

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



THOMAS P. PIERIK, SIOR
951.276.3610 // DRE#: 00982027
TPIERIK@LEERIVERSIDE.COM








DAVE MUDGE, SIOR
951.276.3611 // DRE#: 01070762
DMUDGE@LEERIVERSIDE.COM

ANDREW PEAKE
951.276.3644 // DRE#: 01398894
APEAKE@LEERIVERSIDE.COM









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AVAILABLE SUITES

4160 TEMESCAL CANYON ROAD

SUITE	SQ FT	COMMENTS		LEASE RATE PSF
Suite 101	±8,056 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room, Available with 30 Days Notice		\$2.65/SF FSG
Suite 111	±4,199 SF	Reception Area, Multiple Private Offices, Kitchen, Break Room		\$2.65/SF FSG
Suite 112	±2,140 SF	2 Private Offices, Conference Room, Training Room	 	\$2.65/SF FSG
Suite 310	±1,211 SF	Open Area, 2 Private Offices	 	\$2.65/SF FSG
Suite 412	±1,181 SF	Open Area, 2 Private Offices		\$2.65/SF FSG

4140 TEMESCAL CANYON ROAD

Suite 102	±15,500 SF	Divisible	 	\$2.85/SF FSG
Suite 109	±8,800 SF	Divisible	 	\$2.85/SF FSG
Suite 202	±19,447 SF	Divisible		\$2.85/SF FSG
Floor 3	±38,259 SF	Full Floor, Divisible	 	\$2.85/SF FSG
Suite 402	±17,118 SF	Divisible		\$2.85/SF FSG

Rate Increases:	3% Annually
Lease Term:	1-5 Years
Parking:	4.5:1,000 SF



SUITE FLOOR PLAN



SUITE VIRTUAL TOUR

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**AMPLE
SHOPPING
& RETAIL
NEARBY**



**±1,000 SF -
145,000 SF**



**15 FREEWAY
VISIBILITY**



**160K CPD
ON 15 FWY**



**STATE-OF-
THE-ART
BUILDING
SYSTEMS**



**CLICK HERE
FOR VIDEO**

PROPERTY OVERVIEW/HIGHLIGHTS

Lakeshore Plaza at Dos Lagos provides companies 300,000 square feet of Class A office space in a campus community that is walking distance to abundant food options, housing, shopping, lodging and recreational choices. All of this is provided in a location that is central to a well-established residential base with an ever-expanding 360-degree labor pool.

This master planned project includes a 6-story building with flexible suite sizes already built out and ready for immediate occupancy. The second building is a 4-story building with highly efficient floorplates and shell space allowing companies the opportunity to customize their ideal office layout for small firms up to larger users with 100+ employees.

The two buildings are joined by an open-air courtyard that provides tenants and their clients a unique environment to work, collaborate, and relax.

The Promenade Shops at Dos Lagos, the Inland Empire's Premier Lifestyle Retail Complex, are a short walk away along a meandering, lakefront path, shaded by a soothing bamboo architectural marvel. Upscale dining, entertainment, hotels and business service amenities are all within easy reach.

Lakeshore Plaza's buildings offer state-of-the-art features: an advanced HVAC system, flexible and expandable telecommunications, an on-site conference and event space for tenant's use, and an on-site tenant lounge. The available design package is truly timeless: simplicity and class.



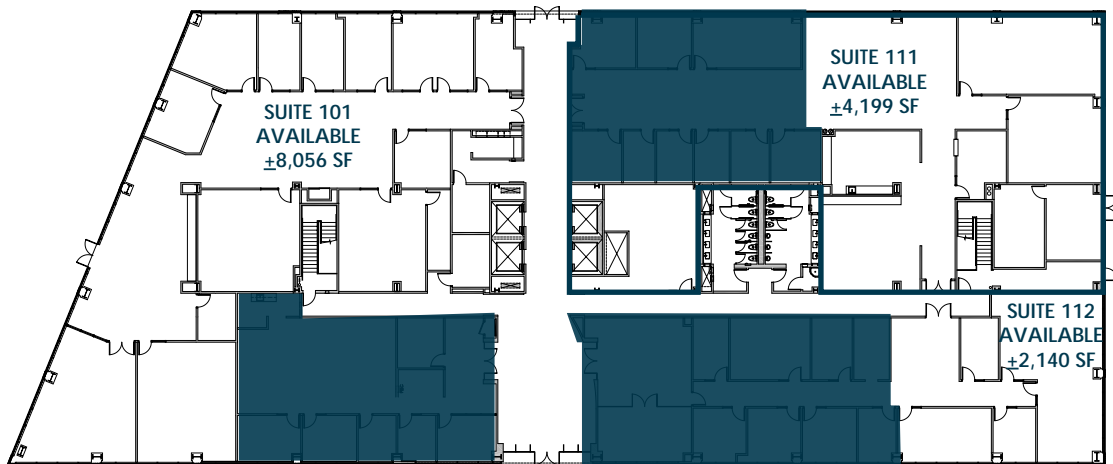
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**LAKESTORE PLAZA
at Dos Lagos**

