

SUMMIT OFFICE BUILDING

ONE RIDGEGATE DRIVE
TEMECULA, CA

**±2,436 SF
OFFICE SUITE
FOR LEASE**

**\$1.95 PSF/MG
FOR 1ST YEAR**

with minimum 3 year lease
signed by 4/30/2026

SEE PAGE 2 FOR DETAILS



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SUMMIT OFFICE BUILDING

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TEMECULA, CA

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 MG~~ *\$1.95 MG

*Leasing Promo: Based on minimum 3-year term: 1st Year: \$1.95 PSF / 2nd Year: \$2.00 PSF / 3rd Year: \$2.05 PSF & 3% increases thereafter. Lease must be signed by April 30, 2026.

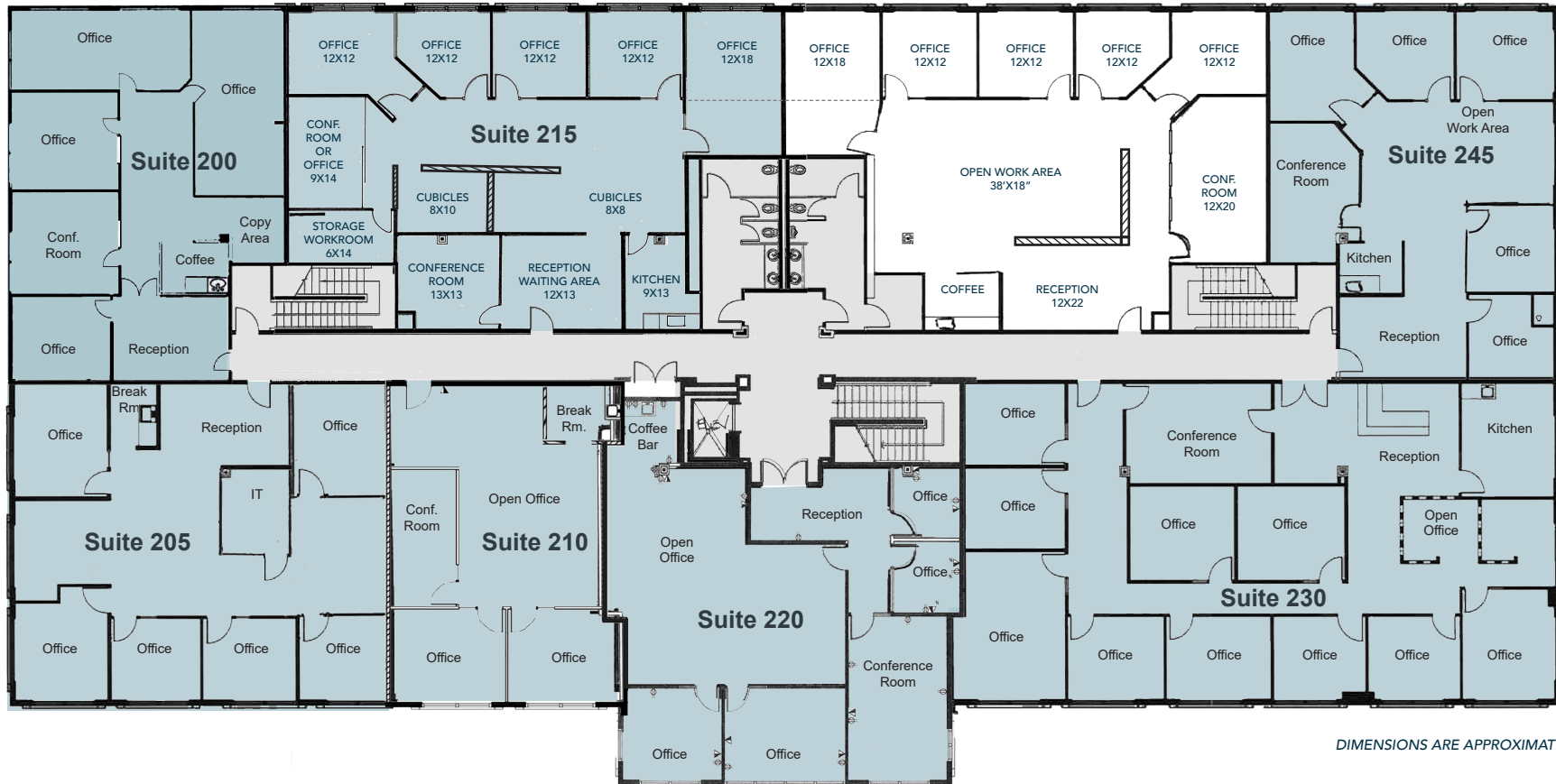


SUITE	RSF (±)	USF	RATE	AVAILABLE	DESCRIPTION
225	±2,436	±2,136	\$2.25-MG *\$1.95 MG	Immediately Available	Reception, 6 private offices, coffee bar and open work area. Do Not Disturb Tenant. Contact agent for touring instructions.

