

# SILVERHAWK CORPORATE CENTER

±2,122 SF - ±3,389 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**

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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

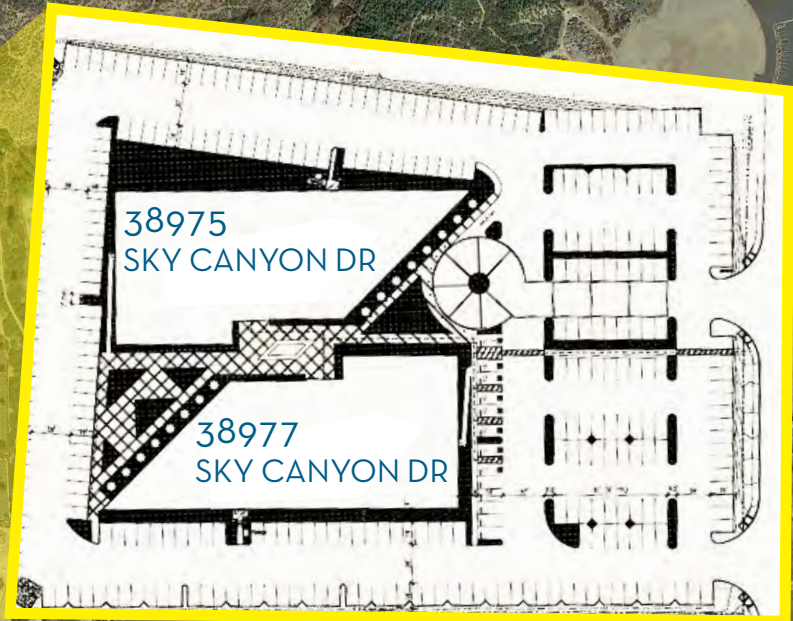
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SILVERHAWK  
CORPORATE CENTER

SKY CANYON DR

WINCHESTER RD

MURRIETA HOT SPRINGS RD





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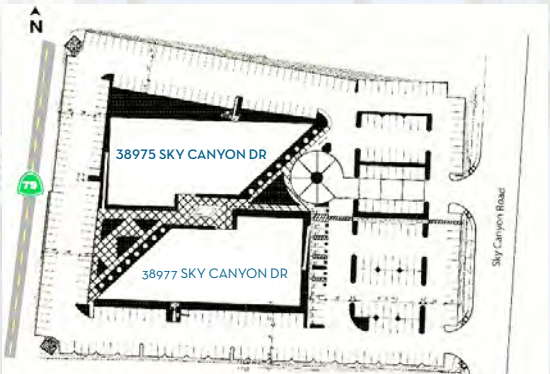
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### 38975 SKY CANYON DRIVE - AVAILABILITY

1ST FLOOR			
SUITE	RENTABLE SQ FT (RSF)	RATE	DESCRIPTION
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
204	3,389	\$2.25	Corner Suite with reception / waiting area, conf room, 7 window lined offices, large conference room, break room and open work area. <i>Available Sept. 1, 2026. 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
100% LEASED			

