

# EXECUTIVE PARK OFFICE

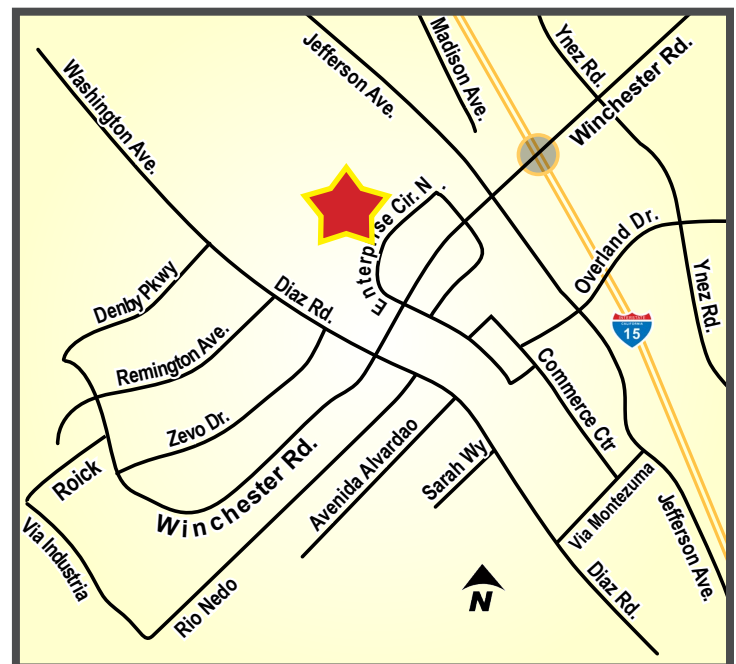
## OFFICE SUITES FOR LEASE

41661 & 41689 ENTERPRISE CIRCLE NORTH - TEMECULA, CA



### PROPERTY HIGHLIGHTS:

- From ±805 square feet
- Lease rates from: \$1,481/Month M.G.
- Excellent leasing value
- Private restrooms in most suites
- Prime location near Interstate 15 and Winchester Road
- Detailed architectural treatment
- Lush courtyard garden style landscaping
- Plentiful parking at 5:1,000 SF
- Well designed and very functional floor plans with suites ranging in size from ±805 to ±4,390 Sq. Ft.
- Low Modified Gross lease rates



**JIM NADAL, CCIM, SIOR • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679**

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### AVAILABILITY

BLDG #	SUITE	SIZE	RENT	DESCRIPTION
41661	113	805 SF	\$1.84 PSF (\$1,481/Month)	Reception, 2 Private Offices, Large Open Work Area, Coffee Bar, Restroom. Available 12/1. Contact Agent for Showing Instructions.
41689	214	1,015 SF	\$1.72 PSF (\$1,746/Month)	Reception, 3 Private Offices, Open Work Area, Coffee Bar, Restroom. On Lockbox. Immediate Occupancy.
41661	119	1,244 SF	\$1.74 PSF (\$2,165/Month)	Corner Suite, Reception, 3 Private Offices, Open Work Area, Coffee Bar, Restroom. On Lockbox. Immediate Occupancy.
41661	222	1,546 SF	\$1.74 PSF (\$2,690/Month)	Reception, 4 Private Offices, Open Work Area, Conference Room, Restroom and Coffee Bar. On Lockbox. Immediate Occupancy.
41661	223	2,122 SF	\$1.64 PSF (\$3,480/Month)	2 Entrances. Reception, Conference Room, 4 Private Offices, 2 Large Open Areas, Restroom with Shower. On Lockbox. Immediate Occupancy.
41661	228	2,844 SF	\$1.74 PSF (\$4,949/Month)	Reception, 7 Private Offices, 2 Storage Rooms, Large Conference Room, Break Room, Restroom and an Open Work Area. On Lockbox. Immediate Occupancy.
41661	222/228	4,390 SF	\$1.74 PSF (\$7,639/Month)	See above for descriptions
<p>See attached individual suite configurations. 3 year minimum lease term. 5% annual increases. All rental rates are quoted based upon a Modified Gross Lease form. Rental rates are subject to change at the Owner's sole discretion.</p>				

