

SILVERHAWK CORPORATE CENTER

±1,133 SF - ±2,122 SF SUITES AVAILABLE

38975 & 38977 SKY CANYON DRIVE
MURRIETA, CA 92563

FEATURES:

- PREMIER PROFESSIONAL OFFICE BUILDINGS
- WALKING DISTANCE TO RESTAURANTS & OTHER RETAIL SERVICES
- COMMON CONFERENCE ROOM FOR TENANT USE
- PROFESSIONALLY MANAGED
- LOCKERS AND SHOWERS FOR TENANT USE
- ABUNDANT PARKING
- OUTDOOR PATIO SEATING
- COURTYARD FOUNTAIN WITH KOI POND

SILVERHAWK
CORPORATE CENTER

ISIS
TECHNOLOGIES

RH REID & HELLYER
LAW OFFICES | EST. 1887

Sites

FM Fabozzi & Miller, APC

MIKE HANNA

951.445.4503

mhanna@leetemecula.com

DRE# 01456055

MARY PIPER

951.445.4516

mpiper@leetemecula.com

DRE# 01268829

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

SILVERHAWK CORPORATE CENTER

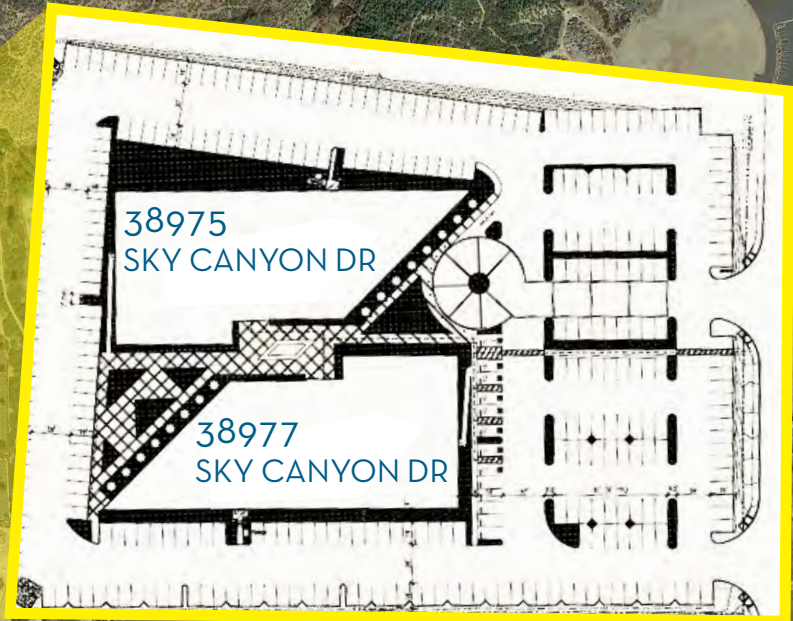
38975 & 38977 SKY CANYON DRIVE
MURRIETA, CA 92563

SILVERHAWK
CORPORATE CENTER

SKY CANYON DR

WINCHESTER RD

MURRIETA HOT SPRINGS RD





SILVERHAWK
CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE
MURRIETA, CA 92563





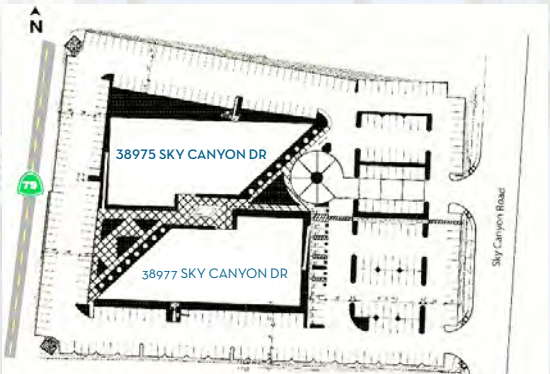
SILVERHAWK CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE
MURRIETA, CA 92563



SILVERHAWK CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE
MURRIETA, CA 92563



38975 SKY CANYON DRIVE - AVAILABILITY

1ST FLOOR

SUITE	RENTABLE SQ FT (RSF)	RATE	DESCRIPTION
110	1,304	\$2.25	Reception with open work area, breakroom and 2 offices. <i>Available May 1, 2026. Please Do Not Disturb Tenant. Contact Agent for Showing Instructions</i>
111	2,122	\$2.25	Reception, breakroom, conference room, 2 offices, large open work area. <i>Available July 1, 2026. Please Do Not Disturb Tenant. Contact Agent for Showing Instructions</i>

