

# FOR LEASE

## OFFICE / FLEX SPACES

**LEASE RATE PROMOTION:**  
*Free Month of Rent on Select Suites!*



**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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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

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

Rev. 03/14/2025



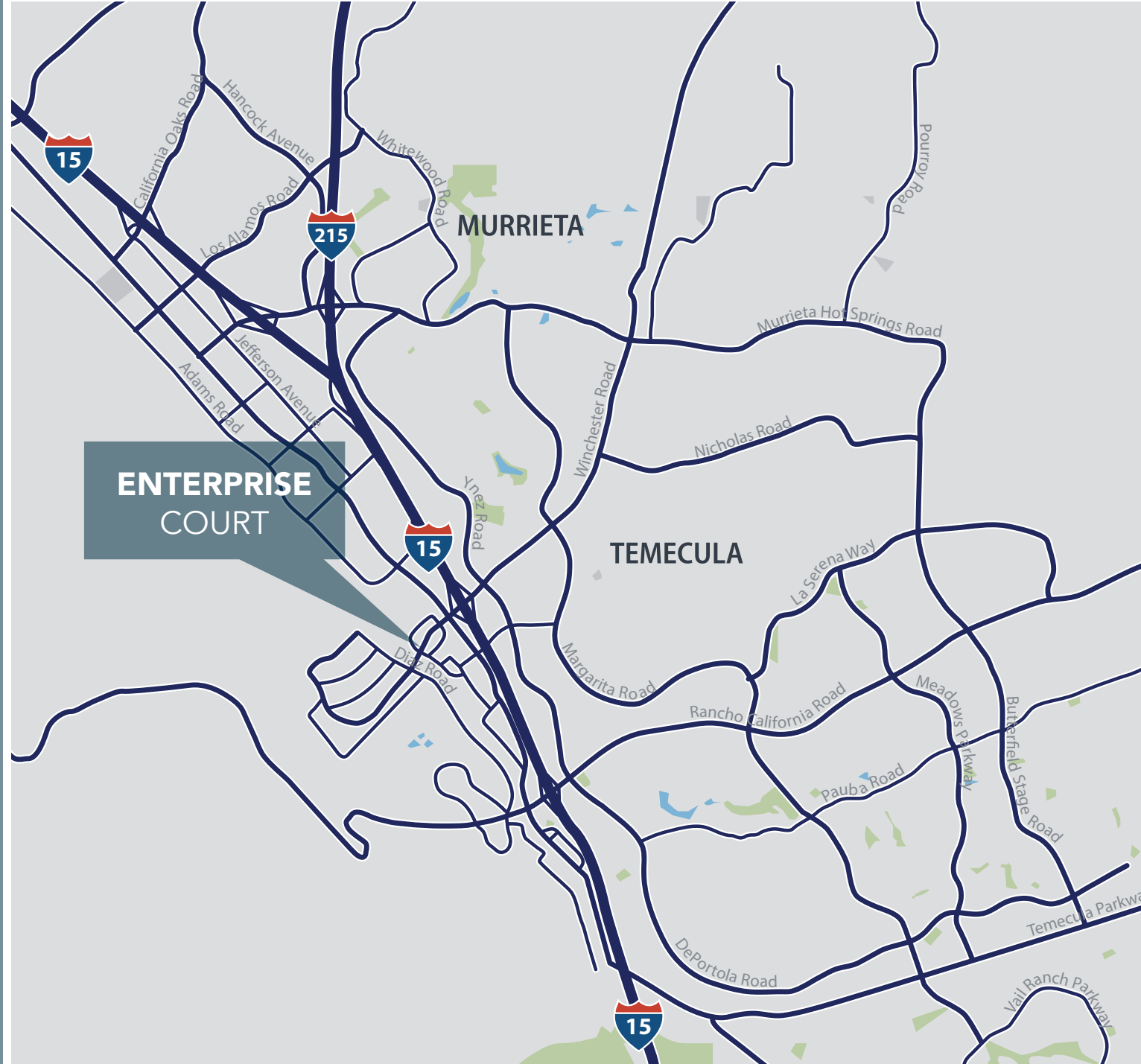
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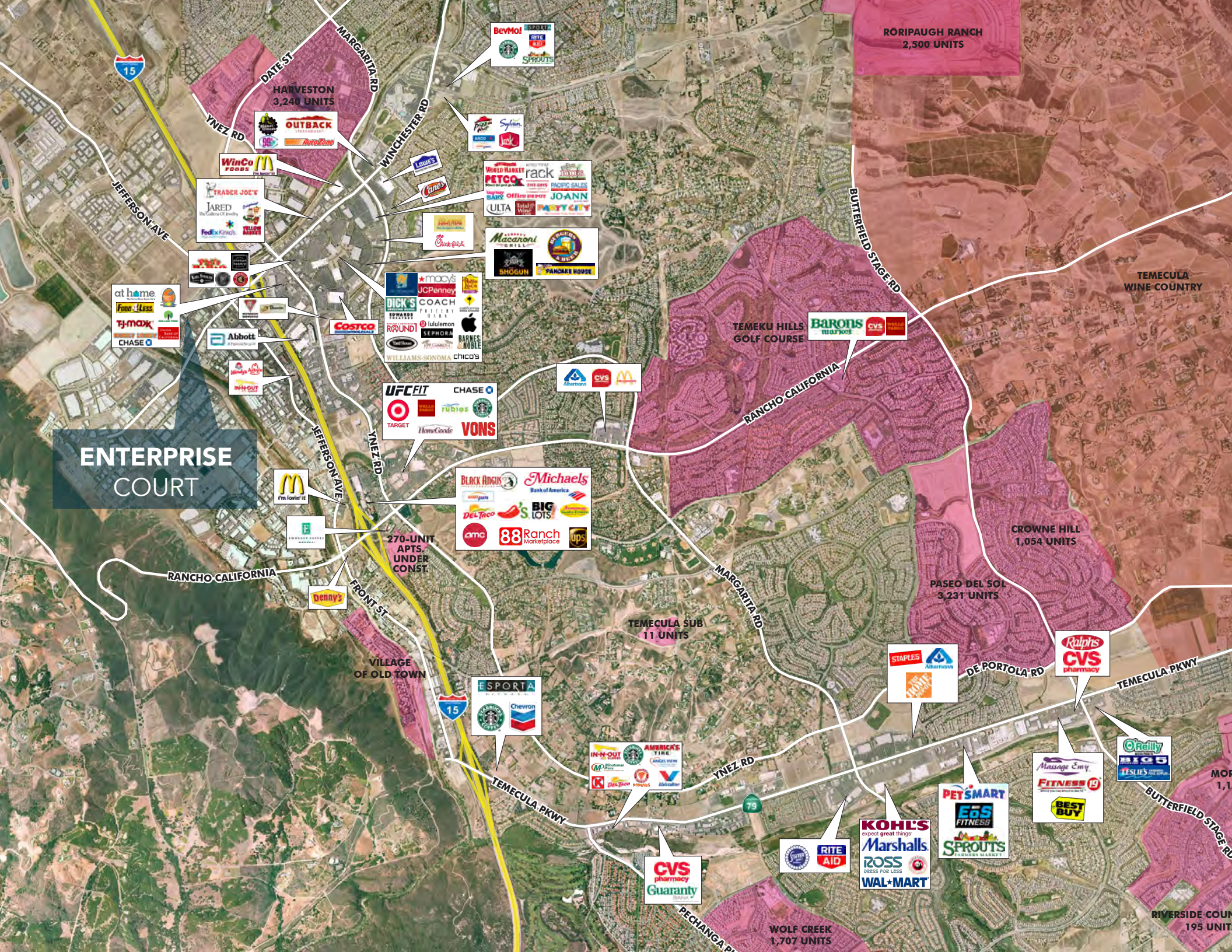
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# CENTRAL LOCATION