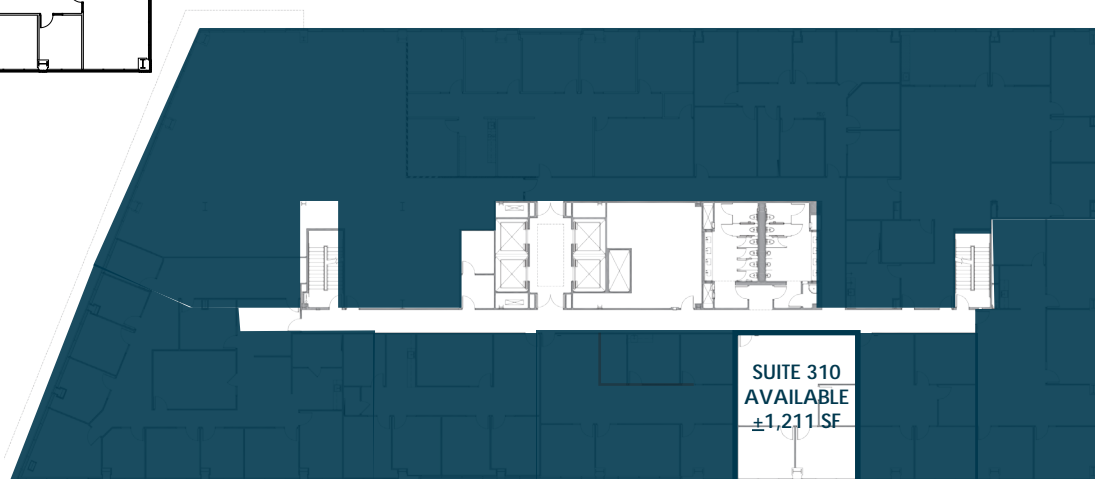
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1ST FLOOR

