

EXECUTIVE PARK OFFICE

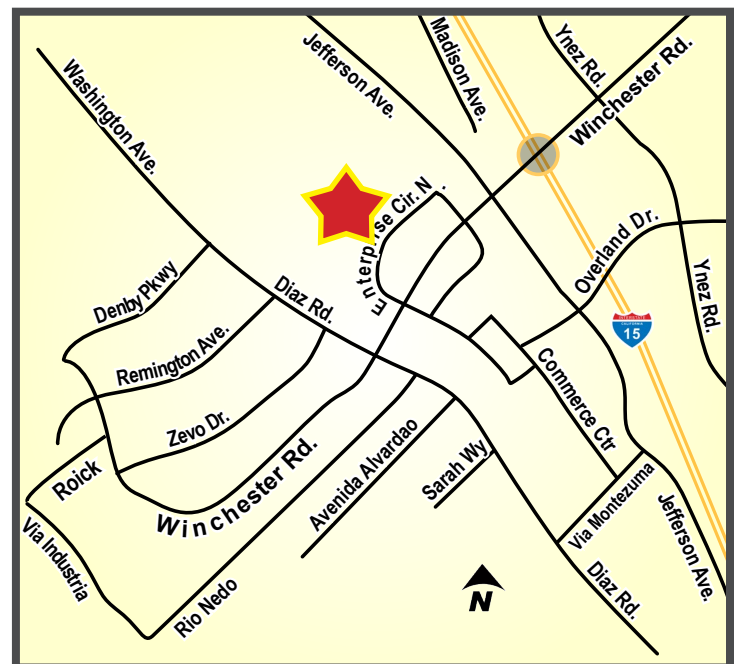
OFFICE SUITES FOR LEASE

41661 & 41689 ENTERPRISE CIRCLE NORTH - TEMECULA, CA



PROPERTY HIGHLIGHTS:

- From ±925 square feet
- Lease rates from: \$1,650/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 • 951.445.4520 • jnadal@leetemecula.com • DRE #01040679

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AVAILABILITY

BLDG #	SUITE	SIZE	RENT	DESCRIPTION
41661	114	925 SF	\$1.79 PSF (\$1,656/Month)	Reception, 3 Private Offices with Windows, Coffee Bar. Available 3/1/2026.
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	210	1,514 SF	\$1.72 PSF (\$2,604/Month)	Reception, 6 Private Offices, 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.
41689	218	1,896 SF	\$1.74 PSF (\$3,299/Month)	Corner suite, lots of glass. Reception, 6 Private Offices, Open Work Area, Coffee Bar, Private Restroom. Immediate Occupancy. On Lockbox.
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

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.

Rev. 02/09/2026



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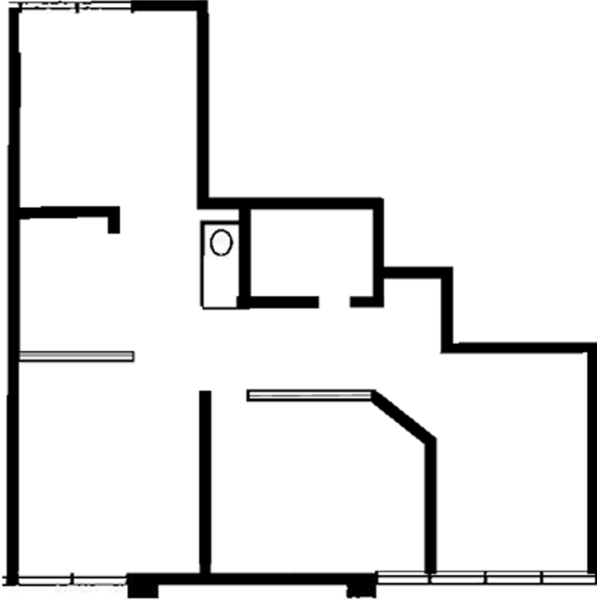
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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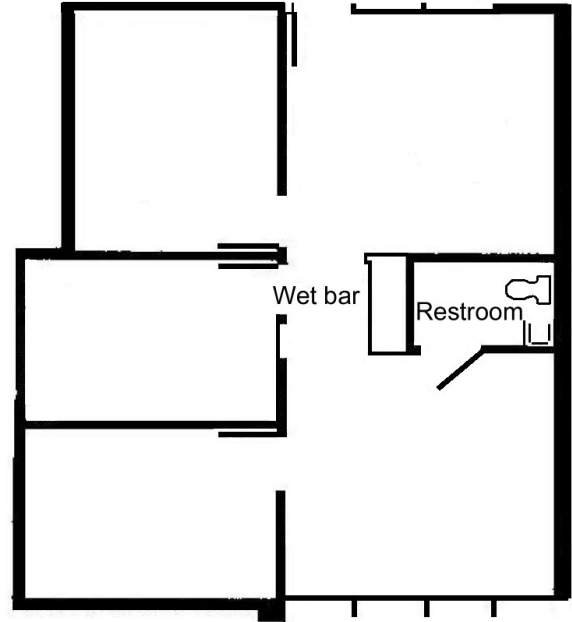
FIRST FLOOR SUITE

