

CROSSROADS CORPORATE CENTER

25220 & 25240 HANCOCK AVE
MURRIETA, CALIFORNIA

CLASS "A" OFFICE BUILDINGS
PREMIER OFFICE SUITES
1,694 SF - 6,944 SF
COMING AVAILABLE



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

PROPERTY FEATURES

PROPERTY PHOTOS

PROPERTY AERIAL

SITE PLAN

AVAILABILITY

25220 Hancock Ave

SUITE 230

FLOORPLANS

25240 Hancock Ave

SUITE 315

SUITE 320

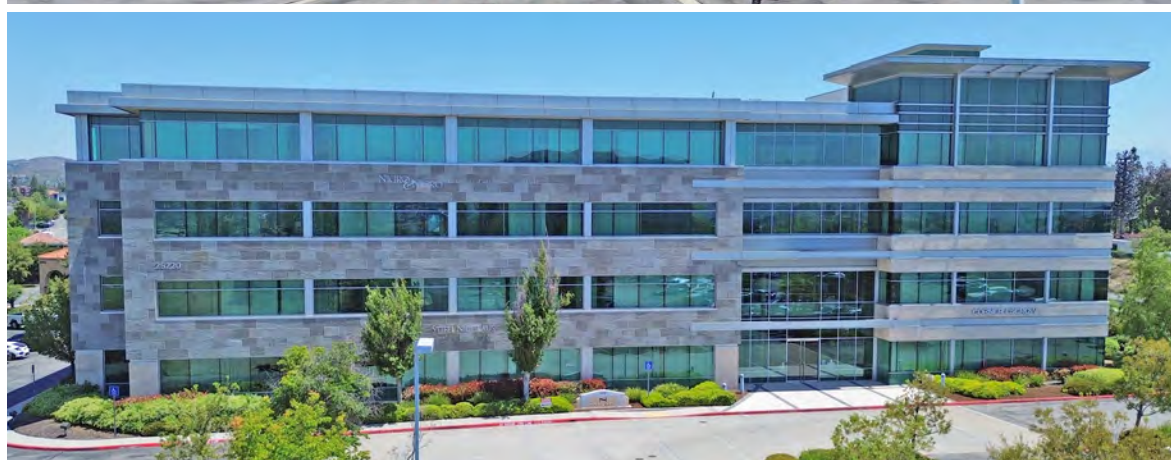
SUITE 430

CROSSROADS CORPORATE CENTER

25220 & 25240
HANCOCK AVE
MURRIETA, CA

PREMIER CLASS "A" OFFICE CAMPUS

- 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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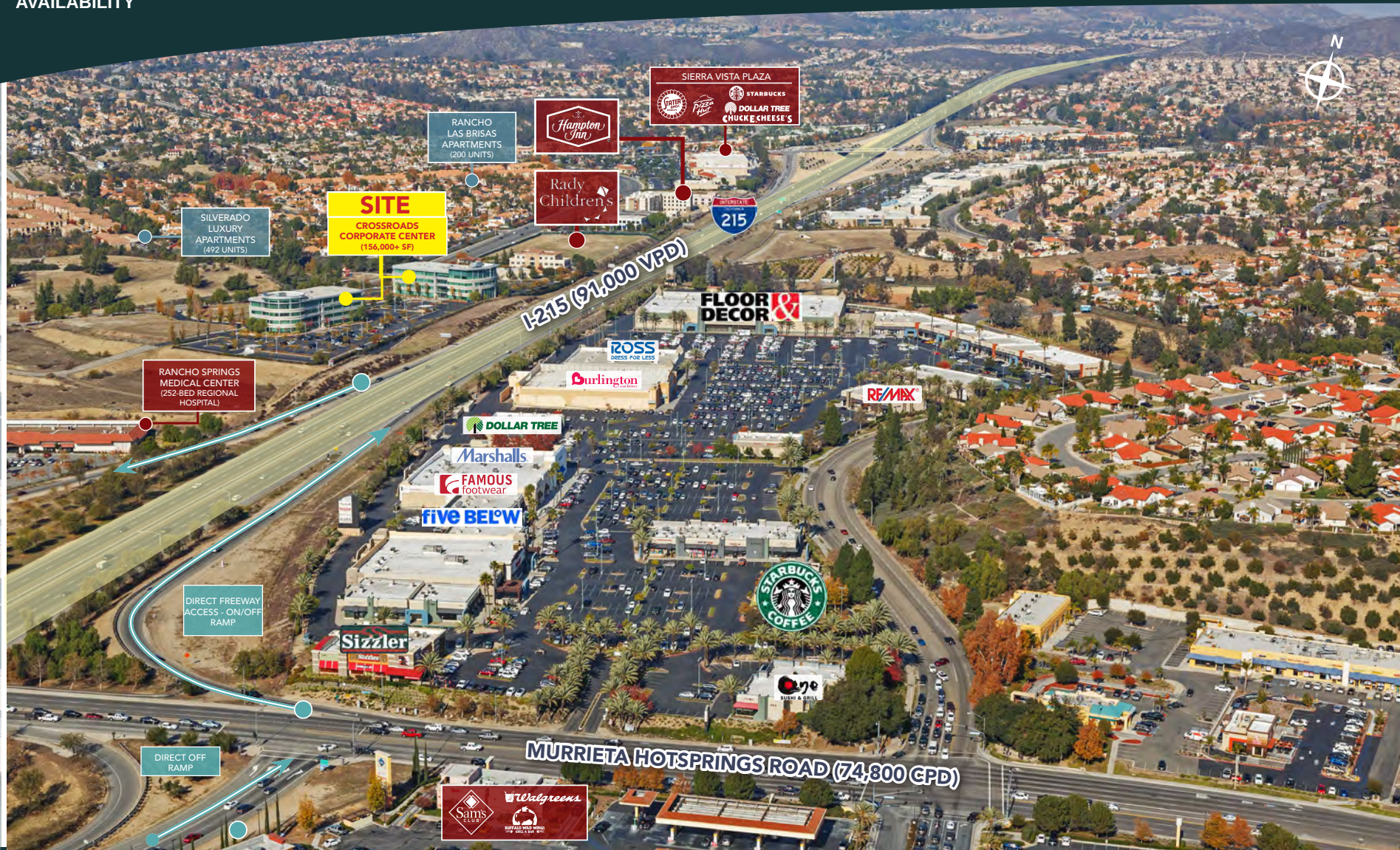
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25220 HANCOCK AVENUE

SUITE	RENTABLE SQ FT (±RSF)	USABLE SQ FT (±USF)	DATE AVAILABLE	RATE PER RSF	DESCRIPTION
230	1,694	1,483	Available with 30 Days's Notice	\$2.65	Reception, 3 offices, open work area, IT closet and break work room. <i>DO NOT DISTURB TENANT, CONTACT AGENT FOR SHOWING INSTRUCTIONS.</i>

25240 HANCOCK AVENUE

SUITE	RENTABLE SQ FT (RSF)	USABLE SQ FT (USF)	DATE AVAILABLE	RATE PER RSF	DESCRIPTION
315	3,926	3,465	Immediately	\$2.60	Refer to attached Demising Plan Example <i>CONTACT AGENT FOR SHOWING INSTRUCTIONS.</i>
320	3,018	2,664	Immediately	\$2.65	Refer to attached Demising Plan Example <i>CONTACT AGENT FOR SHOWING INSTRUCTIONS.</i>
315-320	6,944	6,129	Immediately	\$2.65	Refer to attached Demising Plan Example <i>CONTACT AGENT FOR SHOWING INSTRUCTIONS.</i>
430	2,145	1,884	Immediately	\$2.65	Reception, conference room. 5 offices, IT closet and break work room. <i>CONTACT AGENT FOR SHOWING INSTRUCTIONS.</i>

FS-MG (Full Service-Modified Gross lease includes premises janitorial but not electricity)

