

# FOR LEASE

## OFFICE / FLEX SPACES

**LEASE RATE PROMOTION:  
6 MONTHS OF FREE RENT ON A 3 YEAR MINIMUM LEASE  
CONTACT BROKER FOR MORE DETAILS.**



**ENTERPRISE COURT**  
41715, 41743 & 41769 ENTERPRISE CIRCLE NORTH  
TEMECULA

# PROPERTY HIGHLIGHTS

- Professional Office & Industrial Flex Space
- Area amenities include: Black Market Brewing, Farmer Boys, Starbucks, California Bank and Trust, Zarka Cigar Lounge, and many more!
- Near I-15 Freeway @ Winchester Rd
- FIOS Enabled
- Zoned - Business Park (New Uptown zoning)
- Building Signage Available
- Suite Sizes and Improvements Vary
- Flex Industrial Units With 10'x12' Roll-up Doors
- 100 Amp 3 Phase Electrical Services
- Secure Building - Key Card System
- Ample Parking
- Property Management On-site

## ENTERPRISE COURT 41715, 41743 & 41769 ENTERPRISE CIRCLE NORTH TEMECULA



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**AVAILABILITY**

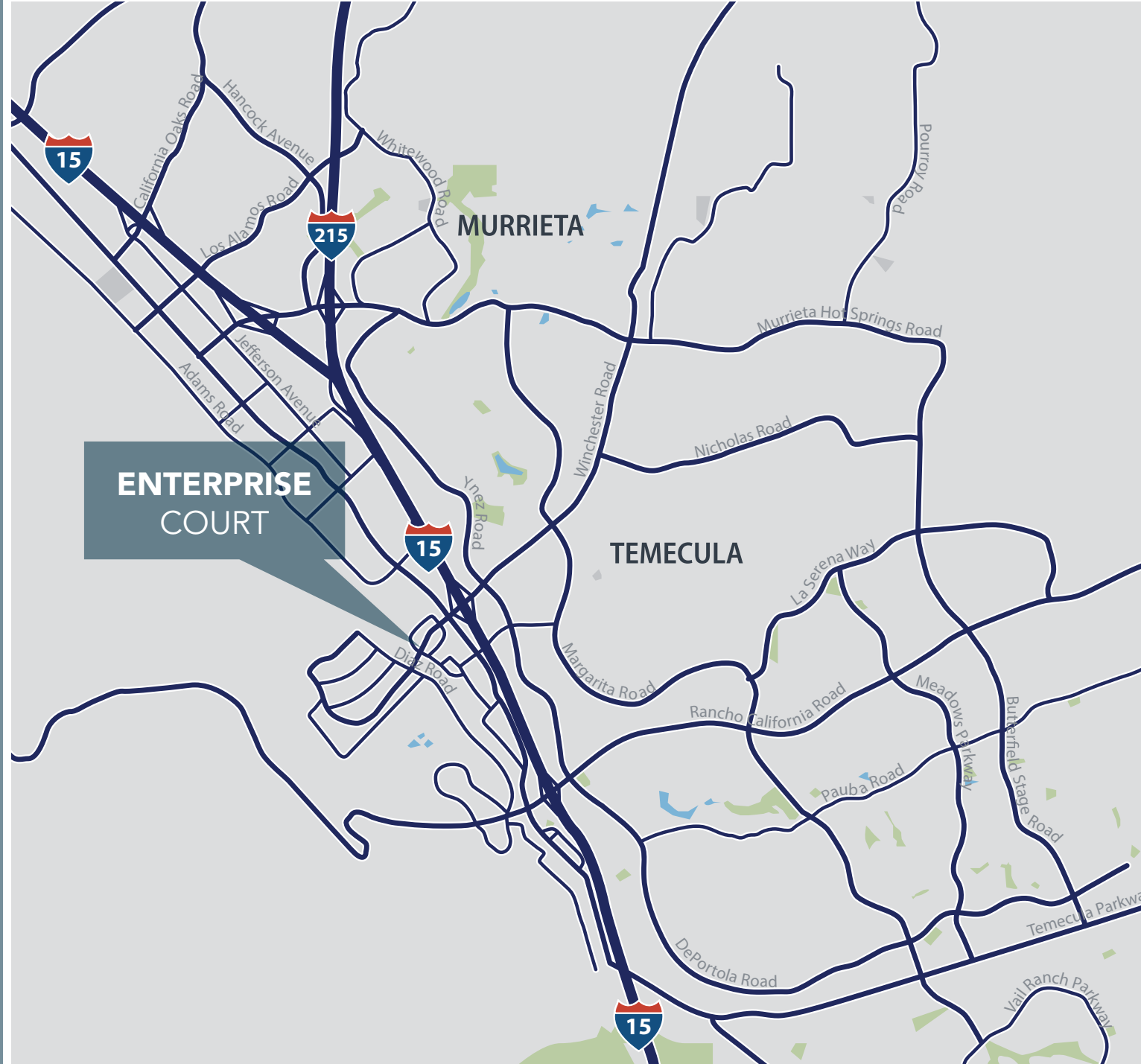
SUITE	(±)SF	RATE/SF	DESCRIPTION
<b>Building "A" 41769 Enterprise Circle N. 1st Floor</b>			
100% Leased			
<b>Building "A" 41769 Enterprise Circle N. 2nd Floor (Office Only)</b>			
100% Leased			
<b>Building "B" 41743 Enterprise Circle N. 1st Floor</b>			
100% Leased			
<b>Building "B" 41743 Enterprise Circle N. 2nd Floor (Office Only)</b>			
205	672	\$1.45	2 offices, 1 bathroom, and open work space.
206	936	\$1.45	2 offices, 1 bathroom, and open work space.
<b>Building "C" 41715 Enterprise Circle N. 1st Floor (Medical Space)</b>			
100% Leased			
<b>Building "C" 41715 Enterprise Circle N. 2nd Floor (Office Only)</b>			
208	958	\$1.45	Reception Area, Small Open Work Space, 3 Private Offices, & Coffee Bar.