41661 Suite 114
±925 SF



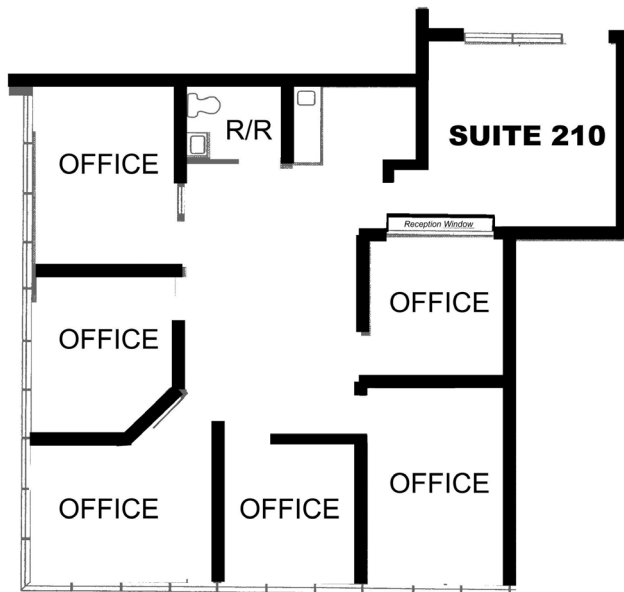
SECOND FLOOR SUITE

41689 Suite 214
±1,015 SF



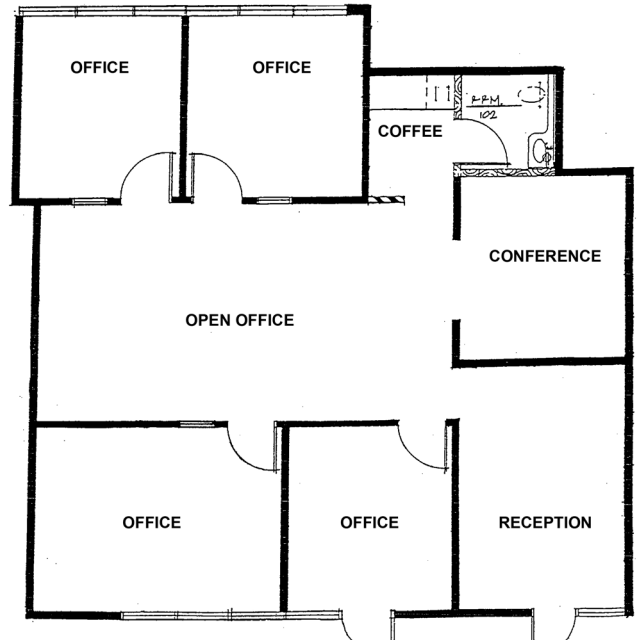
SECOND FLOOR SUITE

41661 Suite 210
±1,514 SF



SECOND FLOOR SUITE

41661 Suite 222
±1,546 SF



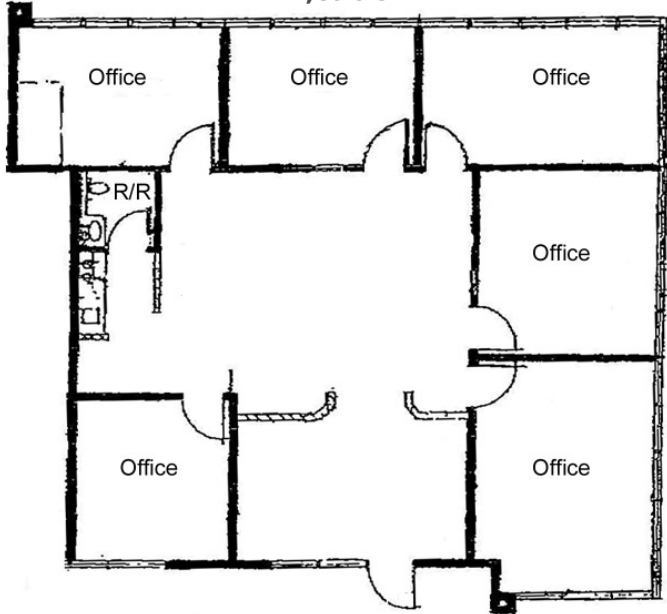
