

# CROSSROADS CORPORATE CENTER

25220 & 25240 HANCOCK AVE  
MURRIETA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS  
PREMIER OFFICE SUITE  
2,145 SF - 16,851 SF  
COMING AVAILABLE



COMMERCIAL REAL ESTATE SERVICES

25240 Hancock Avenue, Suite 100  
Murrieta, CA 92562  
P: 951.445.4500  
[www.lee-associates.com](http://www.lee-associates.com)

FOR MORE INFORMATION, PLEASE CONTACT:

MARY PIPER  
(951) 445-4516

[mpiper@leetemecula.com](mailto:mpiper@leetemecula.com)  
DRE #01268829

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25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | DRE# 01048055

PROPERTY FEATURES

PROPERTY PHOTOS  
PROPERTY AERIAL  
SITE PLAN  
AVAILABILITY

25220 Hancock Ave  
100% LEASED

FLOORPLANS

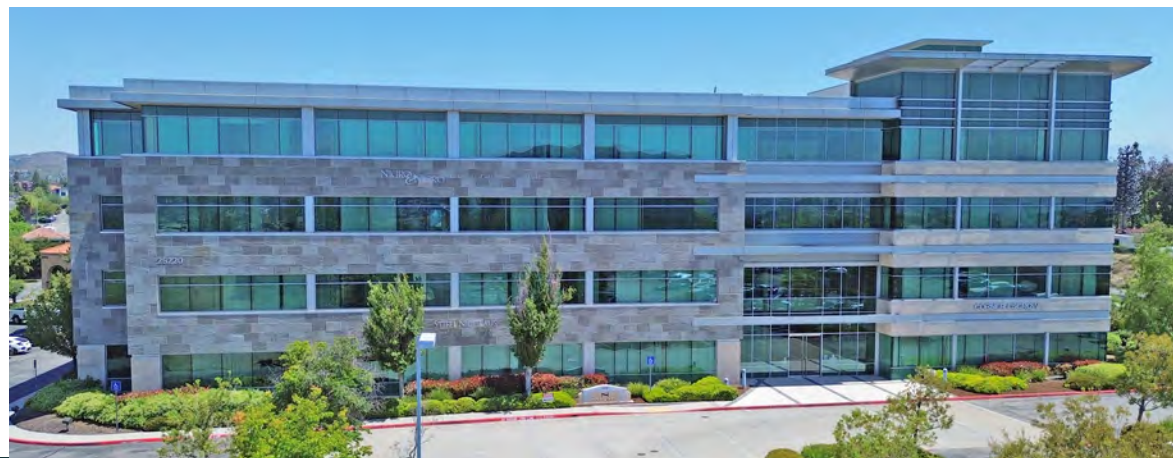
25240 Hancock Ave  
SUITE 300  
SUITE 430

# CROSSROADS CORPORATE CENTER

25220 & 25240  
HANCOCK AVE  
MURRIETA, CA

PREMIER CLASS "A" OFFICE CAMPUS

- PRESTIGIOUS ±273,121 SF MASTER PLANNED 4-BUILDING OFFICE CAMPUS
- "GOLDEN TRIANGLE" LOCATION WITH EXCELLENT VISIBILITY & MULTIPLE ACCESS TO THE I-15 & I-215 FREEWAYS
- LOCATED MINUTES FROM COUNTY COURTHOUSE, HOSPITAL, BANKS, RESTAURANTS AND OTHER SERVICES
- MOVE-IN READY, HIGHLY IMPROVED OFFICE SUITES, ABUNDANT PARKING, THREE ELEVATORS PER BUILDING, SECURED BUILDING ACCESS
- 1ST FLOOR REST ROOMS INCLUDE SHOWERS & LOCKERS
- INDOOR FITNESS CENTER FOR TENANTS' EXCLUSIVE USE
- CONVENIENT 24/7 ACCESS TO VENDING MACHINES STOCKED WITH A WIDE VARIETY OF SNACKS AND DRINKS
- SPECTRUM AND FRONTIER FIBER OPTIC SERVICES



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PREMIER CLASS "A" OFFICE CAMPUS

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PROPERTY  
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HANCOCK AVE  
MURRIETA, CA