2ND FLOOR

SUITE	RENTABLE SQ FT (RSF)	RATE	DESCRIPTION
208	1,133	\$2.25	Reception, breakroom, 3 offices <i>Available with 30 days notice. Please Do Not Disturb Tenant. Contact Agent for Showing Instructions</i>

38977 SKY CANYON DRIVE - AVAILABILITY

1ST FLOOR

SUITE	RENTABLE SQ FT (RSF)	RATE	DESCRIPTION
101	1,398	\$2.25	Reception, conference room, break room, 3 private offices

Rev: 04/08/2026

All suites include access to the Common Area Conference Room, Locker Room/Showers, and a Lobby Directory Signage Position *Modified Gross; Monthly Lease Rate does not include in-suite janitorial or utilities

MIKE HANNA

951.445.4503
mhanna@leetemecula.com
DRE# 01456055

MARY PIPER

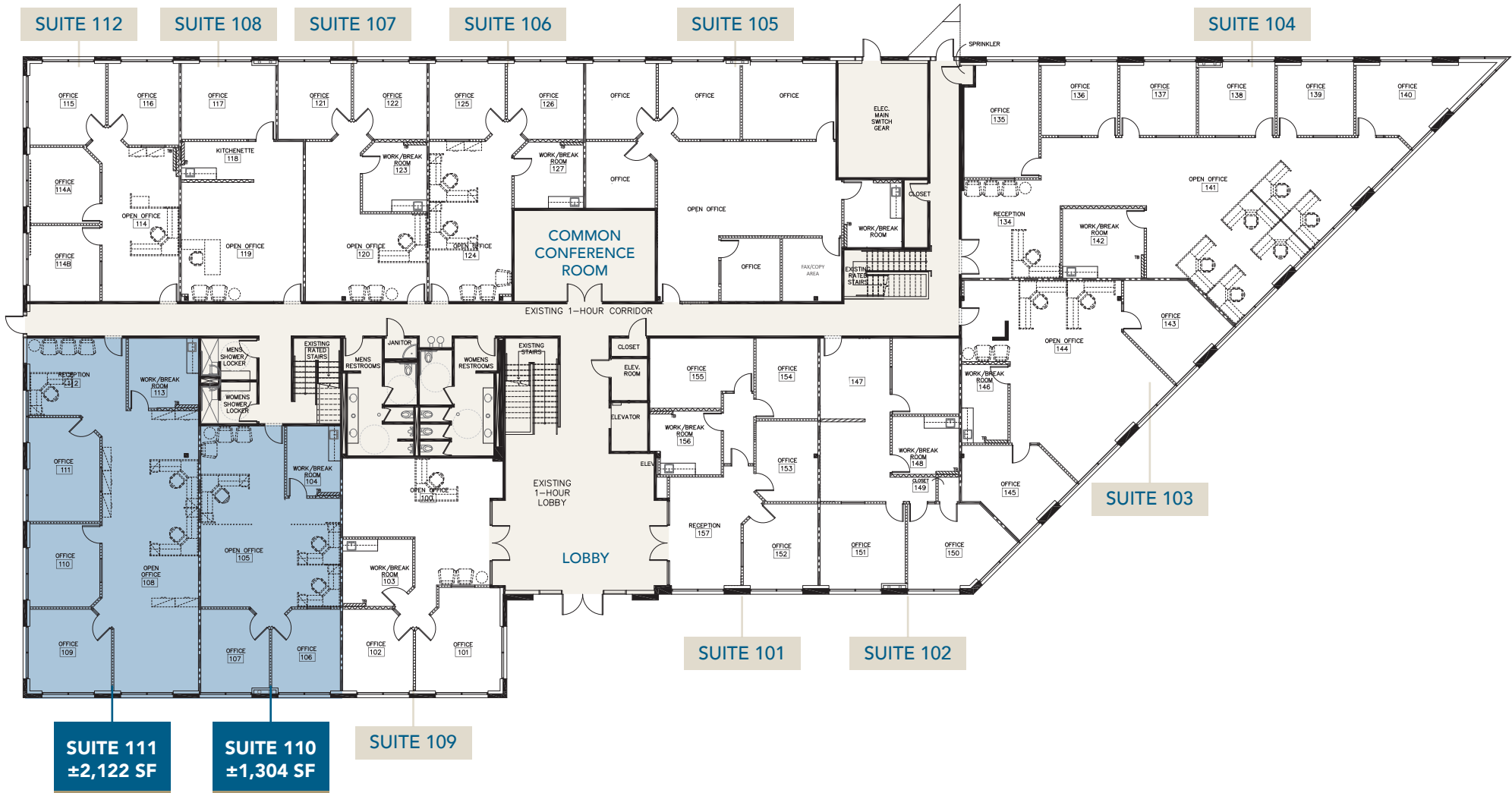
951.445.4516
mpiper@leetemecula.com
DRE# 01268829



