

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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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.
Building "B" 41743 Enterprise Circle N. 1st Floor			
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.
205	672	\$1.60	Open Workspace, 2 Private Offices, and Private 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)			
100% Leased			
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

Rev. 01/03/2024



MATT SHAW, CCIM

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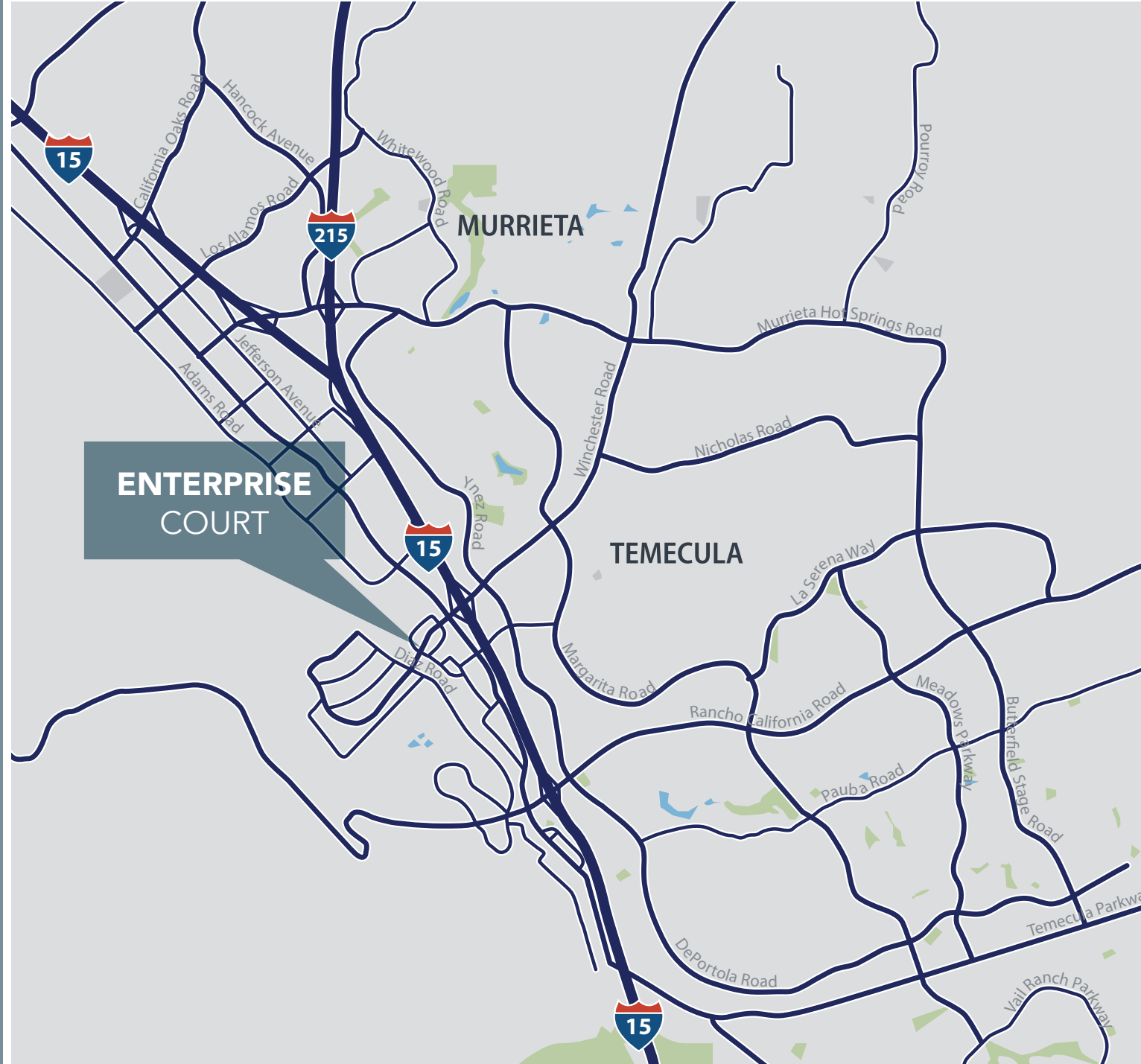
BLAKE VALDEZ

