

EXECUTIVE PARK OFFICE

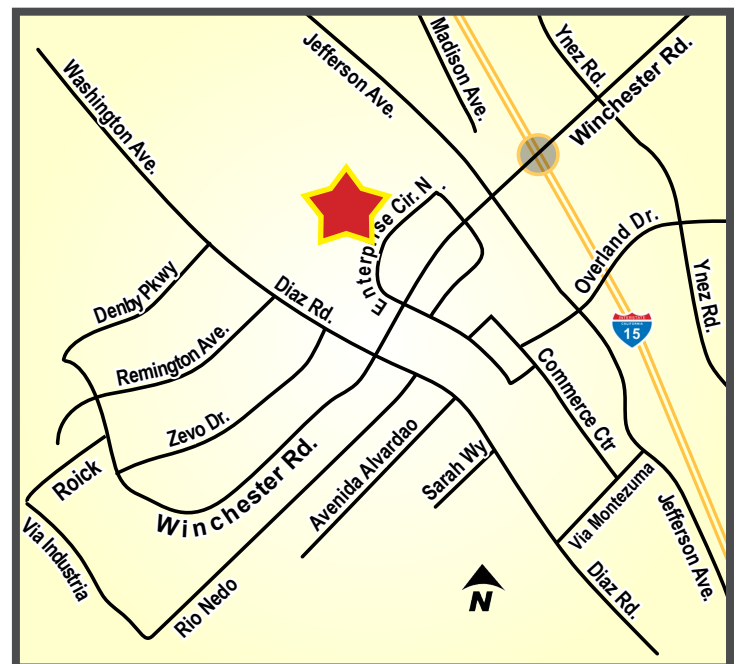
OFFICE SUITES FOR LEASE

41661 & 41689 ENTERPRISE CIRCLE NORTH - TEMECULA, CA



PROPERTY HIGHLIGHTS:

- From $\pm 1,015$ square feet
- Lease rates from: \$1,766/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 $\pm 1,015$ to $\pm 2,844$ 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
41689	214	1,015 SF	\$1.74 PSF (\$1,766/Month)	Reception, 3 Private Offices, Open Work Area, Coffee Bar, Restroom. On Lockbox. Immediate Occupancy.
41661	215	1,087 SF	\$1.74 PSF (\$1,891/Month)	Reception, 3 Private Offices, Open Work Area, Store Room, Coffee Bar, Restroom. On Lockbox. Immediate Occupancy.
41661	111	1,170 SF	\$1.84 PSF (\$2,153/Month)	Reception, 4 Private Offices, Work Area, Coffee Bar, Restroom. On Lockbox. Immediate Occupancy.
41661	210	1,514 SF	\$1.78 PSF (\$2,695/Month)	Corner Suite, Reception, 6 Private Offices, Coffee bar, Restroom. On Lockbox. Immediate Occupancy.
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)	Corner Suite, Reception, 7 Private Offices, 2 Storage Rooms, Large Conference Room, Break Room, Restroom and an Open Work Area. On Lockbox. Immediate Occupancy.
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. <i>No call centers, collection agencies, multi-level marketing firms or telephone marketing operations.</i>				

Rev. 06/16/2026



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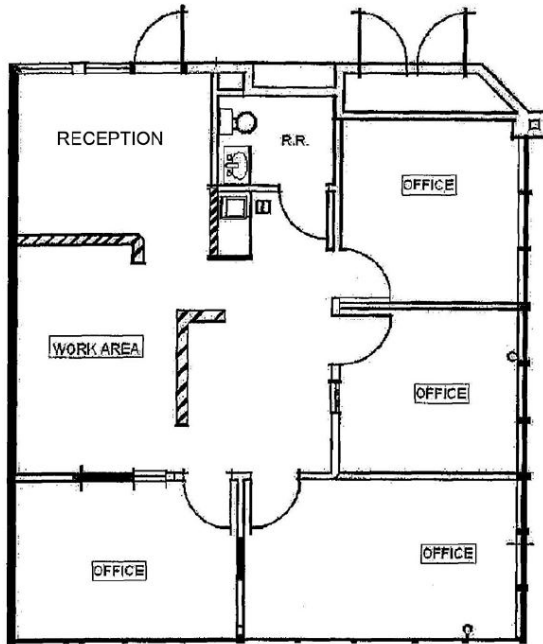
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FIRST FLOOR SUITE