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

SILVERHAWK CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE MURRIETA, CA 92563



MIKE HANNA

951.445.4503

mhanna@leetemecula.com

DRE# 01456055

MARY PIPER

951.445.4516

mpiper@leetemecula.com

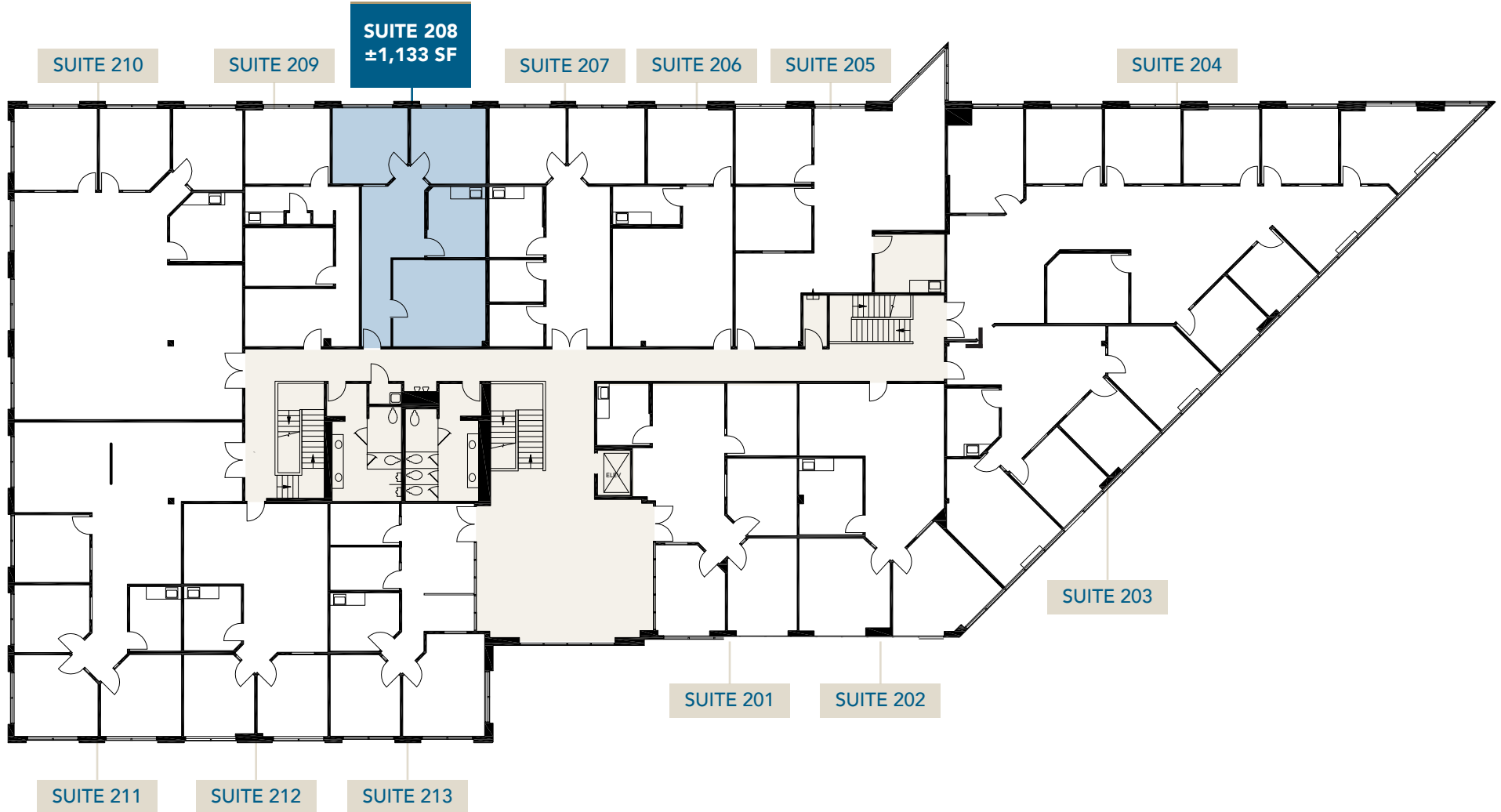
DRE# 01268829



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

SILVERHAWK
CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE
MURRIETA, CA 92563