PREMIER CLASS "A" OFFICE CAMPUS



**25220 HANCOCK AVENUE**  
**±76,500 SQ. FT.**  
**EXISTING OFFICE BUILDING**

**MURRIETA TOWN  
CENTER**

**25240 HANCOCK AVENUE**  
**±76,500 SQ. FT.**  
**EXISTING OFFICE BUILDING**

**25230 HANCOCK AVENUE**  
**FUTURE ±39,018 SQ. FT.**  
**OFFICE BUILDING**

**25250 HANCOCK AVENUE**  
**FUTURE ±78,032 SQ. FT.**  
**OFFICE BUILDING**

**HANCOCK AVE**

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PREMIER CLASS "A" OFFICE CAMPUS

## 25220 HANCOCK AVENUE

| SUITE | RENTABLE SQ FT (±RSF) | USABLE SQ FT (±USF) | DATE AVAILABLE | RATE PER RSF | DESCRIPTION |
|-------|-----------------------|---------------------|----------------|--------------|-------------|
|-------|-----------------------|---------------------|----------------|--------------|-------------|

100% Leased

## 25240 HANCOCK AVENUE

| SUITE | RENTABLE SQ FT (RSF) | USABLE SQ FT (USF) | DATE AVAILABLE | RATE PER RSF | DESCRIPTION |
|-------|----------------------|--------------------|----------------|--------------|-------------|
|-------|----------------------|--------------------|----------------|--------------|-------------|

|     |        |        |          |        |   |
|-----|--------|--------|----------|--------|---|
| 300 | 16,851 | 14,786 | 7/1/2026 | \$2.60 | Refer to attached floorplan<br>DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS. |
|-----|--------|--------|----------|--------|---|

*Demising Example Plan Can Be Modified*

|     |       |       |          |        |   |
|-----|-------|-------|----------|--------|---|
| 300 | 4,904 | 4,328 | 7/1/2026 | \$2.65 | Refer to attached Demising Plan Example<br>DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS. |
|-----|-------|-------|----------|--------|---|

|     |       |       |          |        |   |
|-----|-------|-------|----------|--------|---|
| 310 | 6,889 | 6,080 | 7/1/2026 | \$2.60 | Refer to attached Demising Plan Example<br>DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS. |
|-----|-------|-------|----------|--------|---|

|     |       |       |          |        |   |
|-----|-------|-------|----------|--------|---|
| 320 | 5,058 | 4,466 | 7/1/2026 | \$2.65 | Refer to attached Demising Plan Example<br>DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS. |
|-----|-------|-------|----------|--------|---|

|     |       |       |           |        |   |
|-----|-------|-------|-----------|--------|---|
| 430 | 2,145 | 1,884 | 10/1/2026 | \$2.65 | Reception, conference room. 5 offices, IT closet and break work room.<br>DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS. |
|-----|-------|-------|-----------|--------|---|

FS-MG (Full Service-Modified Gross lease includes premises janitorial but not electricity)

