

LAKE SHORE PLAZA at Dos Lagos

4140 & 4160 TEMESCAL CANYON ROAD, CORONA, CA



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AVAILABLE SUITES

4160 TEMESCAL CANYON ROAD

SUITE	SQ FT	COMMENTS	LEASE RATE PSF
102	2,533 SF	Reception Area, Multiple Private Offices, Conference Room, Break Room, 30 Day Availability  	\$2.65/SF FSG
112	4,946 SF	Reception Area, Multiple Private Offices, Conference Room, Break Room  	\$2.65/SF FSG
314	2,097 SF	Reception Area, Multiple Private Offices, Conference Room, Break Room  	\$2.65/SF FSG

4140 TEMESCAL CANYON ROAD (145,949 SF)

Floor 1	23,866 SF	Partial Floor, Divisible 	\$2.95/SF FSG
Floor 2	37,759 SF	Full Floor, Divisible 	\$2.95/SF FSG
Floor 3	38,259 SF	Full Floor, Divisible 	\$2.95/SF FSG
Floor 4	38,176 SF	Full Floor, Divisible 	\$2.95/SF FSG

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



CLICK ICON FOR SUITE FLOOR PLAN



CLICK ICON FOR 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 tenants a community work environment 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.

Phase 1 (4160) is a 6 story glass office building with suites to accommodate tenants with a single employee, or 100+ employees. Phase 2 (4140), is a 4 story glass office building with highly efficient floorplates, that can accommodate clients as small as 10,000 sf, and as large as 146,000 sf. The two buildings are joined by an open air court yard 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, and efficient and economical floor plans. The design package is truly timeless: simplicity and class.

**LAKESTORE PLAZA
at Dos Lagos**

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AREA OVERVIEW

Regional Facts

45 Miles
Southeast of Los Angeles

13 Miles
to Neighboring Orange County

33 Miles
to Temecula

RIVERSIDE COUNTY

2,454,634 in Population

\$86,582 Average HH Income

1,470,762 Adj. Daytime Demographics

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LAKESHORE PLAZA
at Dos Lagos