- 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

TEMECULA  
WINE COUNTRY

TEMEKU HILLS  
GOLF COURSE

ENTERPRISE  
COURT

CROWNE HILL  
1,054 UNITS

PASEO DEL SOL  
3,231 UNITS

TEMECULA SUB  
11 UNITS

VILLAGE  
OF OLD TOWN

MORNING  
1,100 UNITS

RIVERSIDE COUN  
195 UNITS

WOLF CREEK  
1,707 UNITS

DATE ST

MARGARITA RD

YNEZ RD

WINCHESTER RD

BUTTERFIELD STAGE RD

JEFFERSON AVE

JEFFERSON AVE

YNEZ RD

RANCHO CALIFORNIA

FRONT ST

MARGARITA RD

DE PORTOLA RD

TEMECULA PKWY

I-15

YNEZ RD

TEMECULA PKWY

PECHANGA RD

BUTTERFIELD STAGE RD

BevMo! Starbucks Sprouts

OUTBACK McDonald's

Lowes

PETCO rack JOANN ULTA PARTY CITY

WinCo Foods Trader Joe's Jared

Chick-fil-A

Maccaroni Grill Shogun Pancake House

at home Home Depot Tj-maxx Chase

Abbott

Costco

mao's JCPenney Dick's Sporting Goods Round1 Sephora Barnes & Noble Williams-Sonoma Chico's

UFCFIT Target HomeGoods VONS

Albertsons CVS McDonald's

BARONS market CVS

Black Angus Michaels Bank of America Del Taco Big Lots AMC 88 Ranch UPS

McDonald's

270-UNIT APTS. UNDER CONST.

Penny's

ESPORTA Starbucks Chevron

IN-N-OUT AMERICA'S TIRE

STAPLES Albertsons

Ralphs CVS pharmacy

KOHL'S Marshalls ROSS WAL-MART

PET SMART EOs FITNESS SPROUTS

Massage Envy FITNESS 19 BEST BUY

O'Reilly's BIG B LESLIE'S

CVS pharmacy Guaranty

RITE AID

ORRELLY'S BIG B LESLIE'S



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