FLOOR PLAN | 4160 TEMESCAL CANYON RD



3RD FLOOR



4TH FLOOR



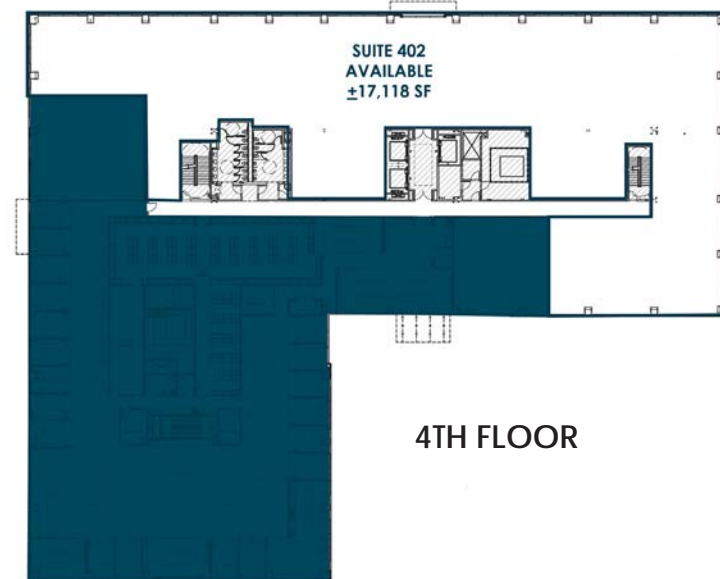
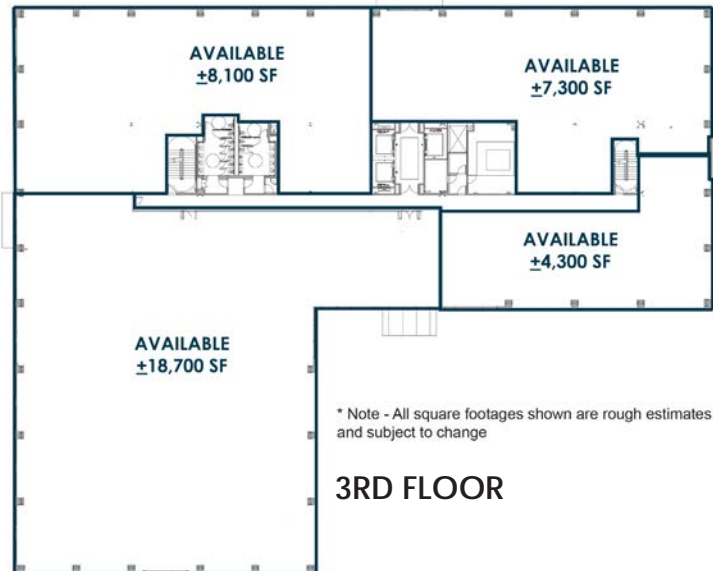
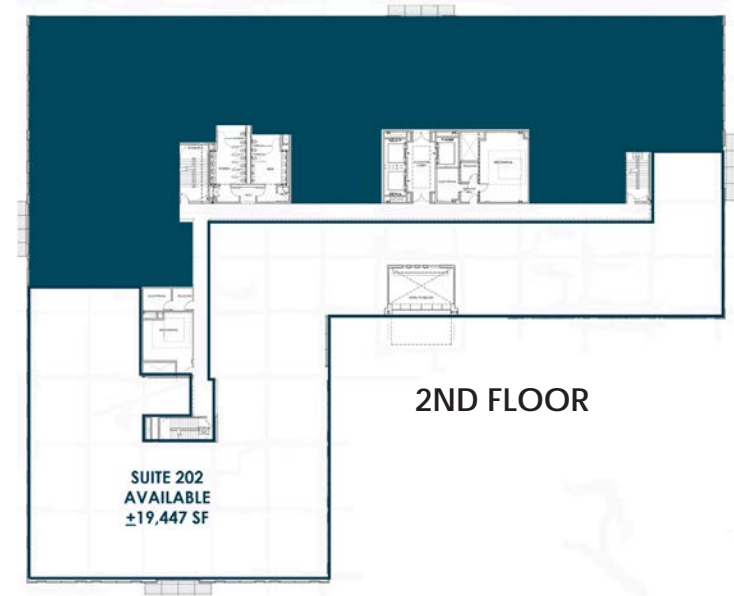
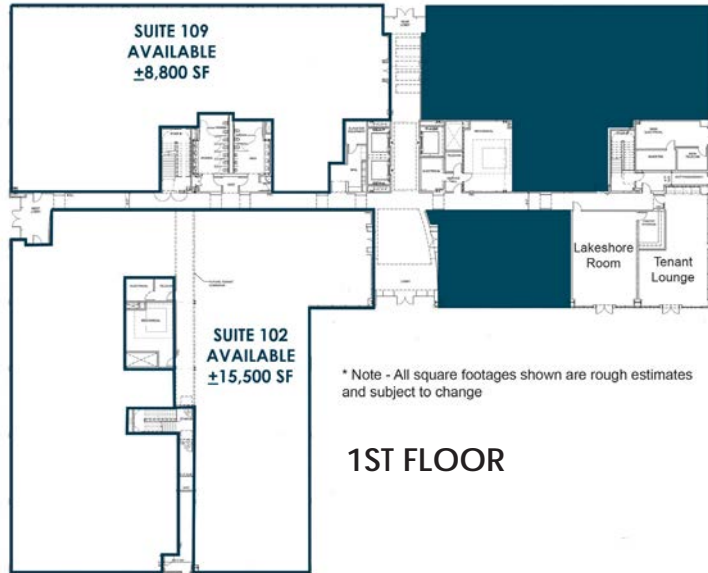
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HIGHLY EFFICIENT SINGLE TENANT FLOOR PLATES
FLEXIBLE UNIT SIZING TO ACCOMMODATE
NUMEROUS CONFIGURATIONS