PHASE 2
DEVELOPMENT

THE SHOPS AT
DOS LAGOS

Crossings
at Corona



CAJALCO OVERPASS
ANTICIPATED COMPLETION
DEC. 2019

City of Corona Facts

±45 Miles Southeast of Los Angeles

39.2 Square Miles

Over 160,000 Population

More the 934 AC of Parks & Outdoor Recreational Spaces

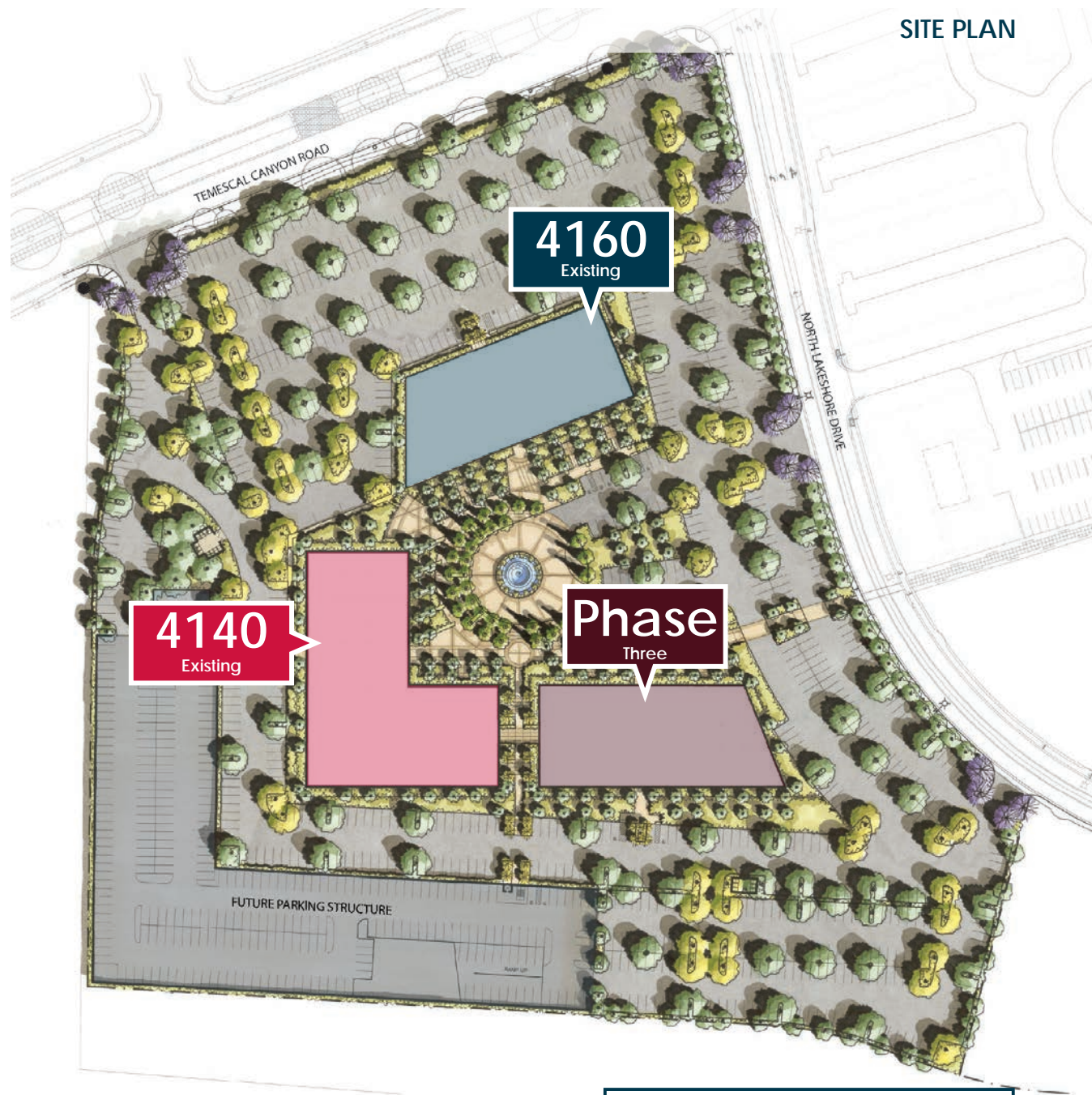
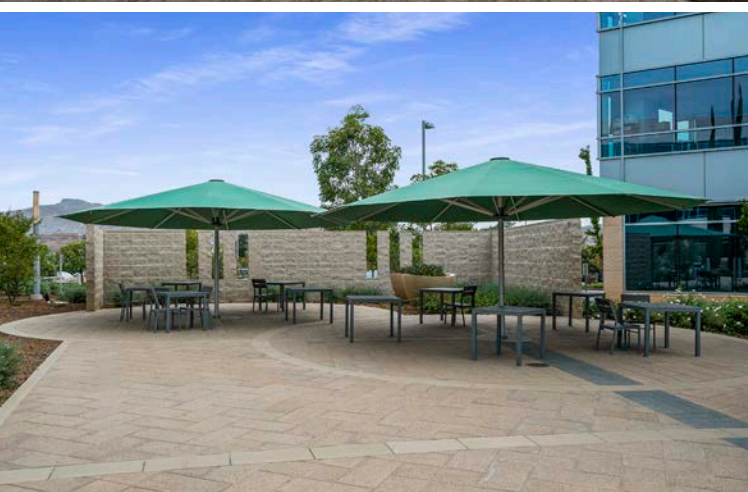
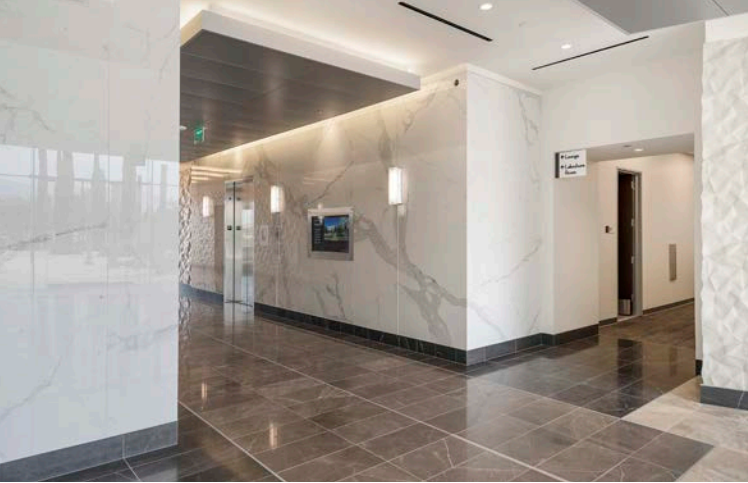
More than 42,000 Jobs

