LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

OFFICE / FLEX SPACES

LEASE RATE PROMOTION:

$1.45 PSF For the First Year 1 with 4% annual increases on a minimum 3 Year Lease Term.

ENTERPRISE COURT

41715, 41743 & 41769 ENTERPRISE CIRCLE NORTH
TEMECULA

PROPERTY HIGHLIGHTS

- Professional Office & Industrial Flex Space
- Area amenities include: Black Market Brewing, Farmer Boys, Starbucks, California Bank and Trust, Zarka Cigar Lounge, and many more!
- Near I-15 Freeway @ Winchester Rd
- FIOS Enabled
- Zoned - Business Park (New Uptown zoning)
- Building Signage Available
- Suite Sizes and Improvements Vary
- Flex Industrial Units With 10'x12' Roll-up Doors
- 100 Amp 3 Phase Electrical Services
- Secure Building - Key Card System
- Ample Parking
- Property Management On-site

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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. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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AVAILABILITY

SUITE	(±)SF	RATE/SF	DESCRIPTION
Building "A" 41769 Enterprise Circle N. 1st Floor			
			100% Leased
Building "A" 41769 Enterprise Circle N. 2nd Floor (Office Only)			
204	722	$1.60	Reception Area, 2 Private Offices, and a Coffee bar.
205	495	$1.60	Reception Area, Private Office and Kitchenette.
207	1,237	$1.60	1 private office, large open workspace, reception area and kitchenette.
Building "B" 41743 Enterprise Circle N. 1st Floor			
102	1,716	$1.60	Reception area, Private Office, Kitchen, Bathroom and open workspace.
107	1,751	$1.60	4 Private Offices, Open Workspace and Private Bathroom. *Can be combined with suite 108 for a total of: 3,661 sq ft*
108	1,910	$1.60	Reception area, Private Bathroom, 2 Private Offices, Large Open Work Space. *Can be combined with suite 107 for a total of: 3,661 sq ft*
Building "B" 41743 Enterprise Circle N. 2nd Floor (Office Only)			
204	1,088	$1.60	Reception Area, Conference Room, 2 Offices, Three Built Out Work Stations, and Bathroom.
208	1,002	$1.60	Reception area, private office, open workspace and private restroom.
209	1,060	$1.60	Reception Area, 3 Private Offices, & Private Bathroom
Building "C" 41715 Enterprise Circle N. 1st Floor (Medical Space)			
102	1,787	$1.60	Small reception area, 4 Private Offices, Conference Room, Bathroom, Small Storage Space with Roll up Door
Building "C" 41715 Enterprise Circle N. 2nd Floor (Office Only)			
204	1,052	$1.60	Reception Area, Conference Room, and 3 Private Offices.
206	487	$1.60	Reception Area, 1 Private Office, and Coffee Bar Area.
208	958	$1.60	Reception Area, Small Open Work Space, 3 Private Offices, & Coffee Bar.

Call agent for showing instructions - Property Management On-site in Suite 207 at 41743 Enterprise Circle (Bldg B) Building Security Access Cards - $20.00 each

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CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.

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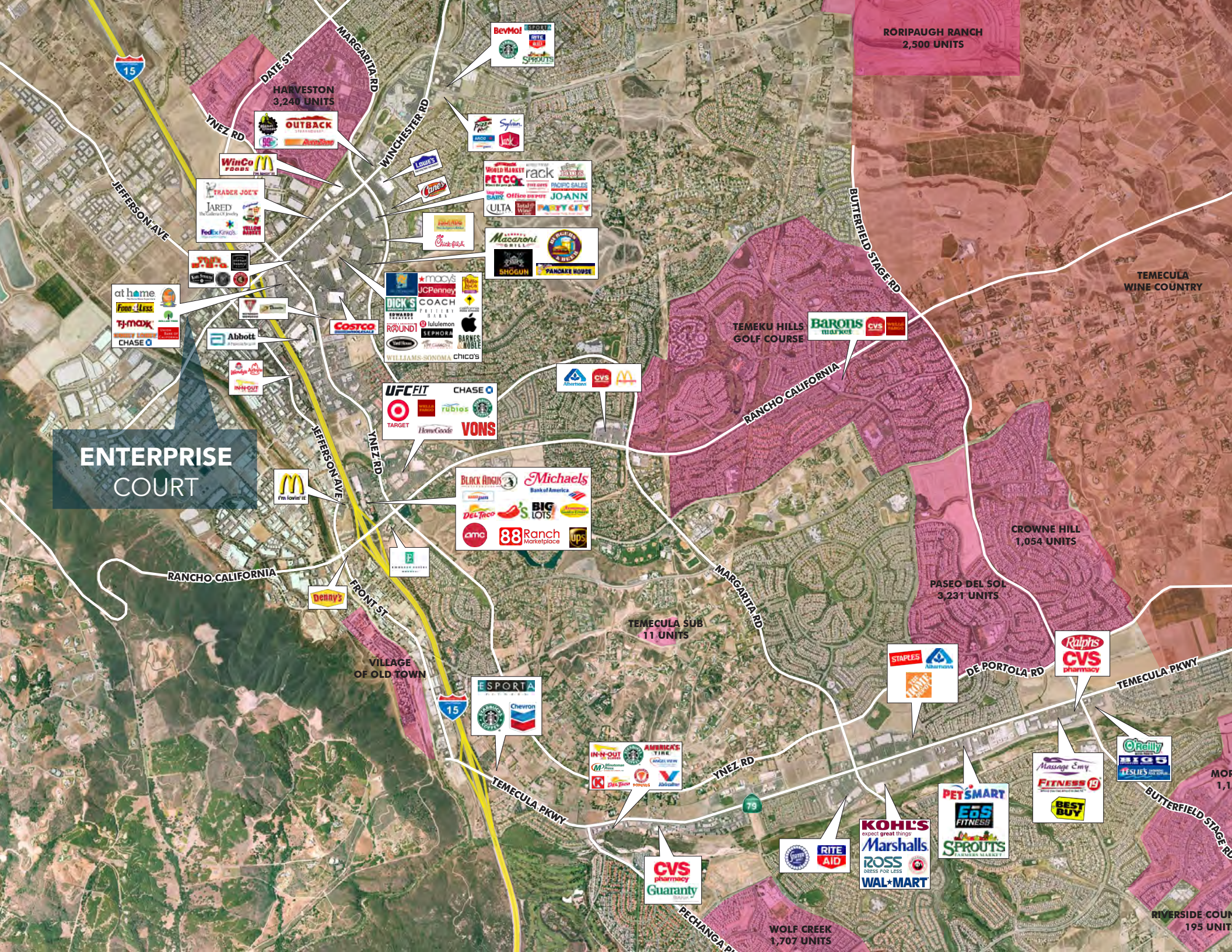
ENTERPRISE COURT
RORIPAUGH RANCH
2,500 UNITS
HARVESTON
3,240 UNITS
TEMECULA WINE COUNTRY
TEMEKU HILLS GOLF COURSE
CROWNE HILL
1,054 UNITS
PASEO DEL SOL
3,231 UNITS
TEMECULA SUB
11 UNITS
VILLAGE OF OLD TOWN
WOLF CREEK
1,707 UNITS
RIVERSIDE COUN
195 UNIT
MARGARITA RD
DATE ST
YNEZ RD
WINCHESTER RD
JEFFERSON AVE
BUTTERFIELD STAGE RD
RANCHO CALIFORNIA
FRONT ST
DE PORTOLA RD
TEMECULA PKWY
PECHANGA PK
15
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