

# FOR SALE

Individual Medical/Office  
Condominium Unit:

SILVERHAWK PROFESSIONAL  
**29995** Technology Drive  
Murrieta, CA 92563



KYLE FRIED, CCIM, MBA

951.553.0012

kyle@seawaypropertiesCRE.com Lic #  
02200647



## SILVERHAWK PROFESSIONAL

# 29995

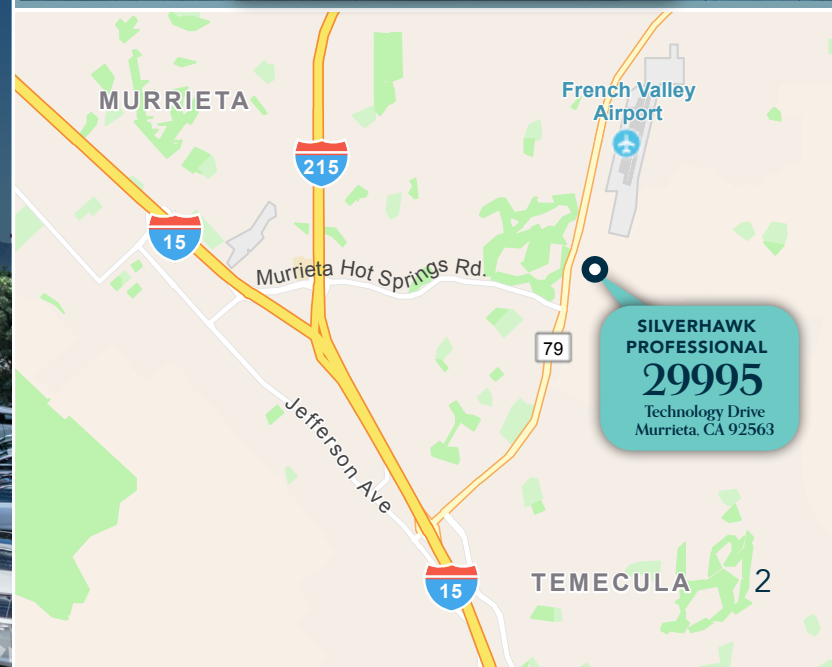
Technology Drive  
Murrieta, CA 92563

## PROPERTY INFO

|               |                                                    |
|---------------|----------------------------------------------------|
| Address       | 29995 Technology Drive<br>Murrieta, CA 92563       |
| Suite No      | A105                                               |
| Price         | \$1,197,952                                        |
| Per Sq. Ft.   | \$382.00                                           |
| Unit Size     | 3,136 SF RBA<br>105A: ± 2,400 SF<br>105B: ± 736 SF |
| Building Size | 45,000 SF                                          |
| Property Type | Class B Multi-Tenant Medical Condominium           |
| Year Built    | 2005                                               |
| APN           | 957-331-006                                        |
| Parking Ratio | 4.2/1,000                                          |

- 3,136 SF across two connected suites (2,400 SF + 736 SF) with removable demising wall
- Occupy both or lease one suite for income offset
- 4.2 parking spaces per 1,000 SF—exceptional for medical or client-facing uses
- Suite 105A: Six-windowed offices, large conference room, bullpen, reception, kitchenette
- Suite 105B: Office, bullpen, kitchenette
- Premium elevator-served building on Murrieta's Technology Drive corridor

[CLICK HERE TO VIEW  
PROPERTY WEBSITE](#)



