

CROSSROADS CORPORATE CENTER

25220 & 25240 HANCOCK AVE
MURRIETA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS
PREMIER OFFICE SUITE
4,904 SF - 16,851 SF
COMING AVAILABLE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

25240 Hancock Avenue, Suite 100
Murrieta, CA 92562
P: 951.445.4500
www.lee-associates.com

FOR MORE INFORMATION, PLEASE CONTACT:

MARY PIPER
(951) 445-4516

mpiper@leetemecula.com
DRE #01268829

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 | DRE# 01048055

FLOORPLANS

PROPERTY FEATURES

25220 Hancock Ave

25240 Hancock Ave

PROPERTY PHOTOS

100% LEASED

SUITE 300

PROPERTY AERIAL

SITE PLAN

AVAILABILITY

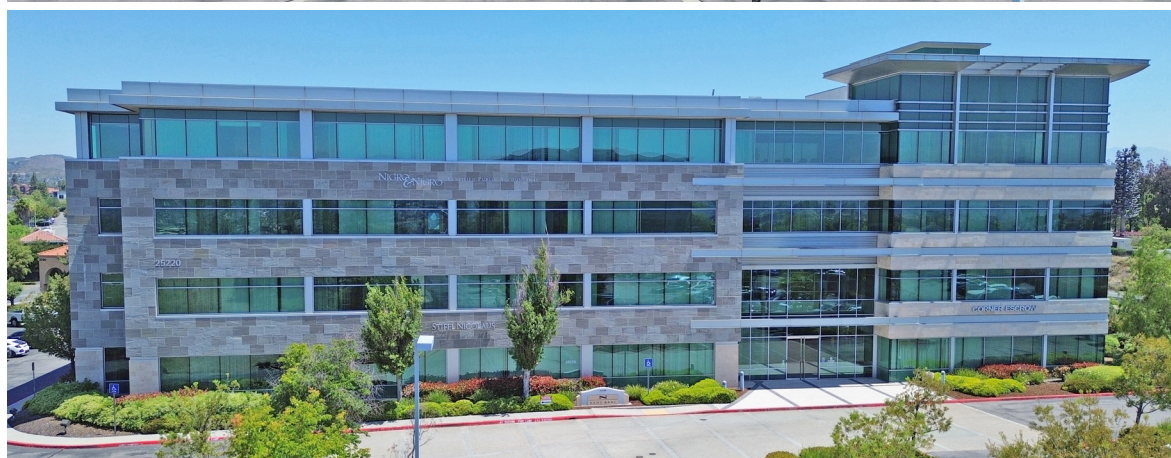
CROSSROADS CORPORATE CENTER

25220 & 25240
HANCOCK AVE
MURRIETA, CA

PREMIER CLASS "A" OFFICE CAMPUS

PROPERTY
FEATURES

- 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

25220 HANCOCK AVENUE

SUITE	RENTABLE SQ FT (±RSF)	USABLE SQ FT (±USF)	DATE AVAILABLE	RATE PER RSF	DESCRIPTION
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100% Leased

25240 HANCOCK AVENUE

SUITE	RENTABLE SQ FT (RSF)	USABLE SQ FT (USF)	DATE AVAILABLE	RATE PER RSF	DESCRIPTION
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300	16,851	14,786	7/1/2026	\$2.60	Refer to attached floorplan DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS.
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Demising Example Plan Can Be Modified

300	4,904	4,328	7/1/2026	\$2.65	Refer to attached Demising Plan Example DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS.
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310	6,889	6,080	7/1/2026	\$2.60	Refer to attached Demising Plan Example DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS.
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320	5,058	4,466	7/1/2026	\$2.65	Refer to attached Demising Plan Example DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS.
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FS-MG (Full Service-Modified Gross lease includes premises janitorial but not electricity)

