

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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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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AVAILABILITY

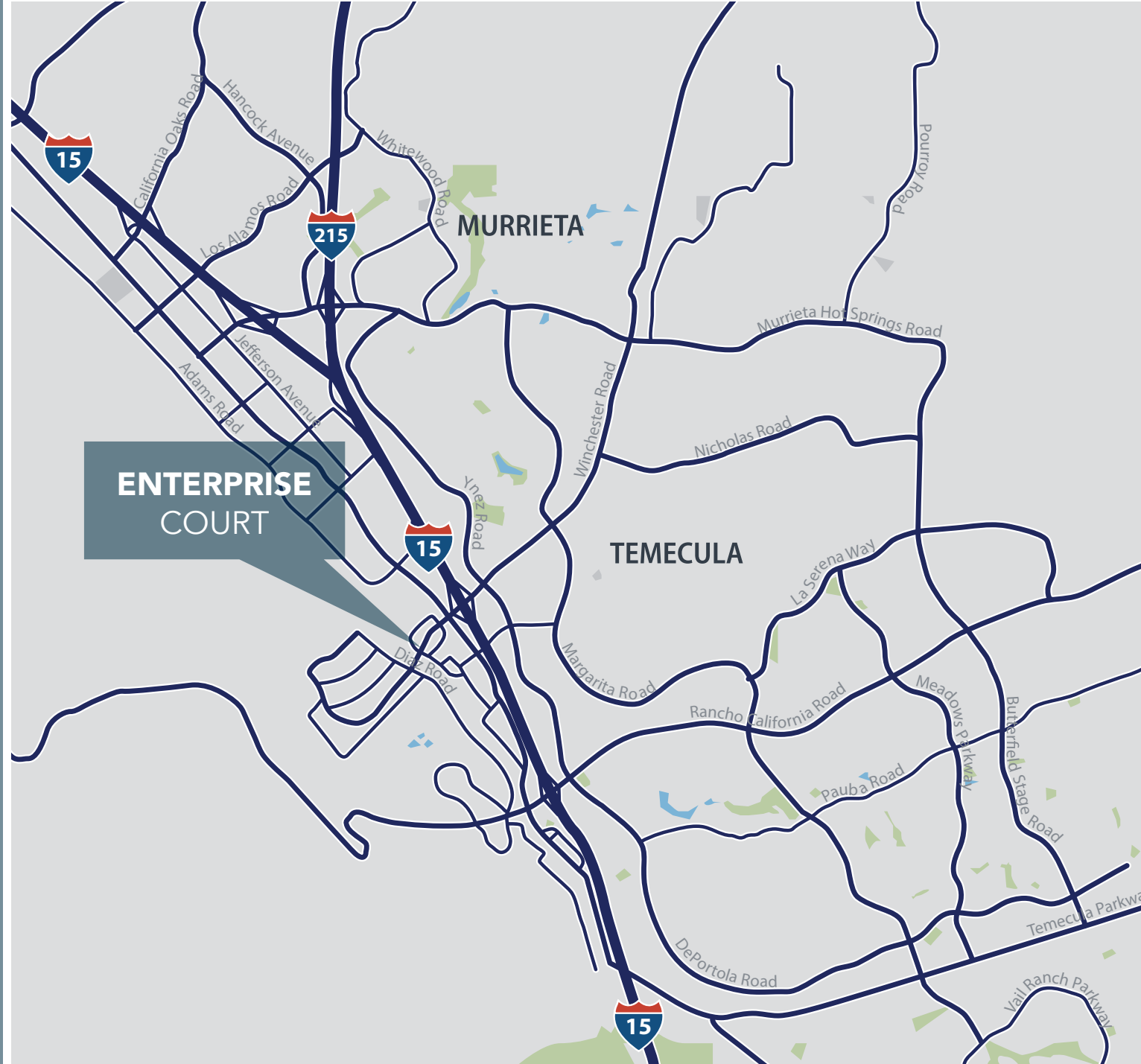
SUITE	(±)SF	RATE/SF	DESCRIPTION
Building "A" 41769 Enterprise Circle N. 1st Floor			
100% Leased			
Building "A" 41769 Enterprise Circle N. 2nd Floor (Office Only)			
100% Leased			
Building "B" 41743 Enterprise Circle N. 1st Floor			
100% Leased			
Building "B" 41743 Enterprise Circle N. 2nd Floor (Office Only)			
201	1,162	\$1.45	3 offices, 1 bathroom, and open work space.
205	672	\$1.45	2 offices, 1 bathroom, and open work space.
206	936	\$1.45	2 offices, 1 bathroom, and open work space.
Building "C" 41715 Enterprise Circle N. 1st Floor (Medical Space)			
100% Leased			
Building "C" 41715 Enterprise Circle N. 2nd Floor (Office Only)			
100% Leased			