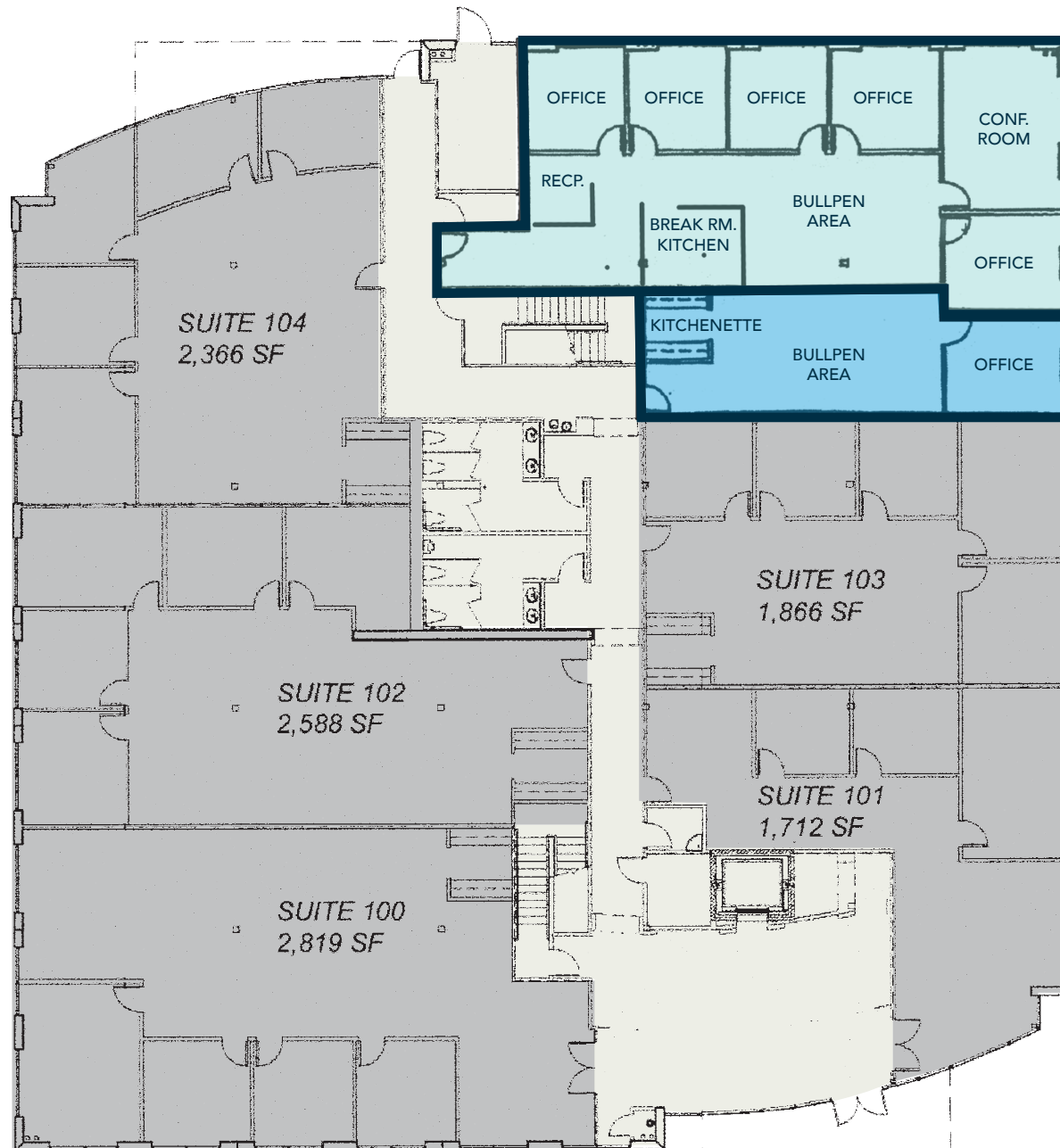












## SUITE 105A 2,400 SF

5 Window Lined Offices,  
Large conference room,  
Bullpen, Break Room/  
Kitchenette, Reception

## SUITE 105B 736 SF

1 window lined Executive  
office, bullpen, kitchenette.  
*\*Month-to-Month tenant can  
be delivered vacant at COE.*



SILVERHAWK PROFESSIONAL

29995 Technology Drive  
Murrieta, CA 92563

# LOCATION MAP



SILVERHAWK  
PROFESSIONAL  
29995  
Technology Drive  
Murrieta, CA 92563

## MURRIETA

|                          |                           |
|--------------------------|---------------------------|
| Population               | 115,284                   |
| Average Household Income | \$132,670 (1 Mile Radius) |
| Average Household Income | \$144,997 (5 Mile Radius) |
| Est. Households          | 68,833 (5 Mile Radius)    |
| Total Businesses         | 9,775 (5 Mile Radius)     |



**SPECIAL BENEFITS AVAILABLE TO OWNERS OF  
COMMERCIAL CONDOMINIUM UNITS**

Commercial condominium units have their own parcel numbers, and buyers own their units in fee simple. They can customize, refinance, rent out, or sell their units at any time. Business owners who occupy their units enjoy many benefits that are not available to tenants, including: control of their business facilities, protection from rent increases, favorable financing at historically low, fixed rates, equity growth by paying down their mortgages instead of a landlord's, potential appreciation in the strong California real estate market, and valuable tax deductions. They are able to maintain the quality and value of their property and control their operating costs through their owners' associations and professional property managers.

**\*90% FINANCING**

*Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner occupied Condominium. Under the 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms. For information on SBA financing and the current interest rate, contact us for our preferred lenders.*



# FOR SALE

**Individual Medical/Office  
Condominium Unit:**

**SILVERHAWK PROFESSIONAL**

**29995** Technology Drive  
Murrieta, CA 92563

**KYLE FRIED, CCIM, MBA**

951.553.0012

kyle@seawaypropertiesCRE.com

Lic # 02200647



 **Seaway  
Properties**  
Real Estate

**Seaway Properties Real Estate, Inc.**

[www.seawaypropertiesCRE.com](http://www.seawaypropertiesCRE.com)

No warranty or representation has been made to the accuracy of the foregoing information.  
Terms of sale and availability are subject to change or withdrawal without notice. Seaway  
Properties Real Estate, Inc. 28545 Old Town Front St. Ste 203, Temecula CA 92590