84,000 Workforce

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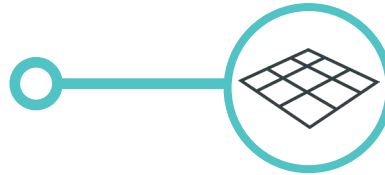
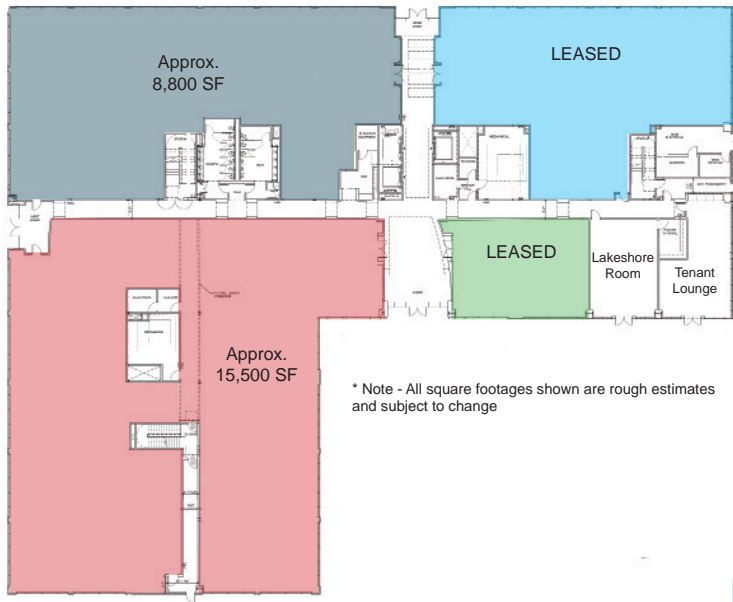
SITE PLAN

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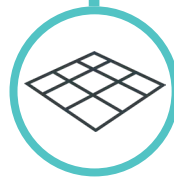
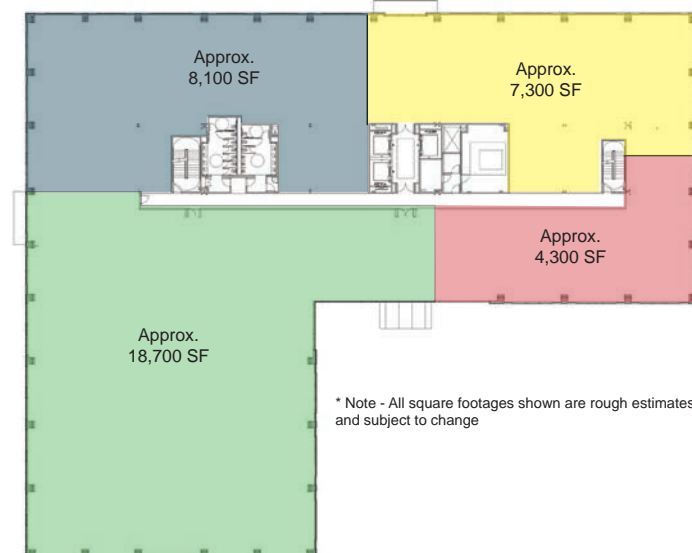
FLOOR PLAN | 4140 TEMESCAL CANYON RD
 TOTAL FIRST FLOOR | $\pm 32,300$ SF
 HYPOTHETICAL FLOORS SUITE SIZES