Rev: 06/02/2026

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

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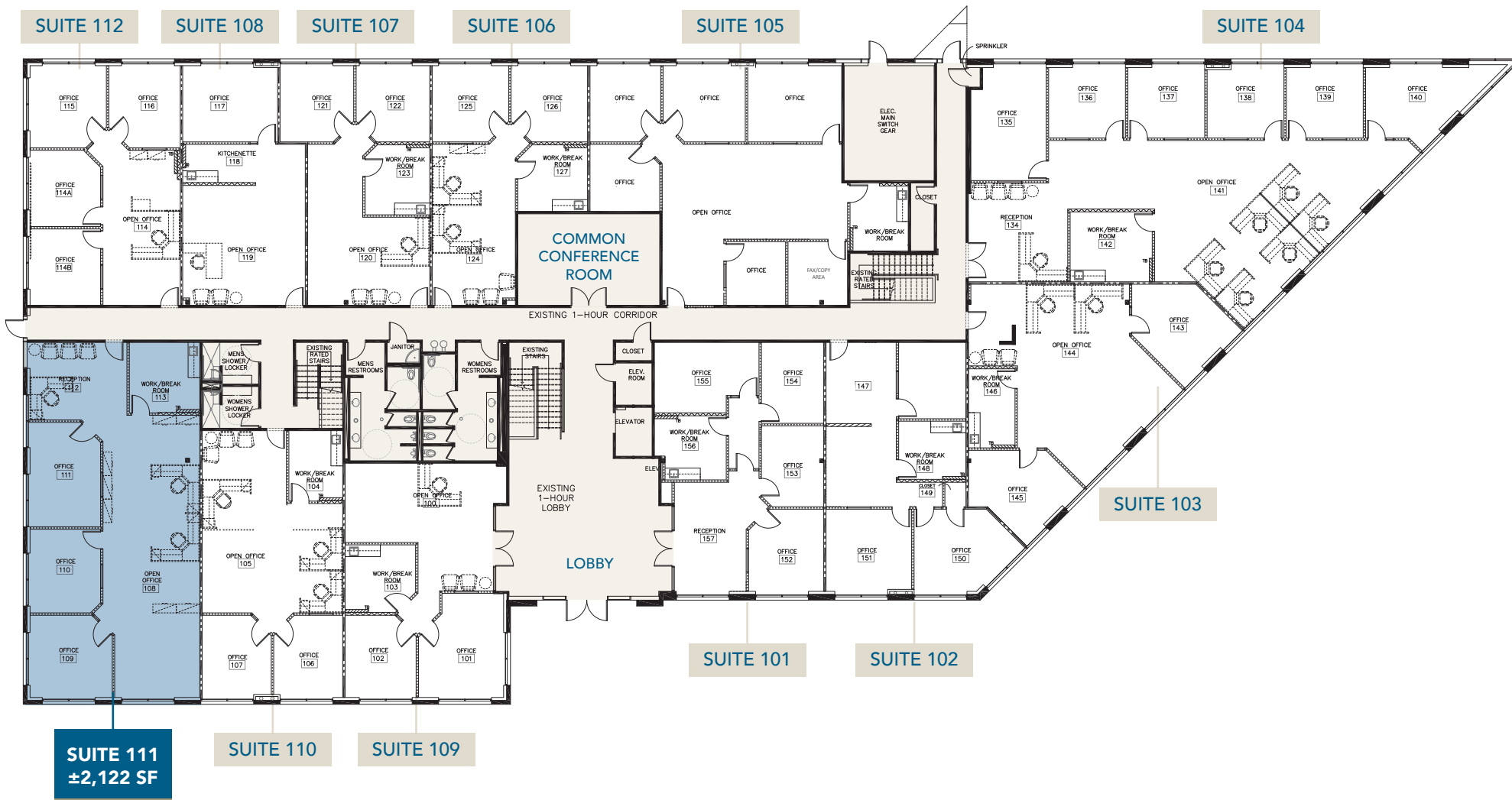
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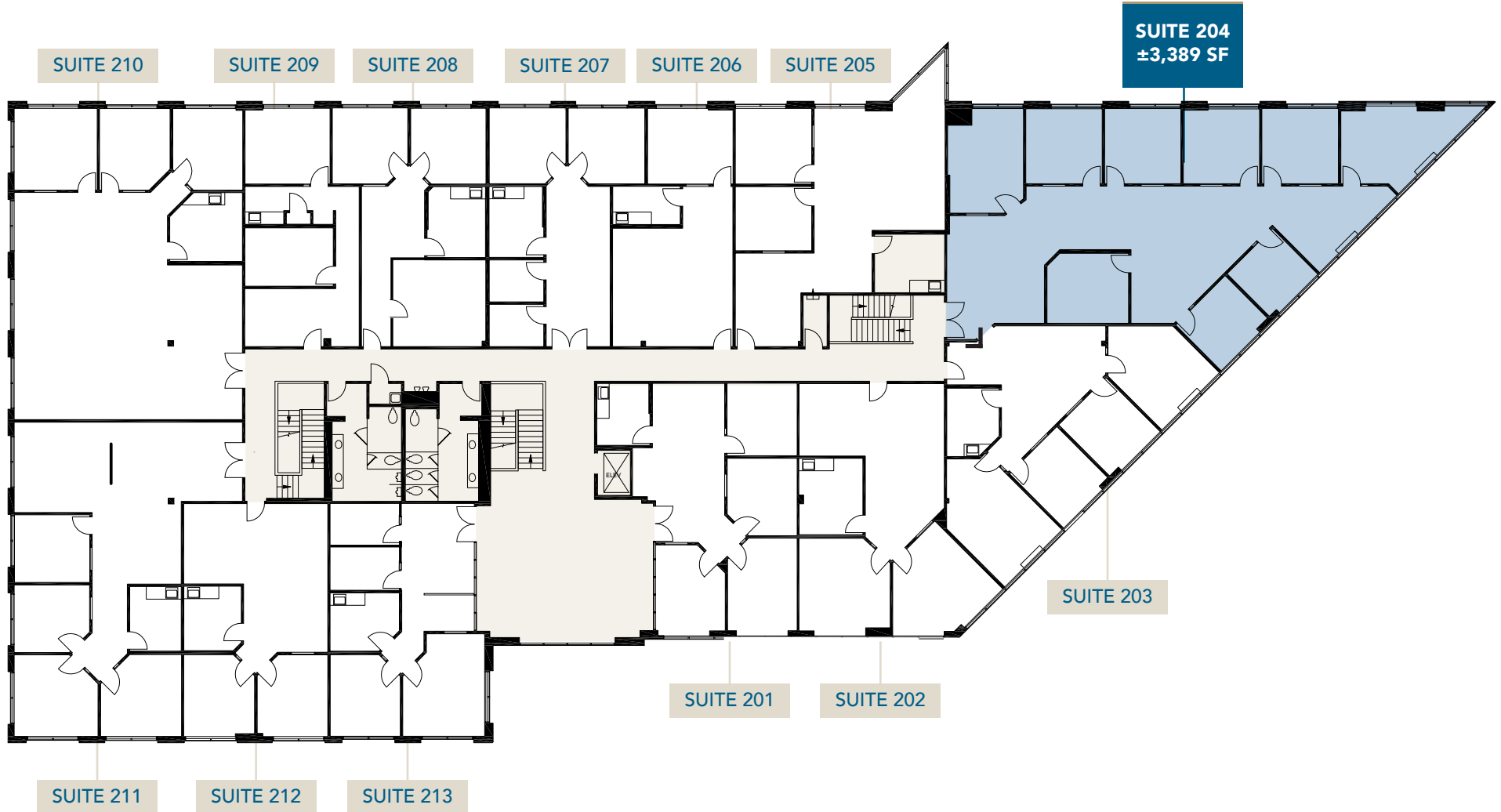
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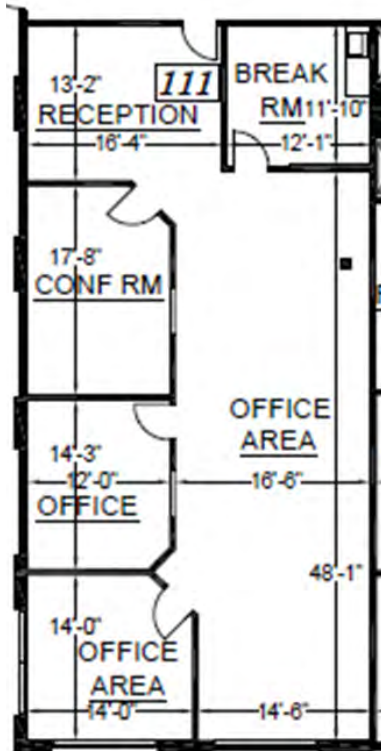
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## AVAILABLE FLOORPLANS WITH DIMENSIONS

