Premier Infusion Clinic
1-2-1 Physical Therapy
Thuan Le, MD
Victor Nguyen, MD

39765 DATE STREET TENANTS:

Naila Tayrien, DDS
Delmer Henninger, MD
Complete Sleep Solutions
Young Lee, MD
Stephanus Ong, MD
Edivina Gonzales, MD
Chiropratic Plus
Bhoodev Tiwari, MD
Sam Ho, DC



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