

JEFFERSON COURT

27570, 27574 & 27576 COMMERCE CENTER DR
TEMECULA



FOR LEASE
OFFICE / FLEX SPACES

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- Improved Second floor office Suites starting at ±750 Sq. Ft.
- Improved Flex Industrial and Commercial Suites from starting at ±1,062 Sq. Ft.
- Centrally Located Within the Temecula Business District (Conveniently Located Between Ranch California Rd & Winchester Rd)
- Ideally located close to I-15 & I-215 freeways for direct access to the surrounding counties
- Competitive Rates
- A range of floorplans to choose from
- Jefferson Uptown Zoning
- Located near the vastly growing Temecula Valley Wineries, Hotels and the expansion of Pechanga and visitors that generate over \$665 million annually

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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

BLDG.	SUITE	SQ. FT.	RATE/SF	DESCRIPTION
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1ST FLOOR

27574	140	2,700	\$1.40 MG	Open floorplan, 1 private office and bathroom.
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2ND FLOOR

27570	224	919	\$1.40 MG	Open work space, 3 private offices, and private restroom. On the 2nd Floor with no elevator.
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27574	235	750	\$1.40 MG	Open workspace, 2 private offices, and private restroom.
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27574	237	750	\$1.40 MG	Open workspace, 2 private offices, and a private restroom
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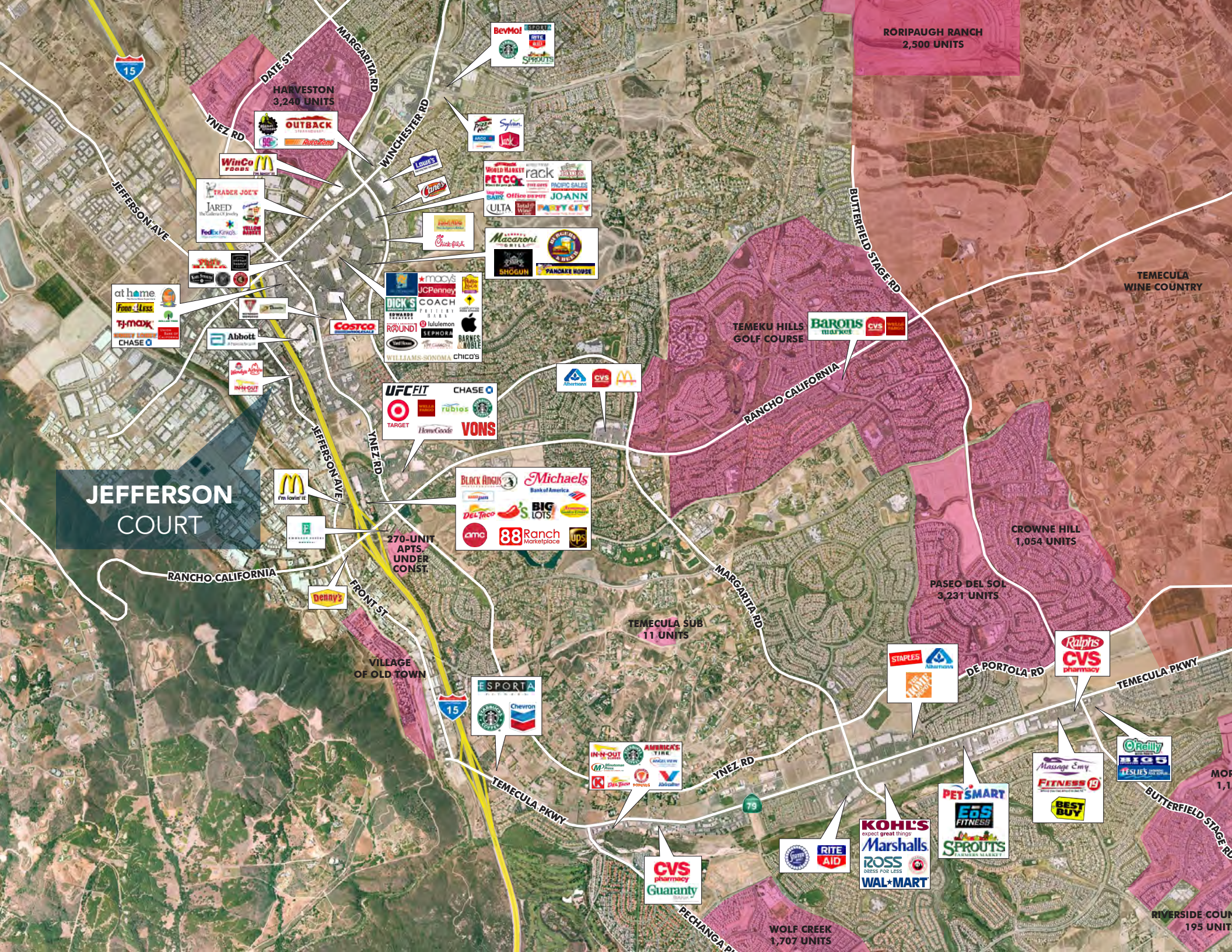
Rates are Modified Gross.

Rev. 03/14/2025

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.





RORIPAUGH RANCH
2,500 UNITS

HARVESTON
3,240 UNITS

JEFFERSON
COURT

270-UNIT
APTS.
UNDER
CONST.

TEMECULA SUB
11 UNITS

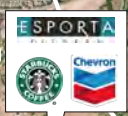
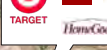
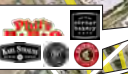
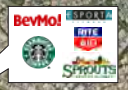
TEMEKU HILLS
GOLF COURSE

CROWNE HILL
1,054 UNITS

PASEO DEL SOL
3,231 UNITS

WOLF CREEK
1,707 UNITS

RIVERSIDE COUN
195 UNITS



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