FLOOR PLAN | 4140 TEMESCAL CANYON



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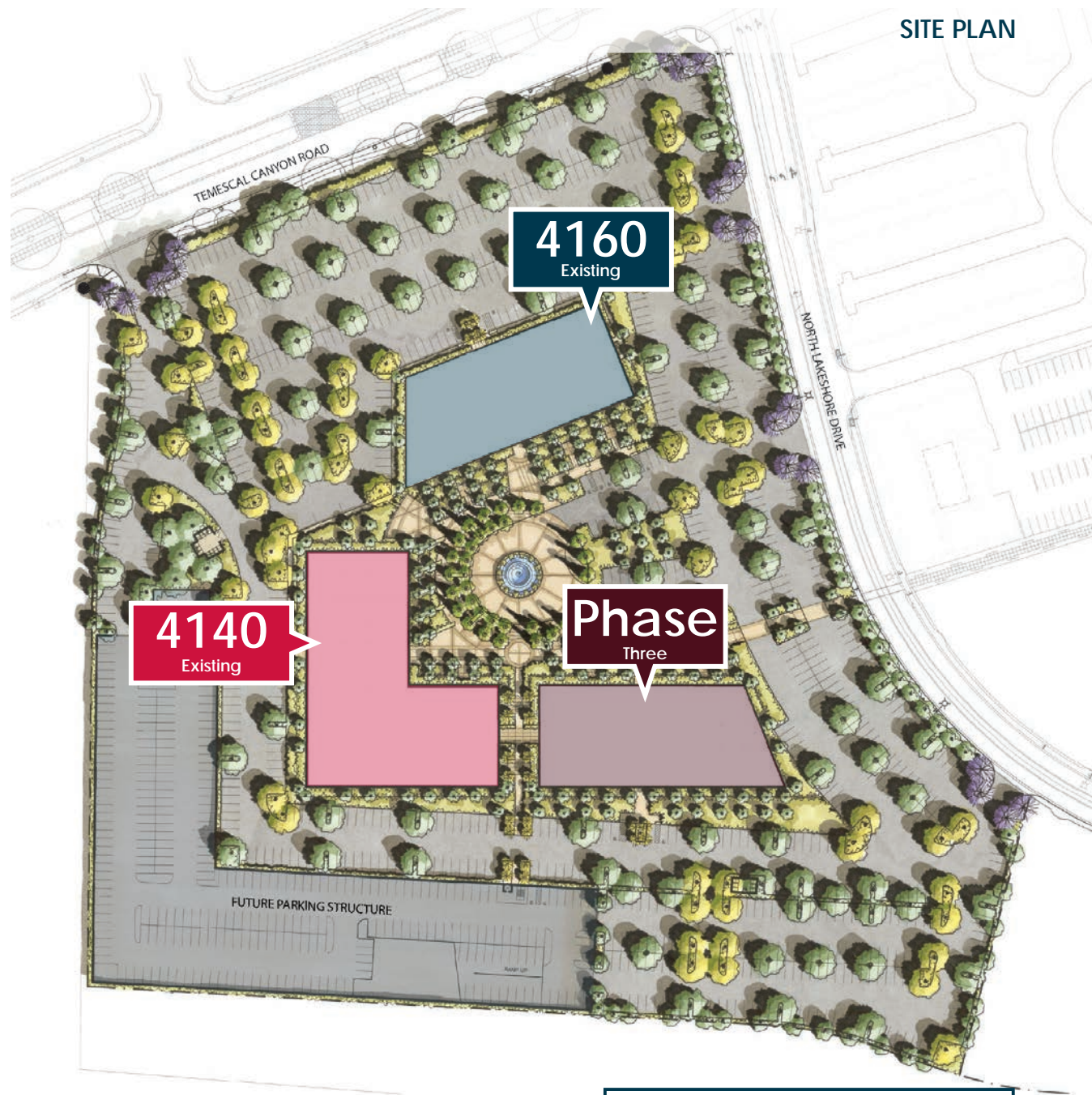
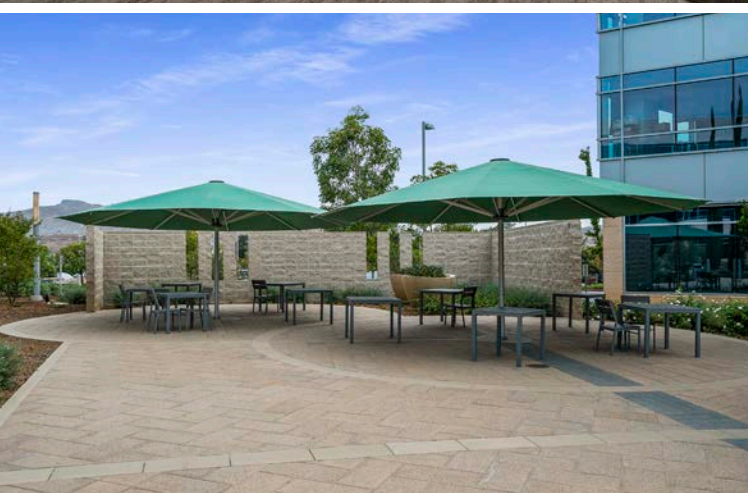