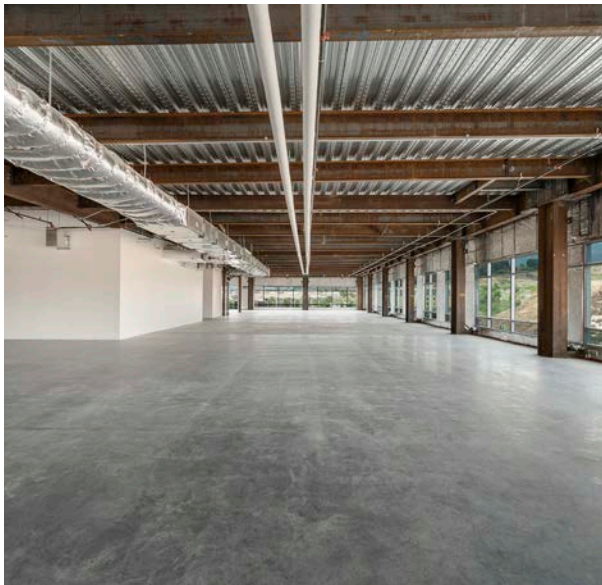
HIGHLY EFFICIENT
 SINGLE TENANT
 FLOOR PLATES



FLOOR PLAN | 4140 TEMESCAL CANYON RD
 THIRD & FOURTH FLOOR
 HYPOTHETICAL DEMISING PLAN



FLEXIBLE UNIT SIZING
 TO ACCOMMODATE
 NUMEROUS
 CONFIGURATIONS

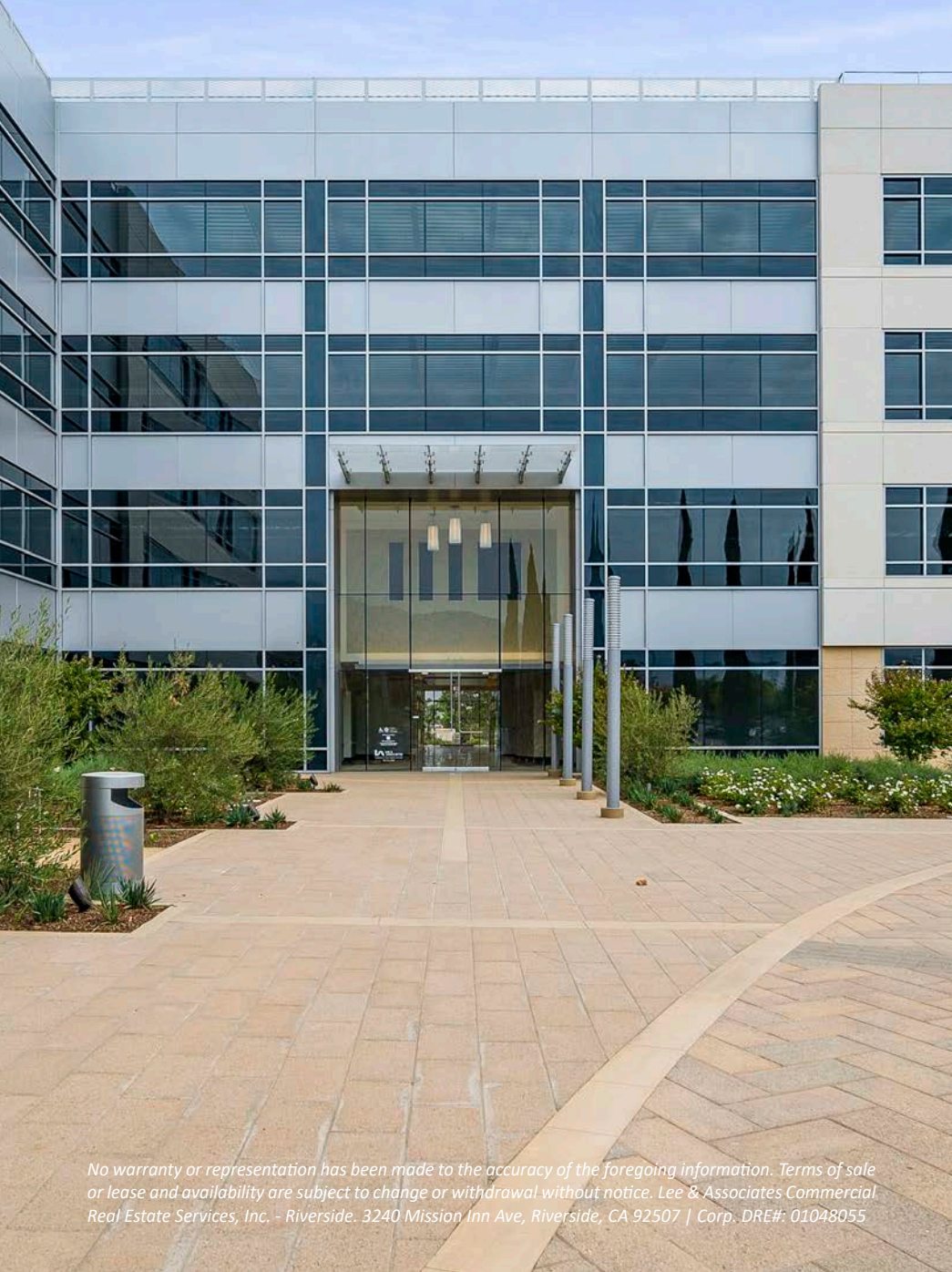


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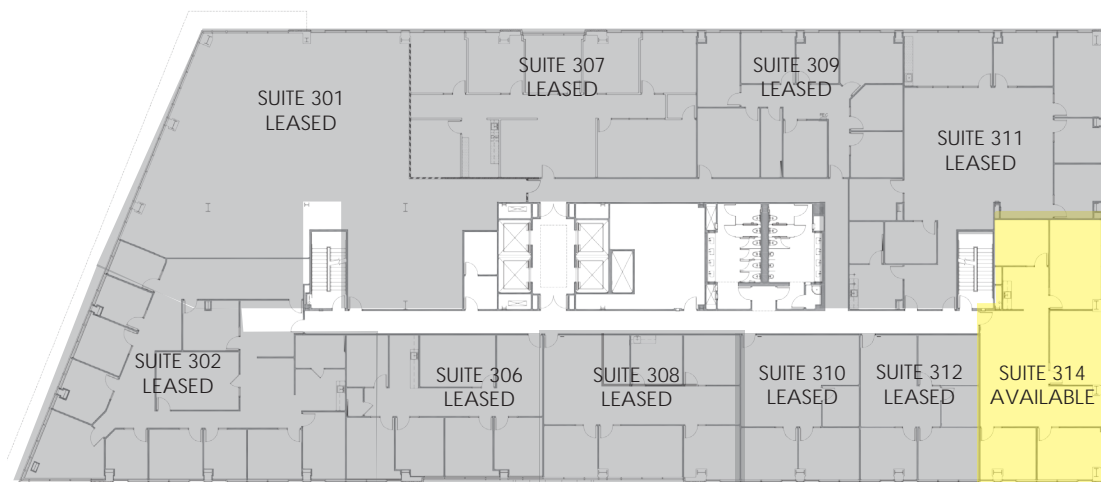
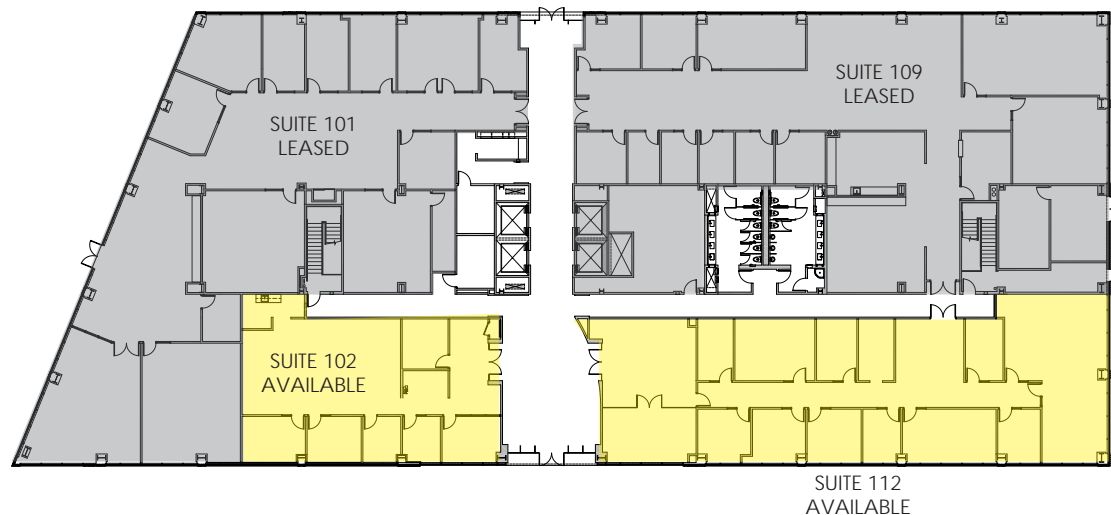
4140 TEMESCAL CANYON RD BUILDING PHOTOS





FLOOR PLAN | 4160 TEMESCAL CANYON RD

1ST FLOOR PLAN



3RD FLOOR PLAN



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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

WINDSOR

LOFT

pinkberry

SUR LA TABLE

DELICIOUS

Soccer

J.P.S.A. BANK

Bridal Exchange

Clark's GYMBOREE

MONESPRIG
AN AVEDA LIFESTYLE SALON SPA

Brighton, the Lela

sunglass hut

CROWN & STACHE

VICTORIA'S SECRET

NEW YORK & COMPANY

EXPRESS

SumthinSavvy
Nail Salon & Beauty Bar

Bath & Body Works

TRADER JOE'S

RE/MAX REAL PROS

TERRANO
AT DOS LAGOS

FUTURE
DEVELOPMENT

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COMMERCIAL REAL ESTATE SERVICES

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