

# SILVERHAWK CORPORATE CENTER

±1,127 SF SUITE AVAILABLE

38975 & 38977 SKY CANYON DRIVE  
MURRIETA, CA 92563

## FEATURES:

- PREMIER PROFESSIONAL OFFICE BUILDINGS
- WALKING DISTANCE TO RESTAURANTS & OTHER RETAIL SERVICES
- COMMON CONFERENCE ROOM FOR TENANT USE
- PROFESSIONALLY MANAGED
- LOCKERS AND SHOWERS FOR TENANT USE
- ABUNDANT PARKING
- OUTDOOR PATIO SEATING
- COURTYARD FOUNTAIN WITH KOI POND

**MIKE HANNA**

951.445.4503

mhanna@leetemecula.com

DRE# 01456055

**MARY PIPER**

951.445.4516

mpiper@leetemecula.com

DRE# 01268829



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

# SILVERHAWK CORPORATE CENTER

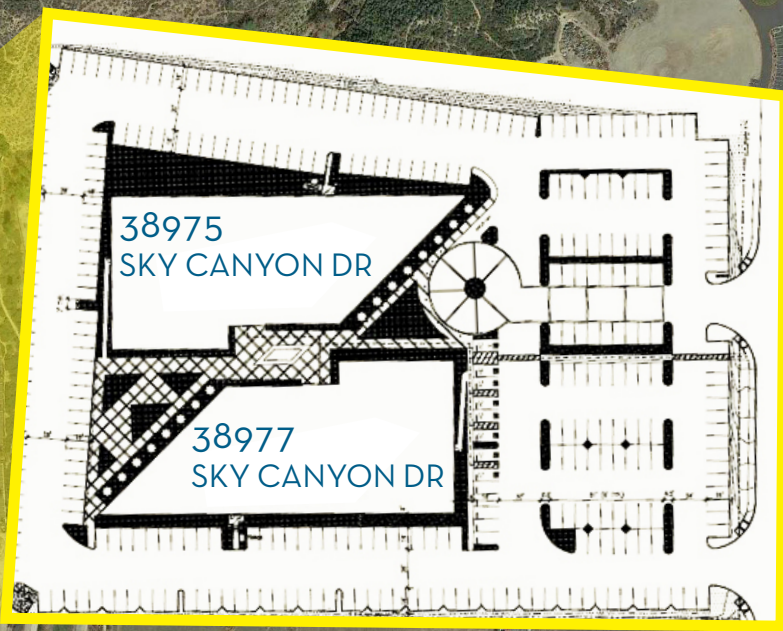
38975 & 38977 SKY CANYON DRIVE  
MURRIETA, CA 92563

SILVERHAWK  
CORPORATE CENTER

SKY CANYON DR

WINCHESTER RD

MURRIETA HOT SPRINGS RD





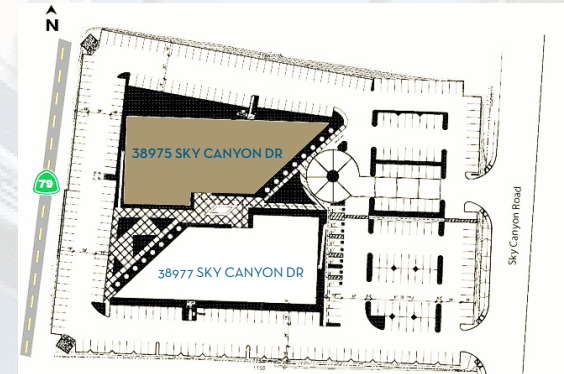
## SILVERHAWK CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE  
MURRIETA, CA 92563



# SILVERHAWK CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE  
MURRIETA, CA 92563



## 38975 SKY CANYON DRIVE - AVAILABILITY

### 1ST FLOOR

| SUITE | RENTABLE SQ FT (RSF) | RATE | DESCRIPTION |
|-------|----------------------|------|-------------|
|-------|----------------------|------|-------------|

100% LEASED

### 2ND FLOOR

| SUITE | RENTABLE SQ FT (RSF) | RATE | DESCRIPTION |
|-------|----------------------|------|-------------|
|-------|----------------------|------|-------------|

207

1,127

\$2.25

Reception, 4 offices and breakroom with counter and sink.  
DO NOT DISTURB TENANT - Available 11/1/2025

All suites include access to the Common Area Conference Room, Locker Room/Showers, and a Lobby Directory Signage Position \*Modified Gross; Monthly Lease Rate does not include in-suite janitorial or utilities

Rev. 08/18/2025

#### MIKE HANNA

951.445.4503

mhanna@leetemecula.com

DRE# 01456055

#### MARY PIPER

951.445.4516

mpiper@leetemecula.com

DRE# 01268829



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

# SILVERHAWK CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE  
MURRIETA, CA 92563

38975 SKY CANYON DRIVE - MURRIETA, CA

2ND FLOOR



**MIKE HANNA**

951.445.4503

mhanna@leetemecula.com

DRE# 01456055

**MARY PIPER**

951.445.4516

mpiper@leetemecula.com

DRE# 01268829



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