Rev. 02/25/2026

AVAILABILITY



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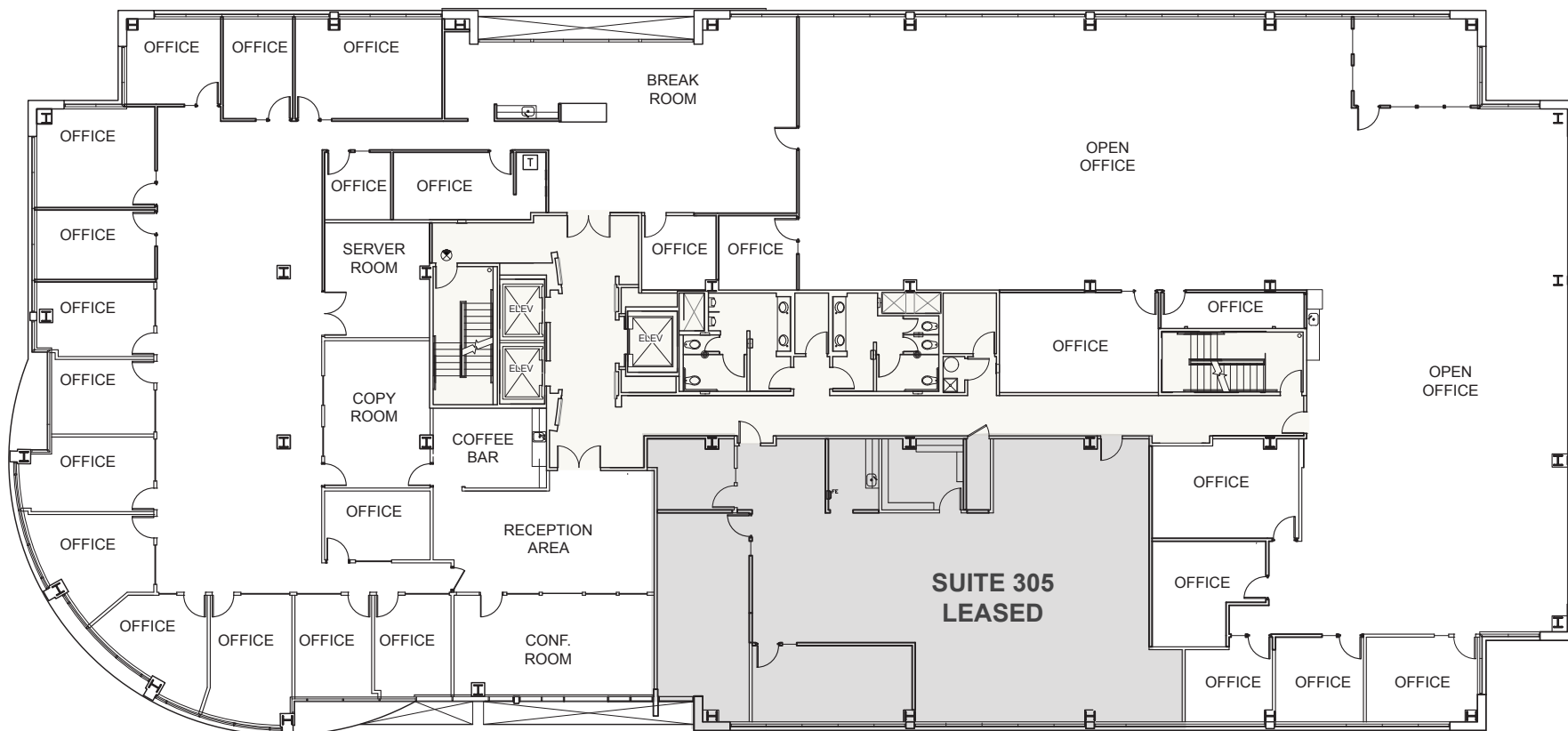
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AVAILABLE:

Suite 300
±16,851 RSF



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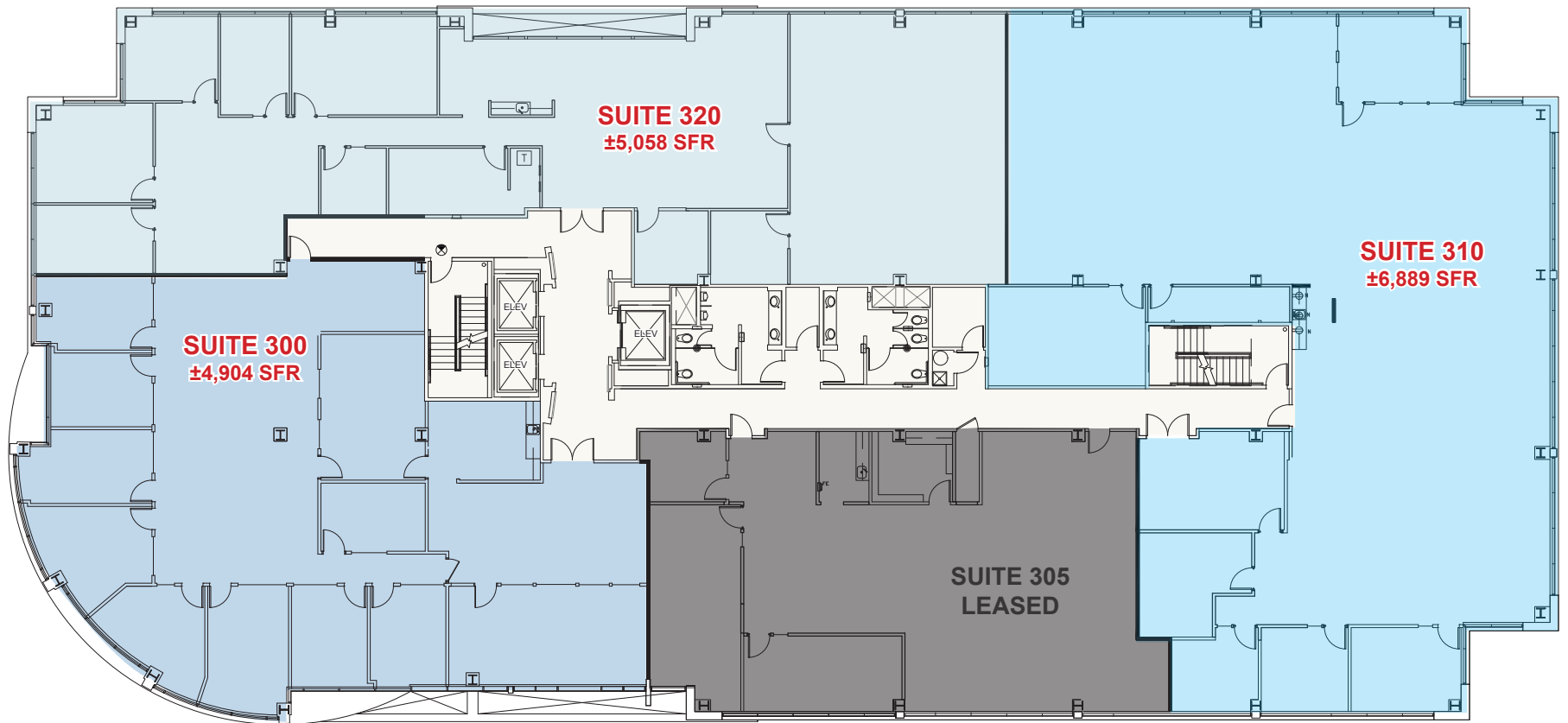
PREMIER CLASS "A" OFFICE CAMPUS

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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