Rev. 11/12/2024

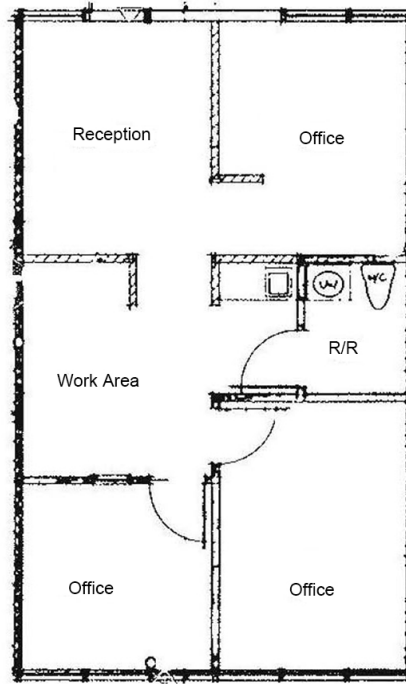


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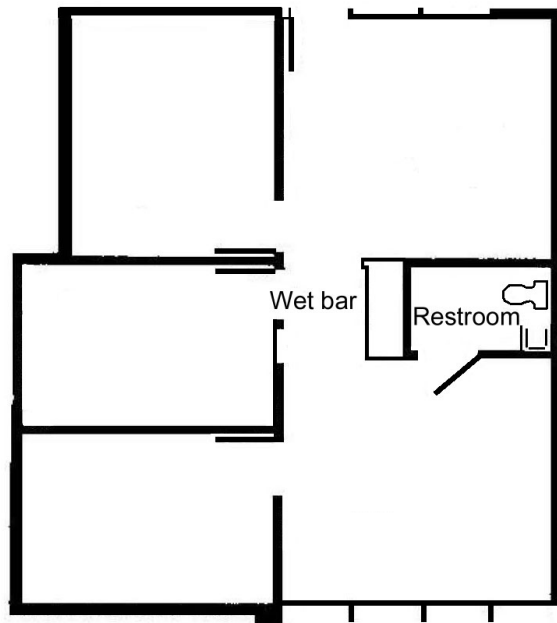
### FIRST FLOOR SUITE

**41661 Suite 113**  
±805 SF



### SECOND FLOOR SUITE

**41689 Suite 214**  
±1,015 SF

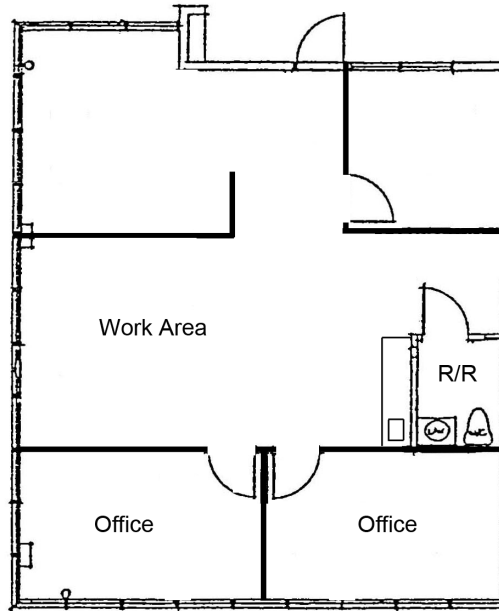


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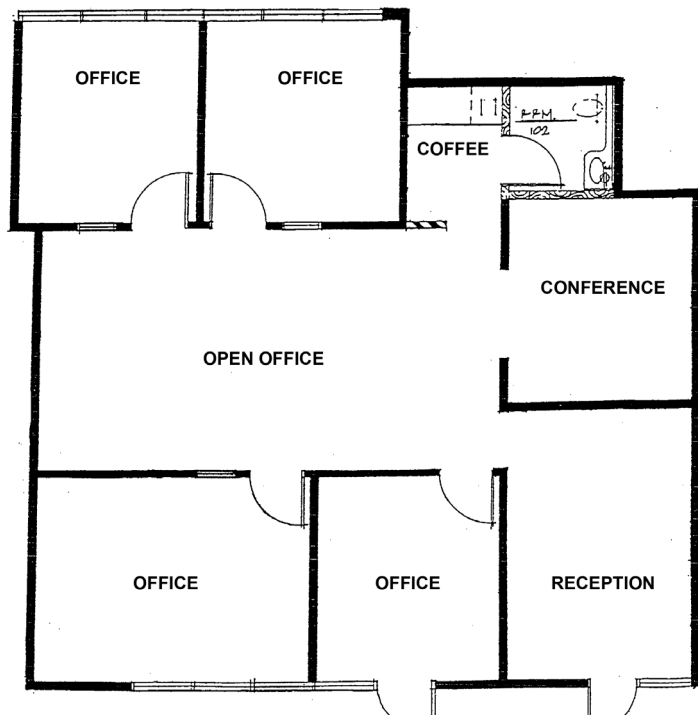
### FIRST FLOOR SUITE