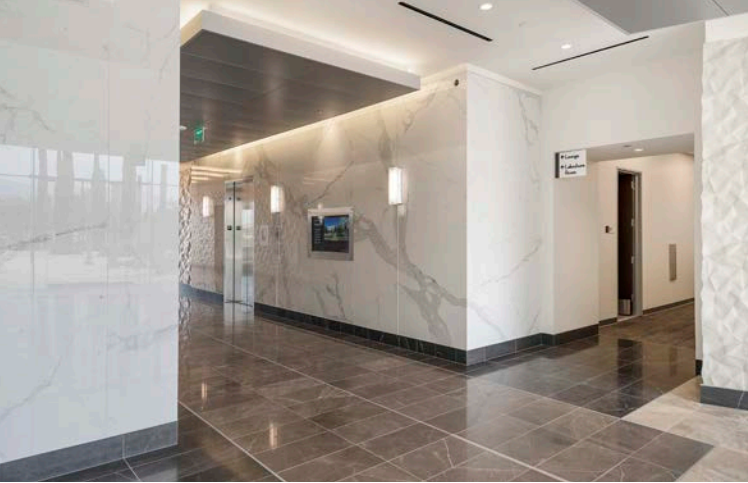
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4140 TEMESCAL CANYON RD BUILDING PHOTOS