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SECOND FLOOR SUITE

41689 Suite 218

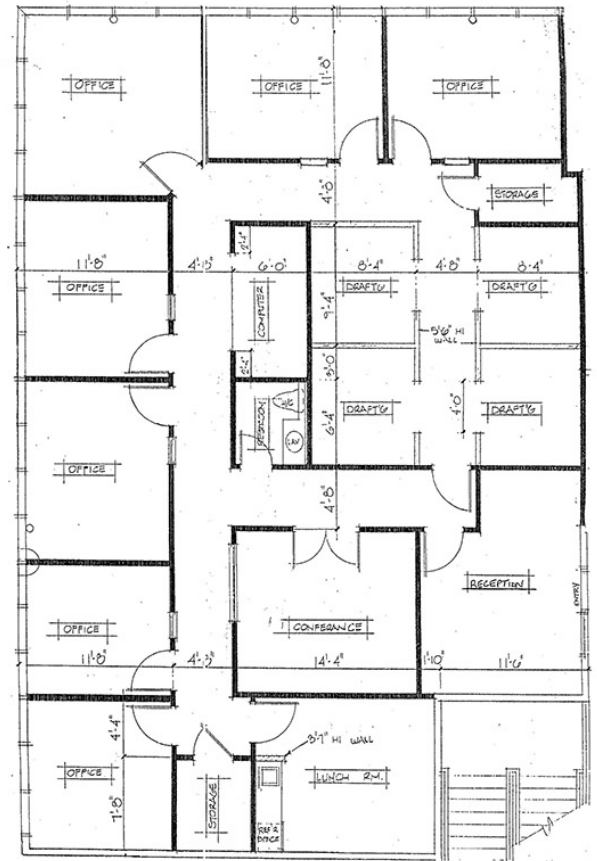
±1,896 SF



SECOND FLOOR SUITE

41661 Suite 228

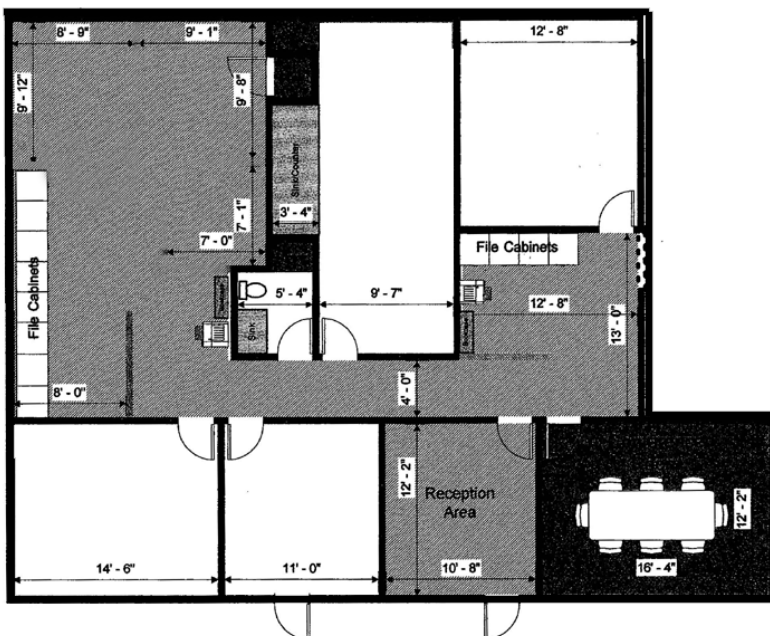
±2,844 SF



SECOND FLOOR SUITE

41661 Suite 223

±2,122 SF



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