

SUMMIT OFFICE BUILDING

ONE RIDGEGATE DRIVE
TEMECULA, CA

**±2,496 SF
OFFICE SUITE
FOR LEASE**



MARY PIPER
(951) 445-4516
mpiper@leetemecula.com
DRE #01268829

MIKE HANNA
(951) 445-4503
mhanna@leetemecula.com
DRE #01456055

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SUMMIT OFFICE BUILDING

ONE RIDGEGATE DRIVE
TEMECULA, CA

**±2,496 SF OFFICE SUITE
FOR LEASE**

FEATURES:

- Prominent two story office building at the base of Temecula Foothills
- Located less than 1-mile from I-15 Freeway off Rancho California Road and one hour from San Diego & Orange County
- Panoramic views of Temecula Valley
- Close proximity to Old Town Temecula, retail services & several restaurants

LEASE RATE: \$2.25/SF MG

(*Modified Gross, net of electricity & janitorial)



SUITE	RSF (±)	USF	RATE	AVAILABLE	DESCRIPTION
215	±2,496	±2,190	\$2.25 MG	Available Immediately	Waiting reception, Conference Room off waiting area, 5 window lined offices, 2nd conference room or office, workroom / storage, work area with low partitions & kitchen

MG = Modified Gross; Monthly Lease Rate does not include in-suite janitorial or electricity.
Do Not Disturb Tenant. Contact agent for touring instructions.

Rev. 05/13/2025