Rev. 05/21/2026

AVAILABILITY



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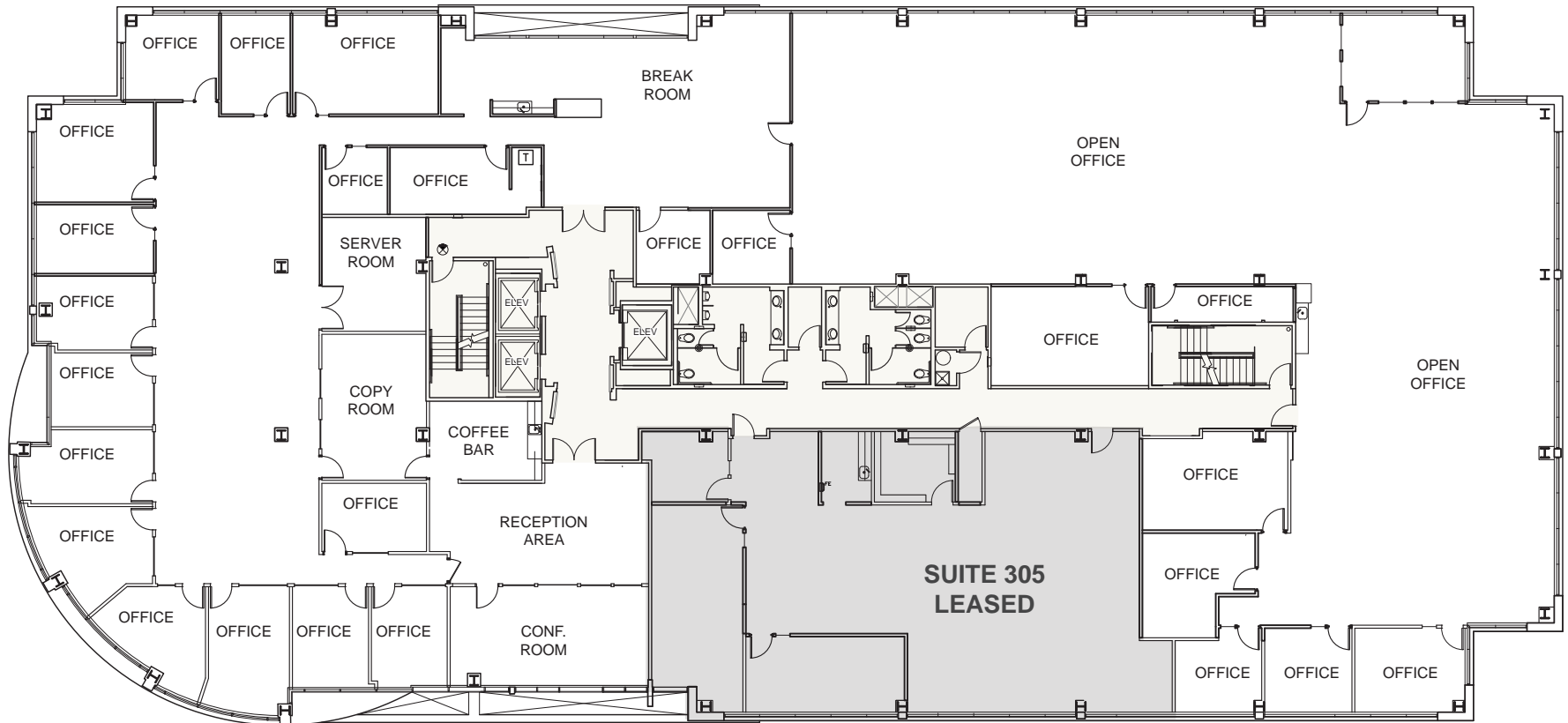
PREMIER CLASS "A" OFFICE CAMPUS

## 25240 Hancock Avenue

**AVAILABLE:**

Suite 300

±16,851 RSF



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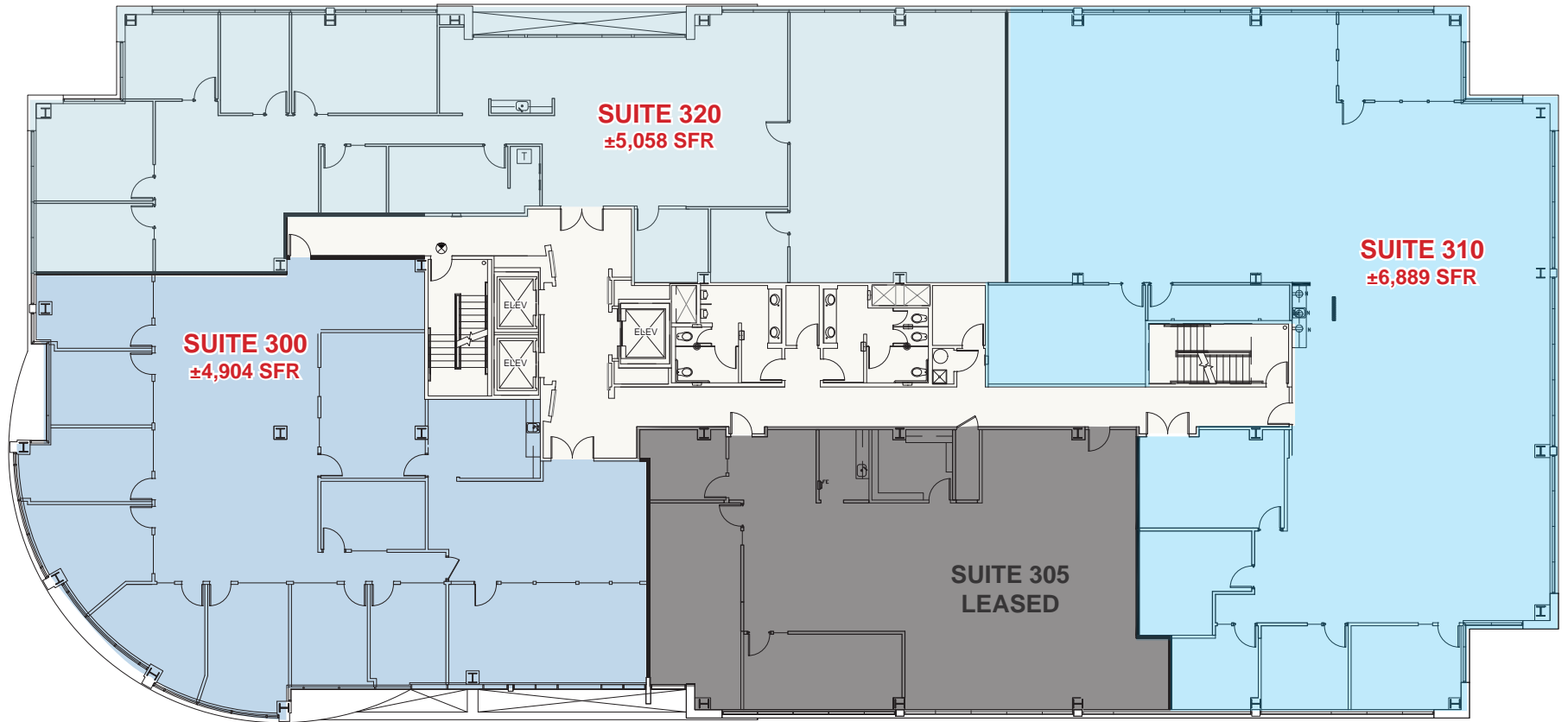
PREMIER CLASS "A" OFFICE CAMPUS