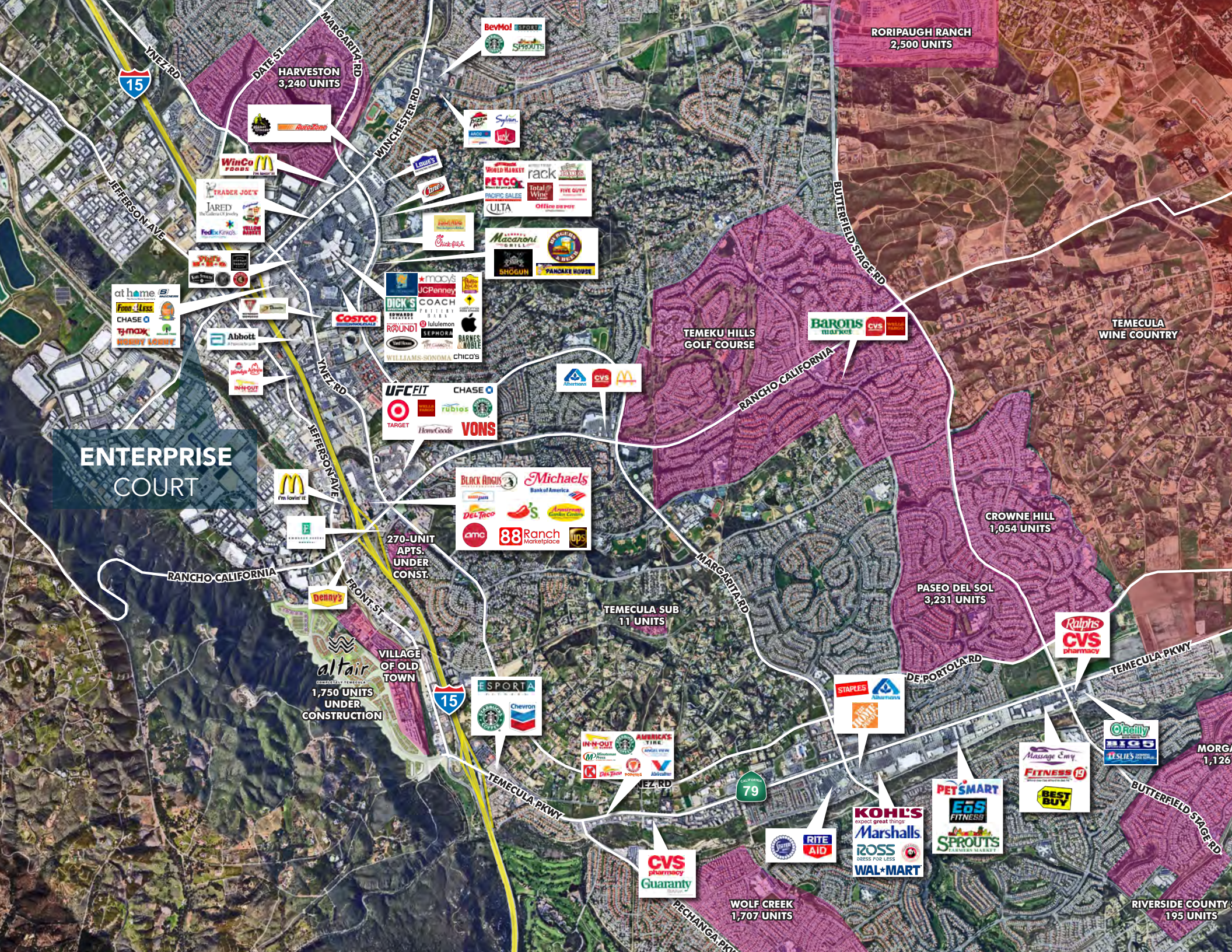
Call agent for showing instructions - Property Management On-site in Suite 207 at 41743 Enterprise Circle (Bldg B) Building Security Access Cards - \$20.00 each

Rev. 06/02/2026

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

YNEZ RD

FRONT ST

TEMECULA PKWY

TEMECULA PKWY

TEMECULA PKWY

DE PORTOLA RD

DE PORTOLA RD

DE PORTOLA RD

TEMECULA PKWY

BUTTERFIELD STAGE RD

BUTTERFIELD STAGE RD

at home

Walmart

Costco

Target

CVS

Walmart

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Walmart

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