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

Suite 225
±2,436 SF



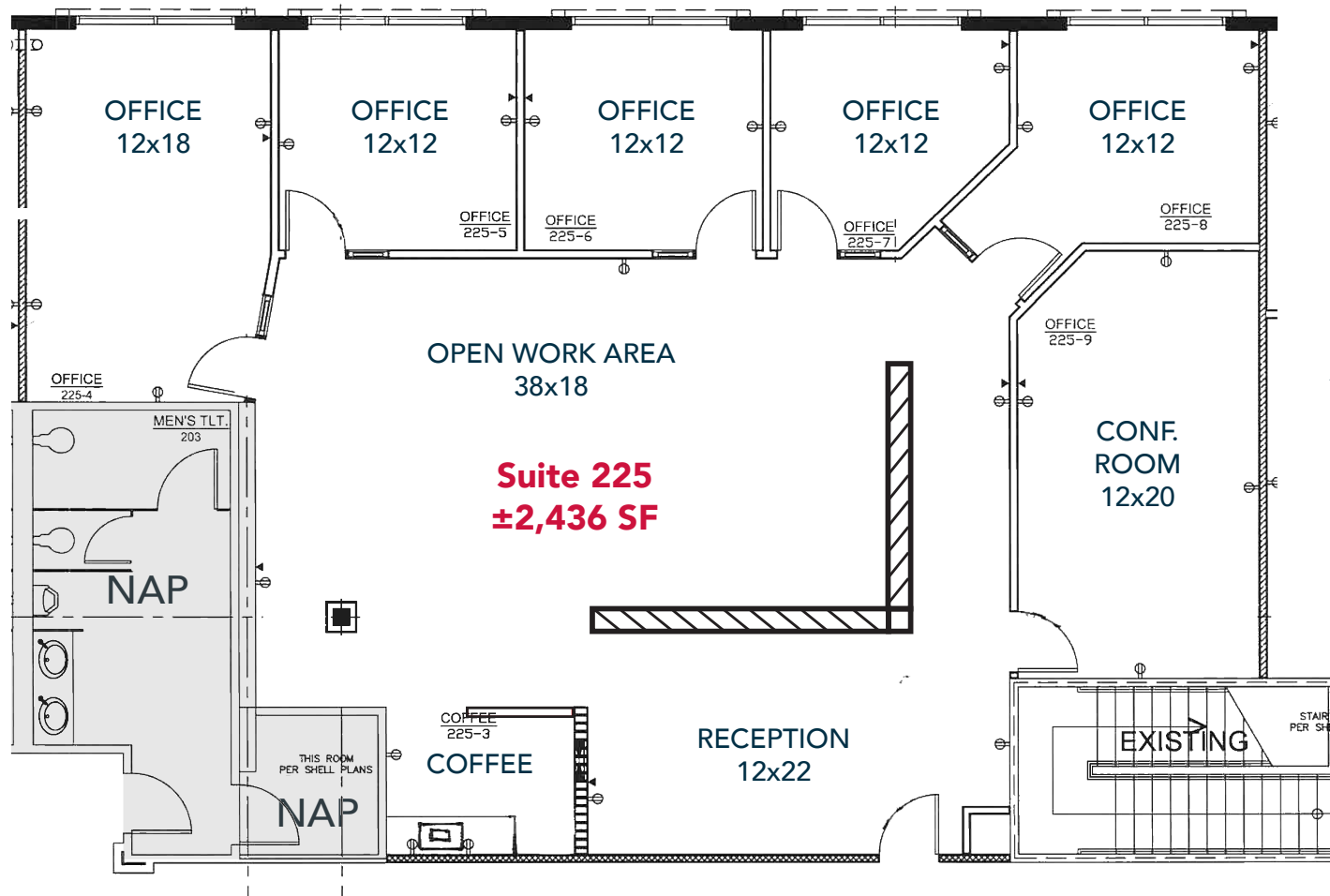
DIMENSIONS ARE APPROXIMATE

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**CLICK HERE FOR
A VIRTUAL TOUR**