MIKE HANNA

951.445.4503

mhanna@leetemecula.com

DRE# 01456055

MARY PIPER

951.445.4516

mpiper@leetemecula.com

DRE# 01268829



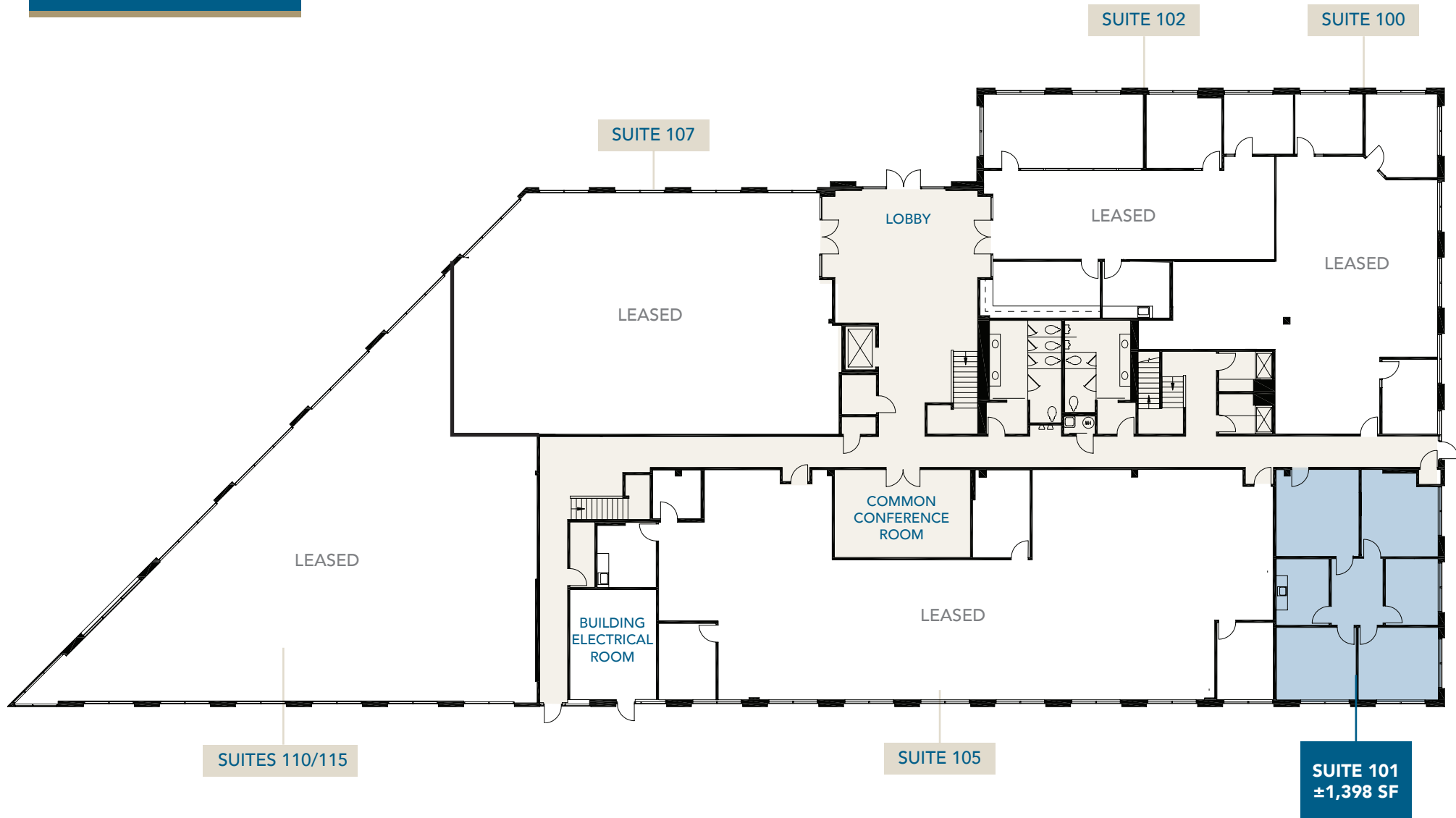
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

