

# FOR LEASE

## OFFICE / FLEX SPACES

**LEASE RATE PROMOTION:**  
**6 MONTHS OF FREE RENT ON A 3 YEAR MINIMUM LEASE**  
**CONTACT BROKER FOR MORE DETAILS.**



**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

## ENTERPRISE COURT 41715, 41743 & 41769 ENTERPRISE CIRCLE NORTH TEMECULA





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## AVAILABILITY

SUITE	(±)SF	RATE/SF	DESCRIPTION
<b>Building "A" 41769 Enterprise Circle N. 1st Floor</b>			
100% Leased			
<b>Building "A" 41769 Enterprise Circle N. 2nd Floor (Office Only)</b>			
205	495	\$1.45	Reception Area, Private Office and Coffee Bar.
207	1,237	\$1.45	1 private office, large open workspace, reception area and kitchenette.
<b>Building "B" 41743 Enterprise Circle N. 1st Floor</b>			
100% Leased			
<b>Building "B" 41743 Enterprise Circle N. 2nd Floor (Office Only)</b>			
204	1,088	\$1.45	Reception Area, Conference Room, 2 Offices, Three Built Out Work Stations, and Bathroom.
<b>Building "C" 41715 Enterprise Circle N. 1st Floor (Medical Space)</b>			
100% Leased			
<b>Building "C" 41715 Enterprise Circle N. 2nd Floor (Office Only)</b>			
203	507	\$1.45	Small Reception Area, 2 Private Offices, & Coffee Bar.
204	1,052	\$1.45	Reception Area, Conference Room, and 3 Private Offices.
208	958	\$1.45	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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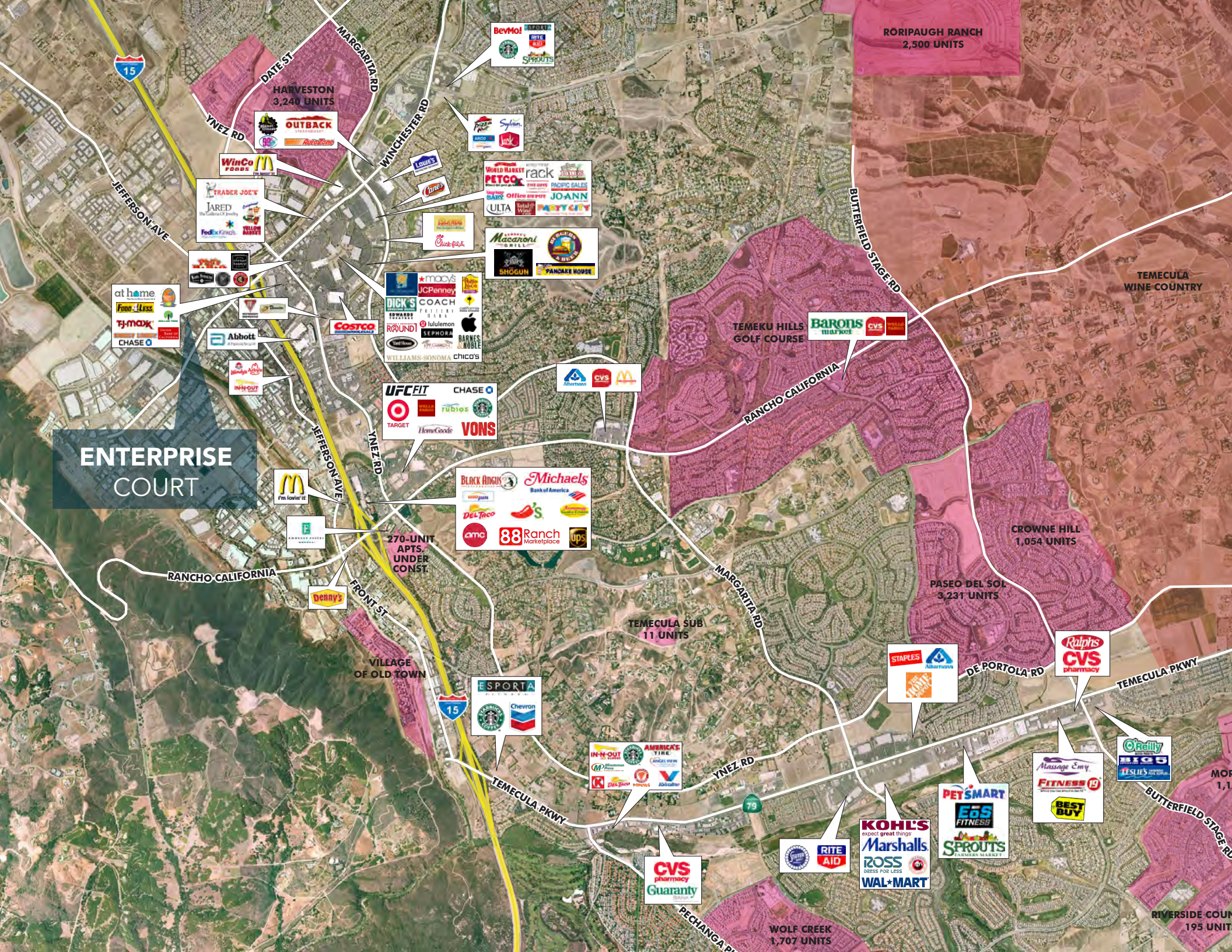
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# CENTRAL LOCATION

- 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.







RORIPAUGH RANCH  
2,500 UNITS

HARVESTON  
3,240 UNITS

TEMEKU HILLS  
GOLF COURSE

TEMECULA  
WINE COUNTRY

ENTERPRISE  
COURT

CROWNE HILL  
1,054 UNITS

PASEO DEL SOL  
3,231 UNITS

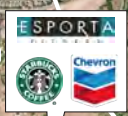
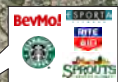
TEMECULA SUB  
11 UNITS

VILLAGE  
OF OLD TOWN

MORENO VALLEY  
1,100 UNITS

RIVERSIDE COUNTY  
195 UNITS

WOLF CREEK  
1,707 UNITS





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