## 25240 Hancock Avenue

**AVAILABLE:**

Suites 300, 310 & 320 - DEMISING PLAN EXAMPLE

±4,904 - ±16,851 RSF



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300, 310  
& 320



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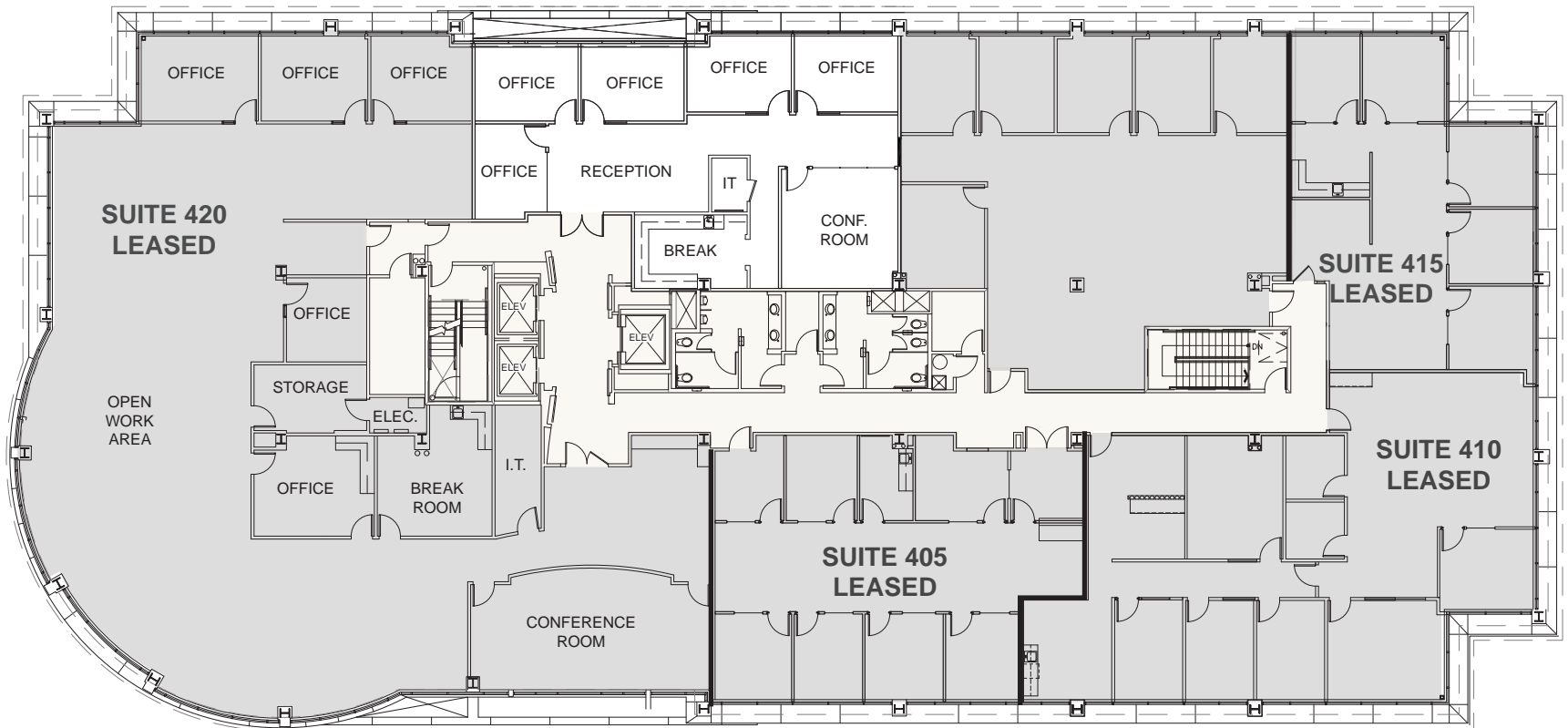
25220 & 25240  
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PREMIER CLASS "A" OFFICE CAMPUS