SITE PLAN

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AREA OVERVIEW

Regional Facts

45 Miles

Southeast of Los Angeles

13 Miles

to Neighboring Orange County

33 Miles

to Temecula

3 MILES FROM SITE 2023

33,315 Est. Population

\$187,612 Average HH Income

11,797 Est. Daytime
Demographics

RIVERSIDE COUNTY 2023

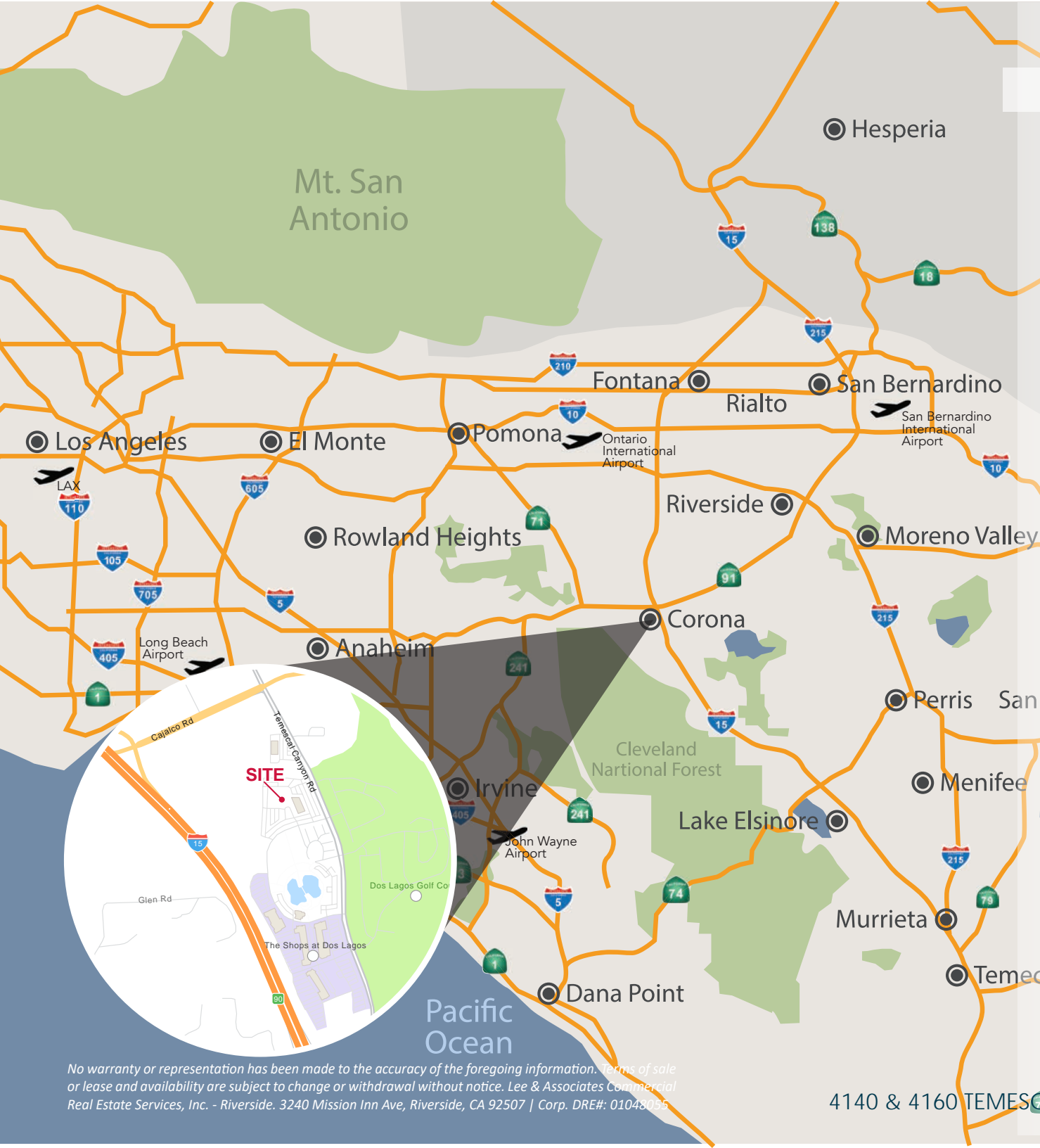
2,492,676 Est. Population

\$117,531 Average HH Income

604,631 Est. Daytime
Demographics

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Crossings
at Corona

STAYBRIDGE
SUITES

MONTECITO
AT DOS LAGOS

LAKE SHORE PLAZA at Dos Lagos

AMENITIES

15
DOS LAGOS
COMMUNITY THEATERS

Miguel's

TAPS

El Ciro's City Grille

WOOD RANCH
AT DOS LAGOS

iPlayology

Stone Church Brewing
Craft Beer, Cider, Kombucha

Daniels
Sushi-Bar-Restaurant

RA
Miso Veritas

Chocolate Factory

Interior Accents

Papaya

sleep & number.

Z GALLERII

charlotte russe
Ginger de la Ginger Bakery

WINDSOR
Sur la table
THE ART & SOUL OF COOKING

LOFT
DELICIOUS

pinkberry

SOCCEER
Soccer

VICTORIA'S SECRET

NEW YORK & COMPANY

EXPRESS

SumthinSavvy
Bridal & Beauty Bar

Bath & Body Works

TRADER JOE'S

RE/MAX
REAL PROS

J.P.S.A. BANK

Bridal Exchange

Clark's GYMBOREE
National Franchise

MONESPRIG
AN AVEDA LIFESTYLE SALONSPA

Brighton, the Lela

sunglass hut

CROWN & STACHE
CROWN & STACHE

TERRANO
AT DOS LAGOS

FUTURE
DEVELOPMENT

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COMMERCIAL REAL ESTATE SERVICES

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