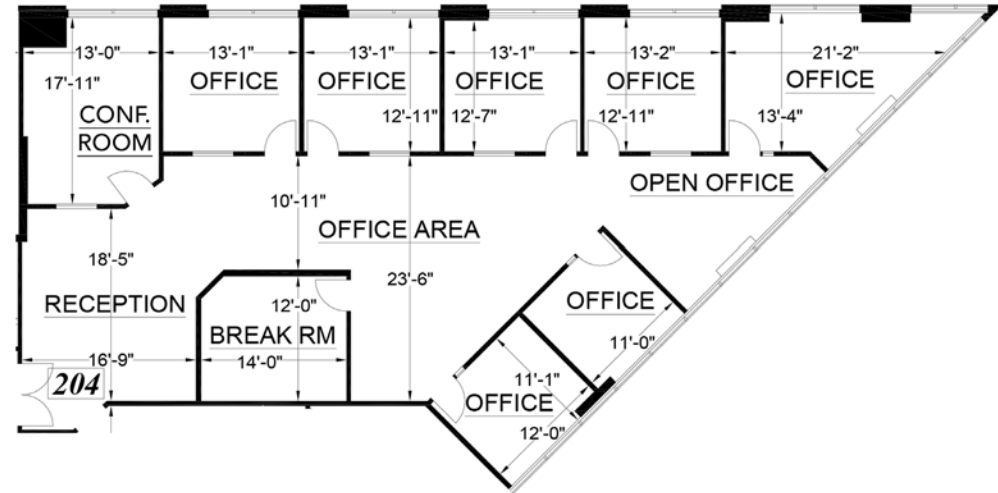
**38975  
SKY CANYON DR**

**SUITE 111  
±2,122 SF**



**38975  
SKY CANYON DR**

**SUITE 204  
±3,889 SF**



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