41661 Suite 119  
±1,244 SF



### SECOND FLOOR SUITE

41661 Suite 222  
±1,546 SF

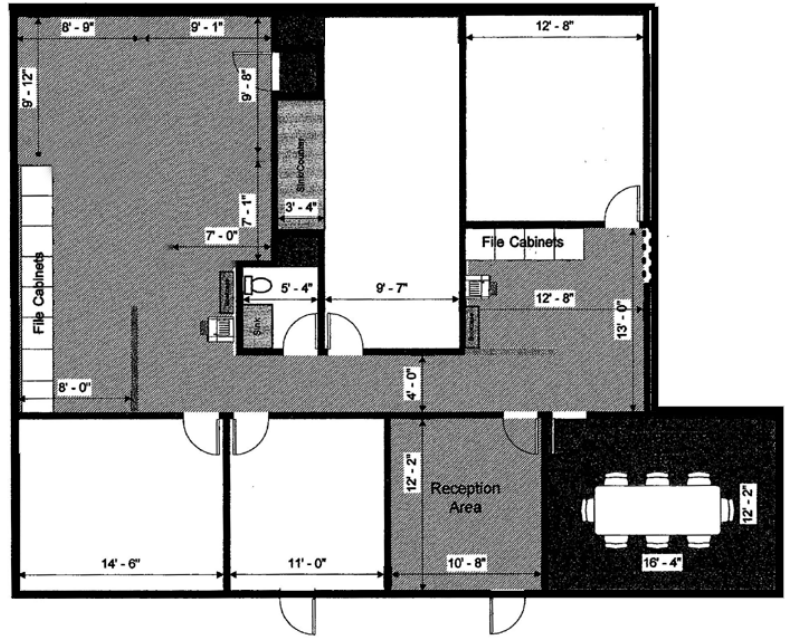


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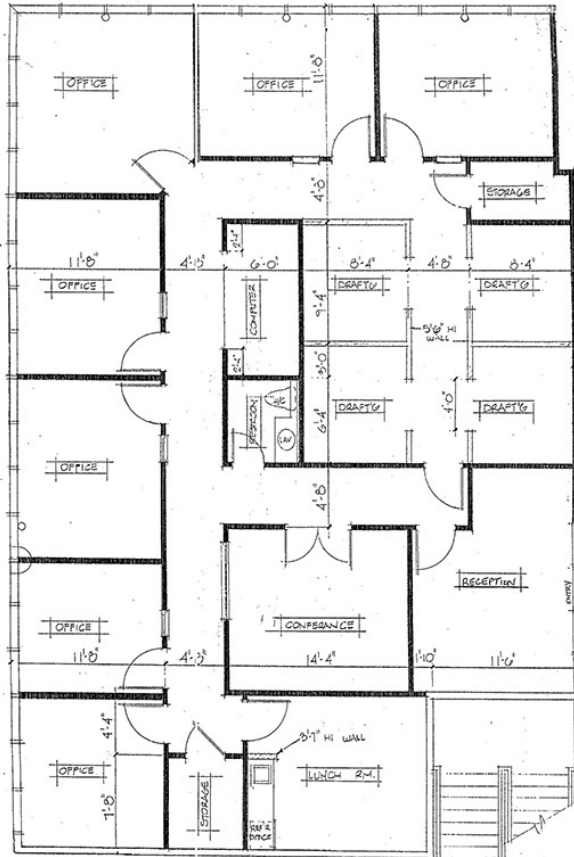
### SECOND FLOOR SUITE

**41661 Suite 223**  
±2,122 SF



### SECOND FLOOR SUITE

**41661 Suite 228**  
±2,844 SF



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