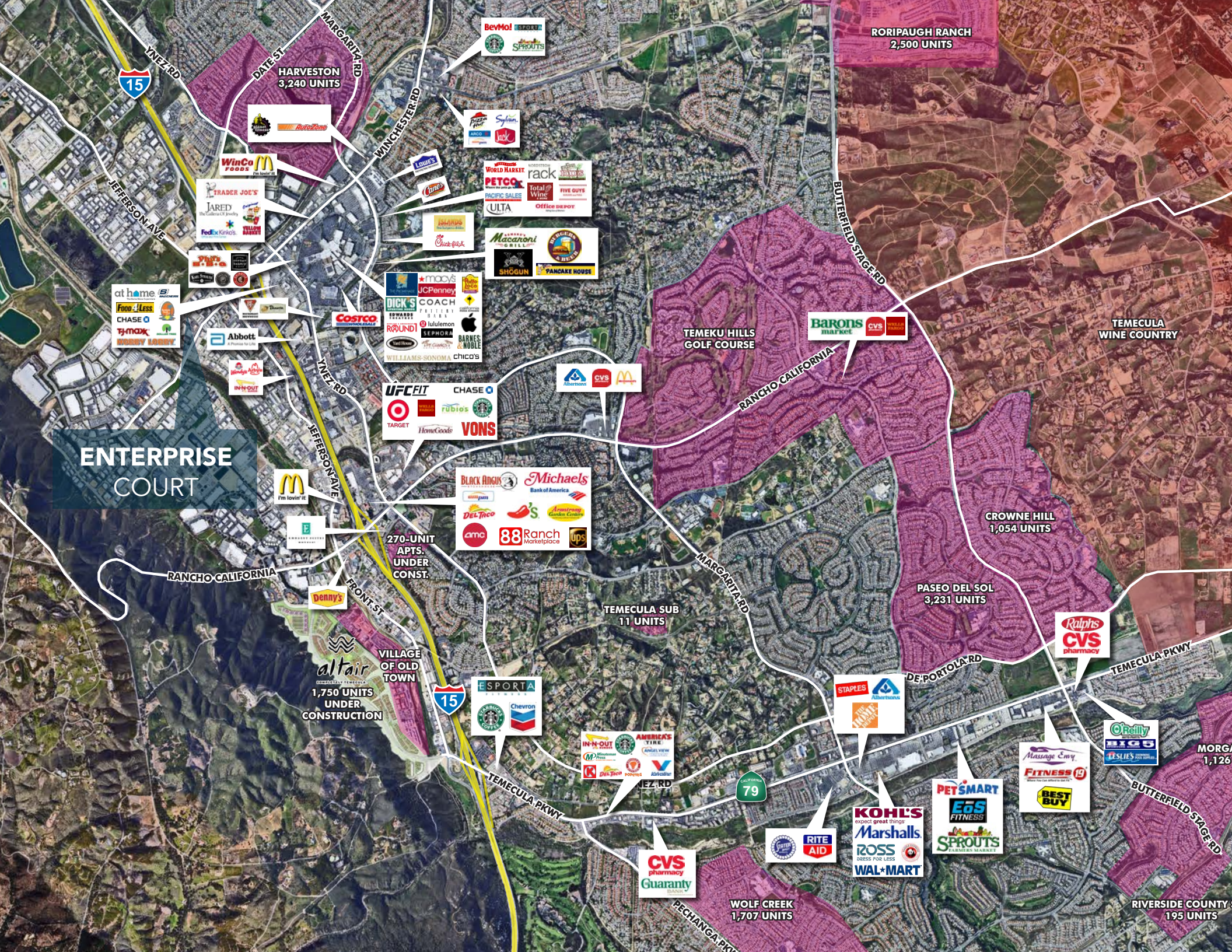
*Call agent for showing instructions - Property Management On-site in Suite 207 at 41743 Enterprise Circle (Bldg B) Building Security Access Cards - \$20.00 each*