SILVERHAWK
CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE
MURRIETA, CA 92563

38977 SKY CANYON DRIVE - MURRIETA, CA

1ST FLOOR



MIKE HANNA

951.445.4503
mhanna@leetemecula.com
DRE# 01456055

MARY PIPER

951.445.4516
mpiper@leetemecula.com
DRE# 01268829



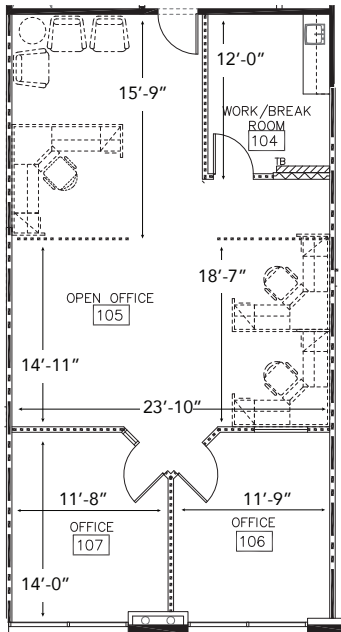
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

SILVERHAWK CORPORATE CENTER

38975 & 38977 SKY CANYON DRIVE
MURRIETA, CA 92563

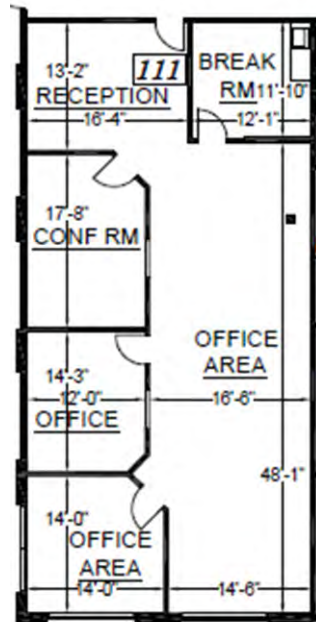
**38975
SKY CANYON DR**

**SUITE 110
±1,304 SF**



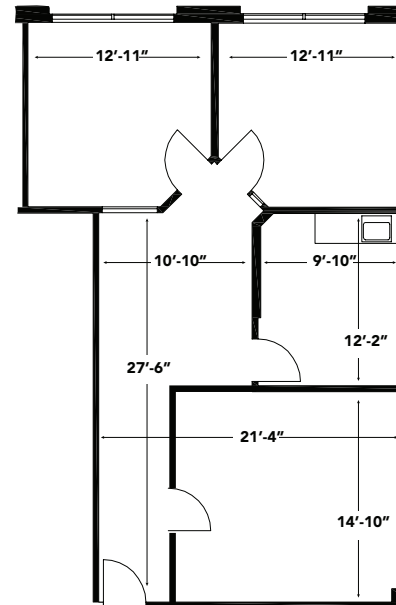
**38975
SKY CANYON DR**

**SUITE 111
±2,122 SF**



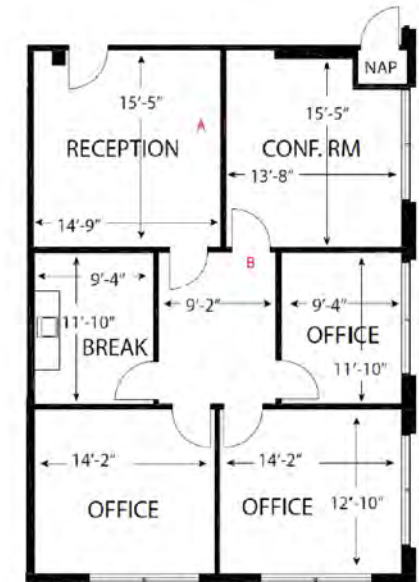
**38975
SKY CANYON DR**

**SUITE 208
±1,133 SF**



**38977
SKY CANYON DR**

**SUITE 101
±1,398 SF**



MIKE HANNA

951.445.4503

mhanna@leetemecula.com

DRE# 01456055

MARY PIPER

951.445.4516

mpiper@leetemecula.com

DRE# 01268829



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