

EXECUTIVE PARK OFFICE

OFFICE SUITES FOR LEASE

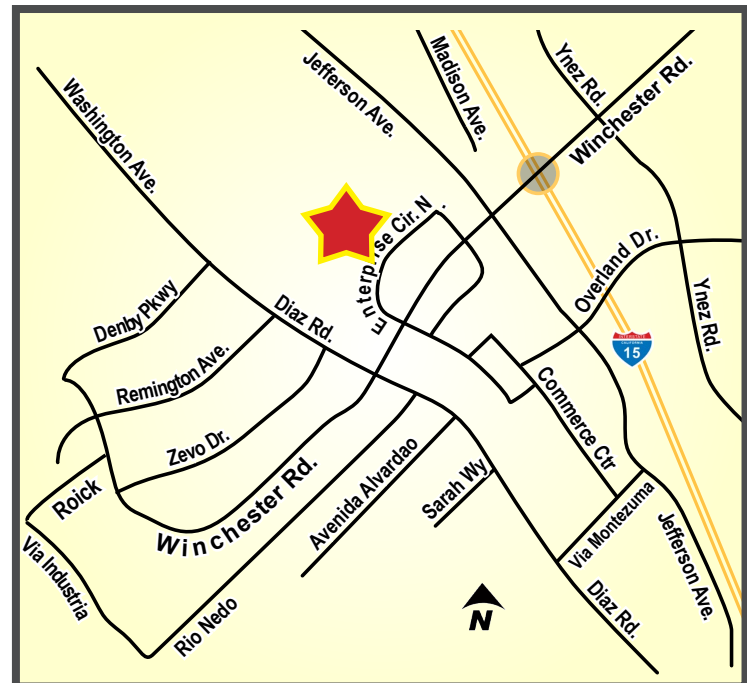
41661 & 41689 ENTERPRISE CIRCLE NORTH - TEMECULA, CA

**LEASE RATES
FROM
\$1.24 PSF/ MG!**



PROPERTY HIGHLIGHTS:

- » From ±805 square feet
- » Lease rates from: \$1,079/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 ±2,122 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
41689	112	805 SF	\$1.34 PSF (\$1,079/Month)	Reception, Private Office, Coffee Bar, Private Restroom. Immediate Occupancy. On Lockbox.
41689	216	1,240 SF	\$1.29 PSF (\$1,600/Month)	Reception, 5 Private Offices, Open Work Area, Coffee Bar, Private Restroom. Immediate Occupancy. On Lockbox.
41661	223	2,122 SF	\$1.24 PSF (\$2,631/Month)	2 entrances. Reception, Conference room, 4 private offices, 2 large open areas, restroom with shower. Immediate Occupancy. On Lockbox.
<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. 10/22/19



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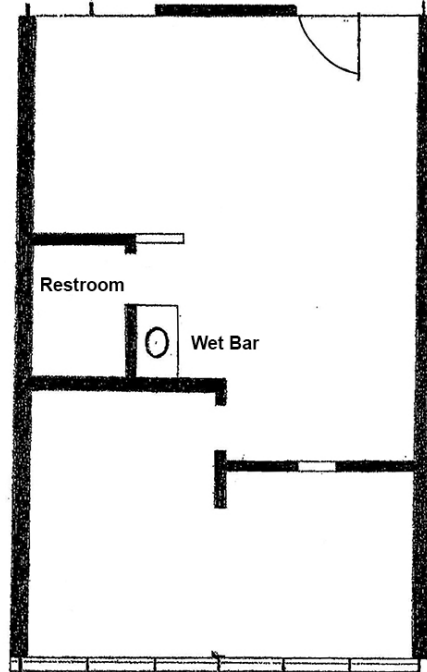


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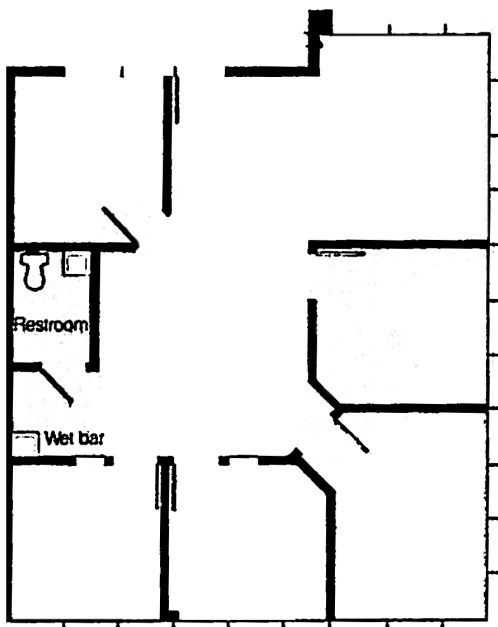
FIRST FLOOR SUITES

41689 Suite 112
±805 SF

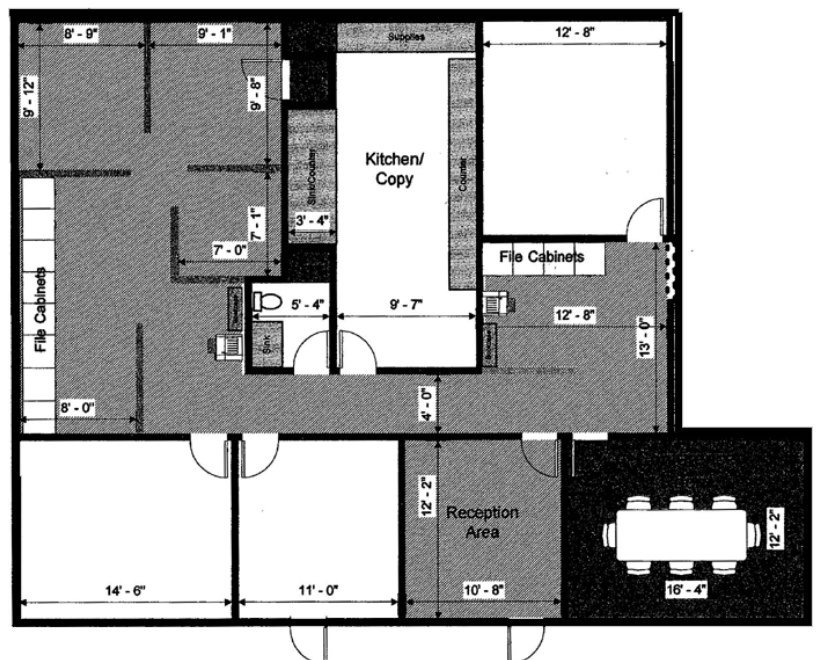


SECOND FLOOR SUITES

41689 Suite 216
±1,240 SF



41661 Suite 223
±2,122 SF



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