Rev. 04/01/2026

# CENTRAL LOCATION

- Premier location within 1/2 mile of I-15 access at Winchester Road and closest on/off ramp to I-15 / I-215 interchange.
- The Old Town Temecula is two miles away and offers number of dining, shopping, entertainment and retail options.
- The City of Temecula is one of the fastest growing and centrally located business districts on the West Coast.
- Cost-effective and business friendly environment provides access to a highly skilled labor force and high-quality of living.





**HARVESTON**  
3,240 UNITS

**RORIPAUGH RANCH**  
2,500 UNITS

**ENTERPRISE COURT**

**TEMEKU HILLS GOLF COURSE**

**TEMECULA WINE COUNTRY**

**CROWNE HILL**  
1,054 UNITS

**PASEO DEL SOL**  
3,231 UNITS

**TEMECULA SUB**  
11 UNITS

**altair**  
1,750 UNITS UNDER CONSTRUCTION

**270-UNIT APTS. UNDER CONST.**

**MORGA**  
1,126

**WOLF CREEK**  
1,707 UNITS

**RIVERSIDE COUNTY**  
195 UNITS



YNEZ RD

DATE ST

MARGARITA RD

WINCHESTER RD

JEFFERSON AVE

YNEZ RD

JEFFERSON AVE

FRONT ST

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

Walmart

Target

CVS

Home Depot

Best Buy

Walgreens

Staples

Office Depot

HomeGoods

Bed Bath & Beyond

Five Guys

Wendy's

McDonald's

Subway

Arby's

Jack-in-the-Box

Chick-fil-A

Wendy's

Trader Joe's

Jared's

WinCo Foods

McDonald's

Lowes

Home Depot

World Market

Petco

Pacific Sales

Office Depot

Five Guys

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# ENTERPRISE COURT

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TEMECULA



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