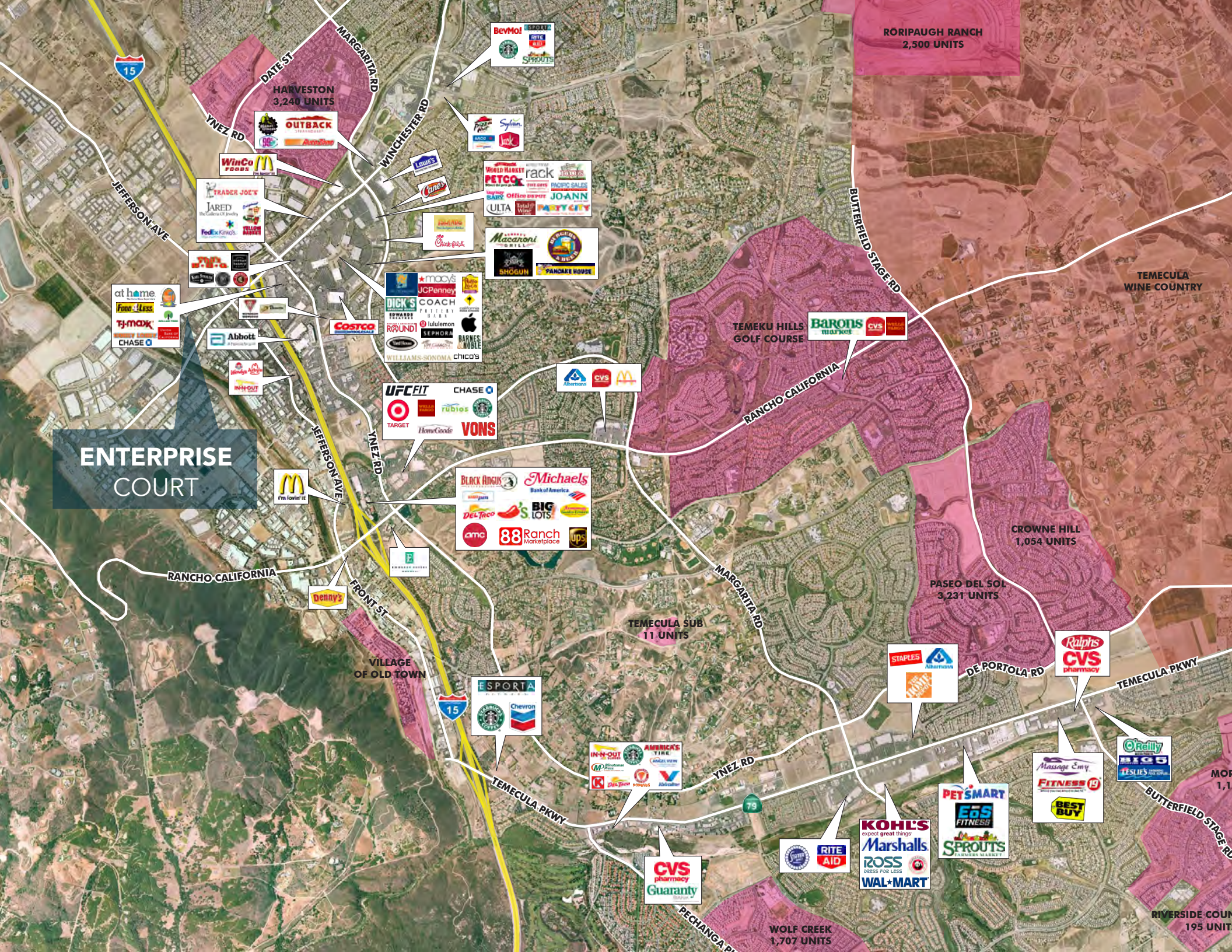
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CENTRAL LOCATION

- 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

ENTERPRISE
COURT

TEMEKU HILLS
GOLF COURSE

CROWNE HILL
1,054 UNITS

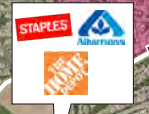
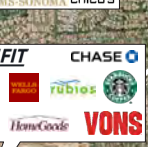
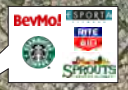
PASEO DEL SOL
3,231 UNITS

TEMECULA SUB
11 UNITS

VILLAGE
OF OLD TOWN

WOLF CREEK
1,707 UNITS

RIVERSIDE COUN
195 UNITS



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