

# IVY SPRINGS BUSINESS PARK

FOR SALE

41690 Ivy Street, Murrieta, CA 92562



**7,829± SF**  
SIZE



**\$1,950,000**  
**(\$249 PSF)**  
ASKING PRICE



**CONDO MAPPED**  
INVESTMENT PROPERTY



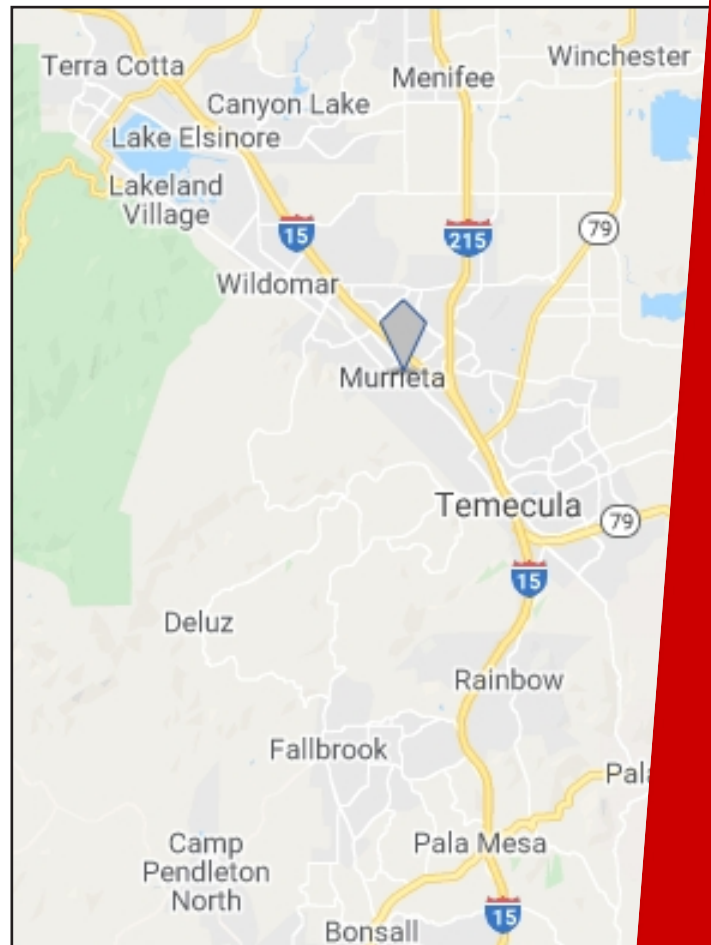
## 7,829± SF EXECUTIVE SUITES FOR SALE

### WELL LOCATED PROFESSIONAL OFFICE PARK OFFERING:

- 7,829± SF Executive Office Space
- Modern, energy efficient construction
- Timeless architecture with grand entrances
- Easy access to both freeways (I-15 and I-215)
- Proximity to NW Murrieta's Retail Corridor and Old Town District
- Building has Office Zoning
- Condo mapped for multiple implementation and exit strategies (Contact Agent)

### FEATURES:

- Executive office condos
- Separate kitchen, reception and storage areas
- High quality elevator served building
- Upgraded finishes on the cabinetry, flooring with granite countertops
- Additional entry/exit possibility via private back staircase
- Great views of the serene local hills
- Fair market pricing at \$1,950,000 (±\$249 PSF)



### Exclusively Marketed By:

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Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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## PROFESSIONAL EXECUTIVE OFFICE WITH ULTIMATE FLEXIBILITY

Operate as Executive Suite (7+ CAP Proforma); Down Size Executive Suite Use 51% as Owner/User and Get SBA Financing; Utilize in Entirety; or Revert Back to Condos (Resell?)



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