## 25240 Hancock Avenue

**AVAILABLE:**

Suite 430  
±2,145 RSF



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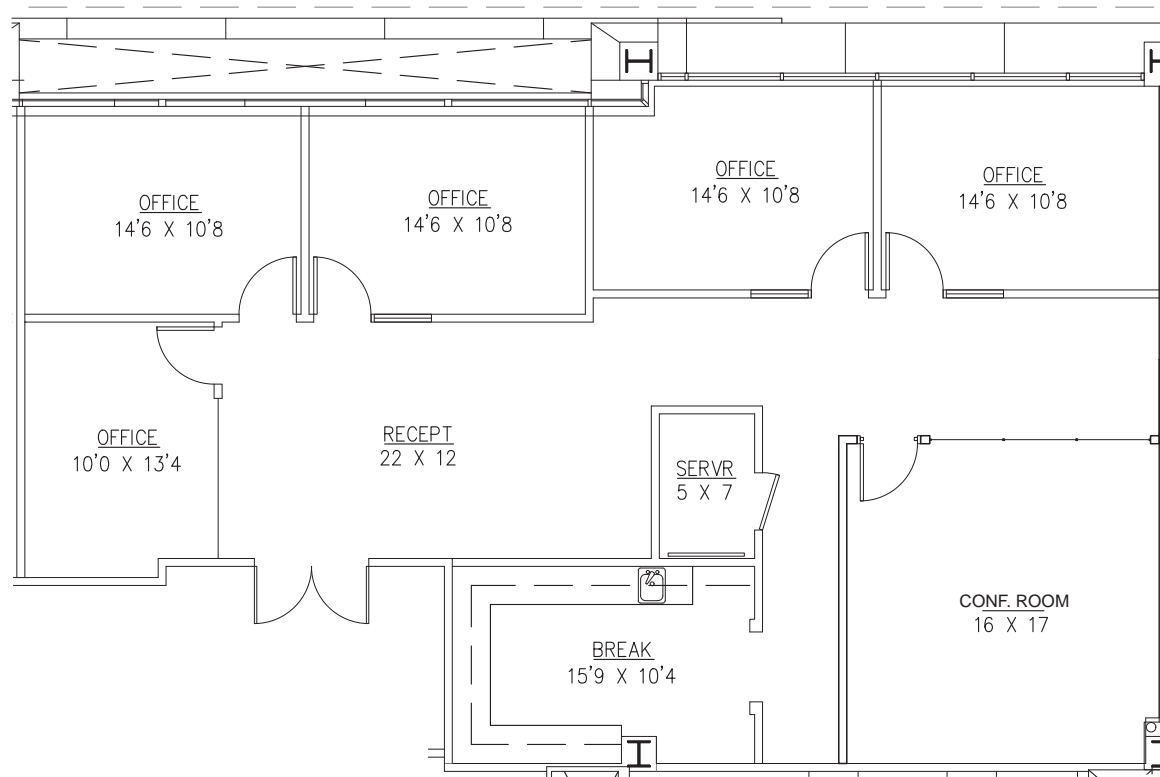
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