41661 Suite 111

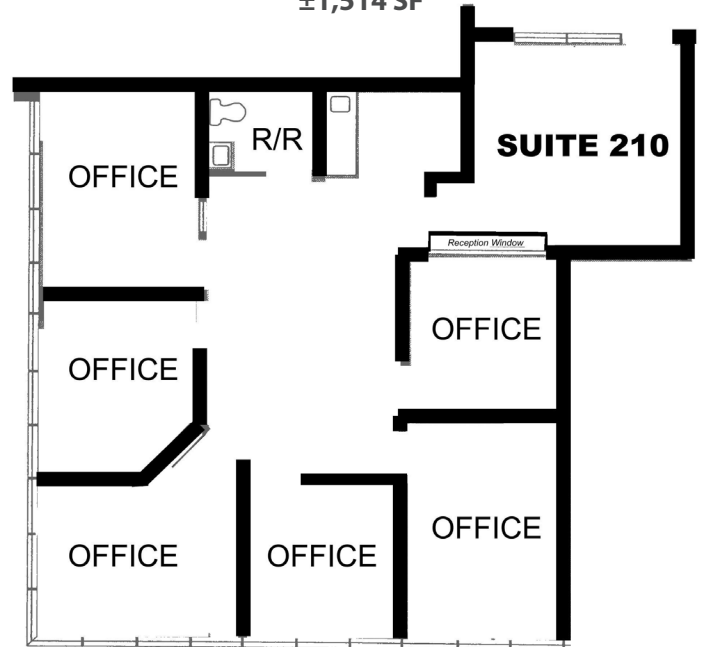
±1,170 SF



SECOND FLOOR SUITE

41661 Suite 210

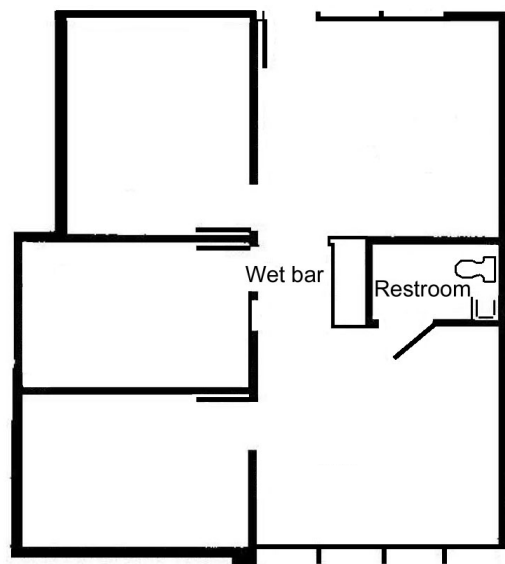
±1,514 SF



SECOND FLOOR SUITE

41689 Suite 214

±1,015 SF



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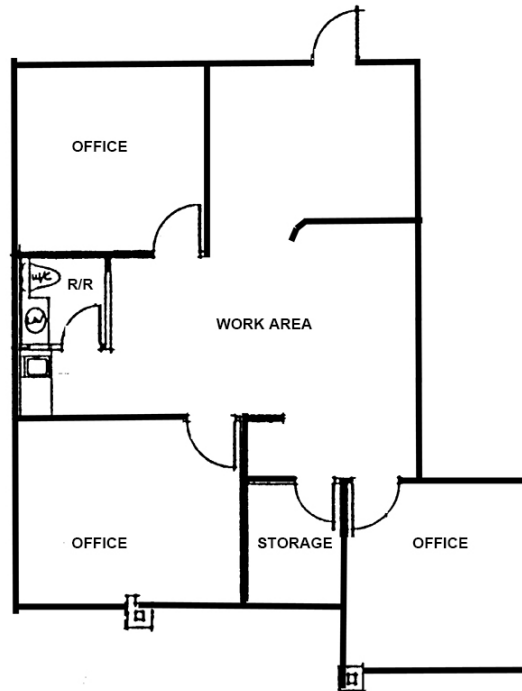
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SECOND FLOOR SUITE

41661 Suite 215

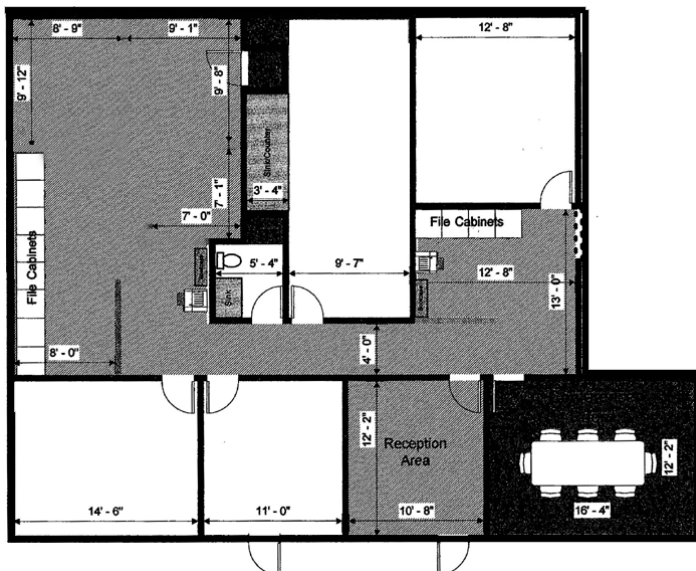
±1,087 SF



SECOND FLOOR SUITE

41661 Suite 223

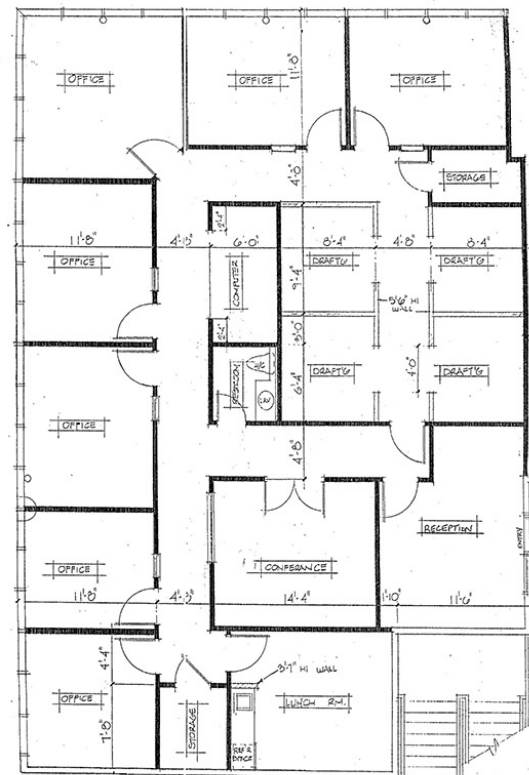
±2,122 SF



SECOND FLOOR SUITE

41661 Suite 228

±2,844 SF



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