Rev. 08/04/2026



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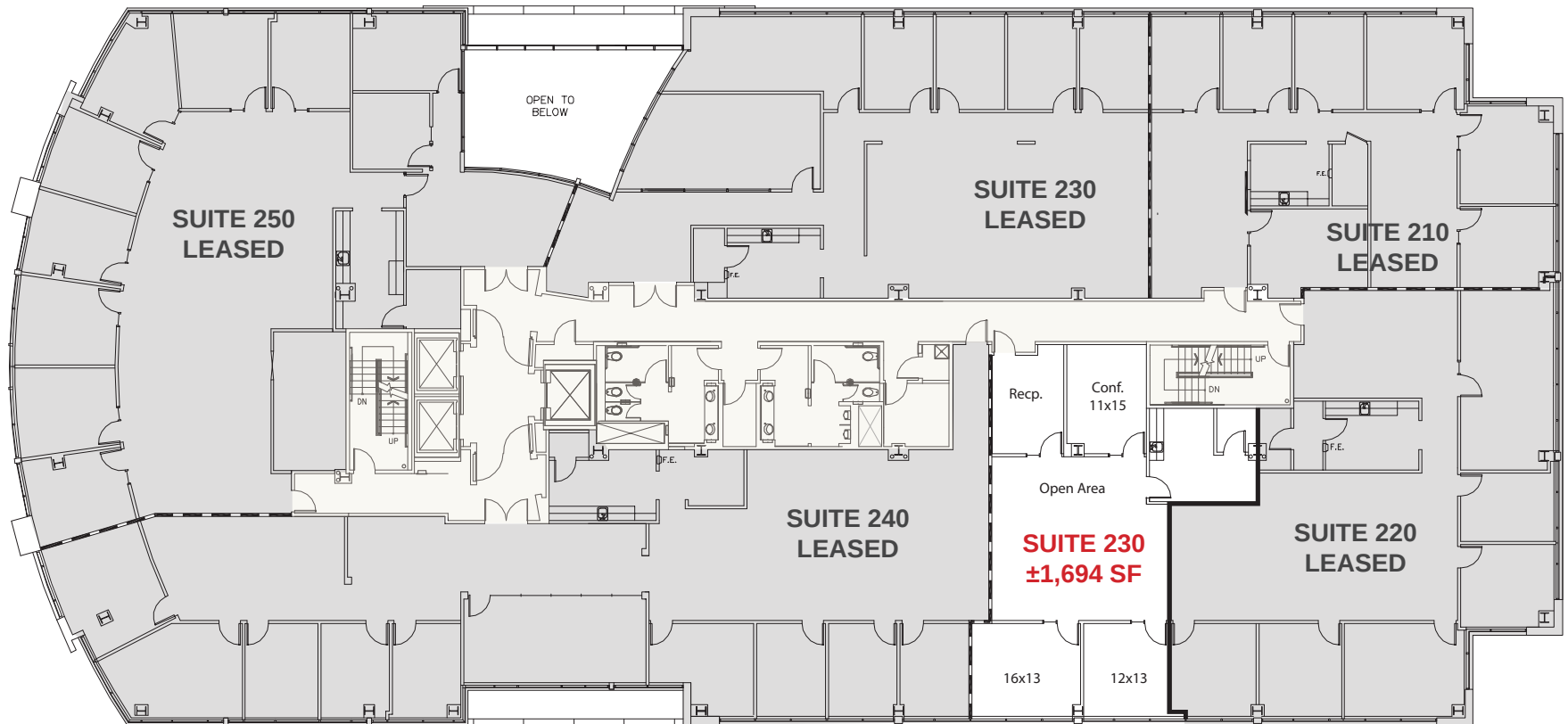
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AVAILABLE SUITE:

Suite 230 ±1,694 RSF



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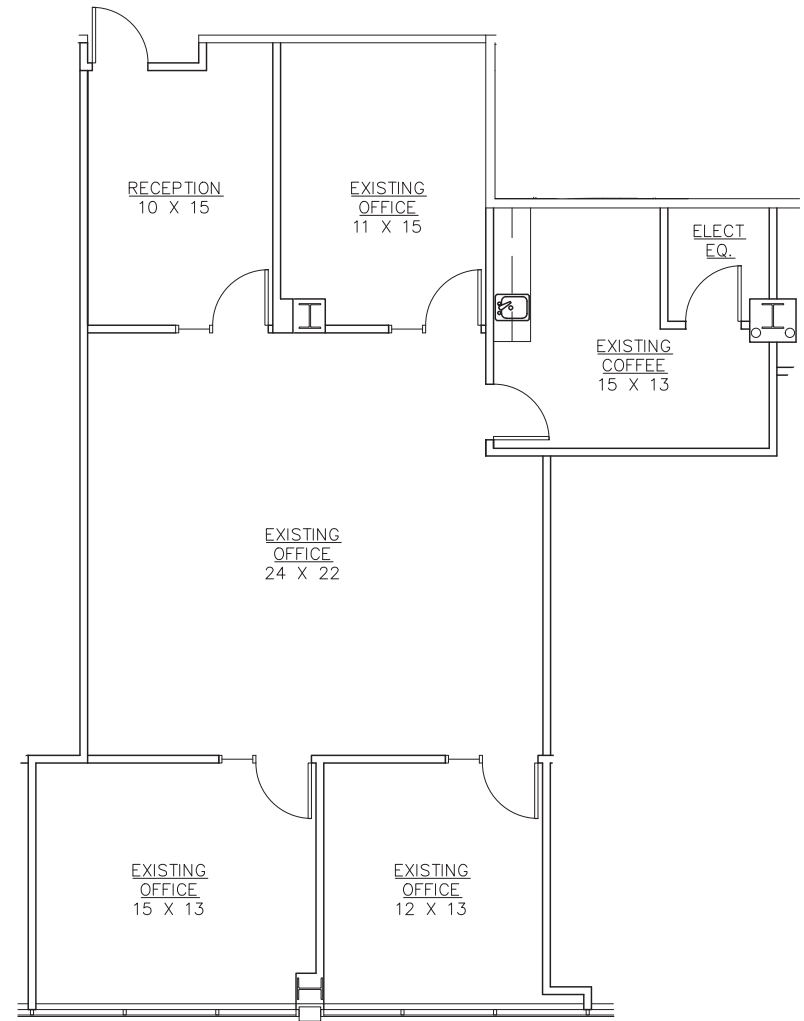
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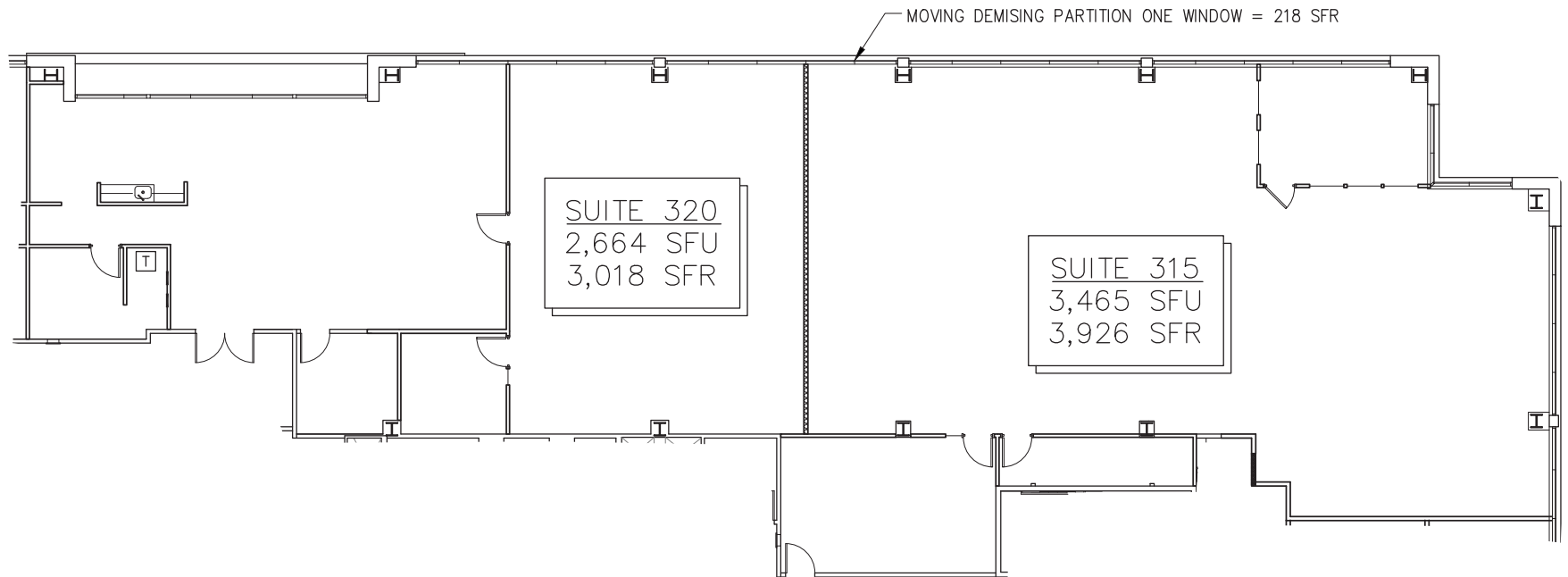
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AVAILABLE:

Suites 315 - 320 - DEMISING PLAN EXAMPLE
±6,944 RSF



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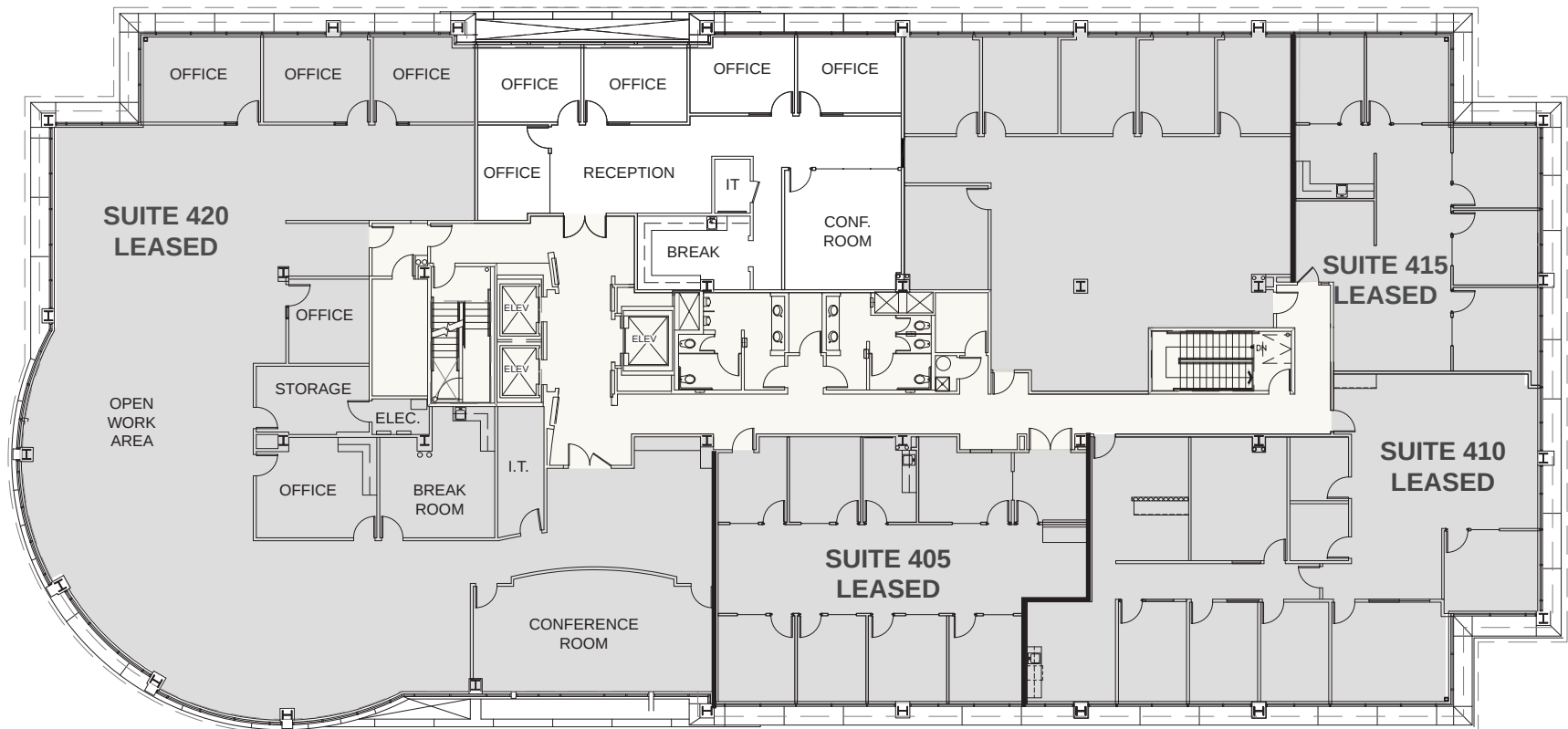
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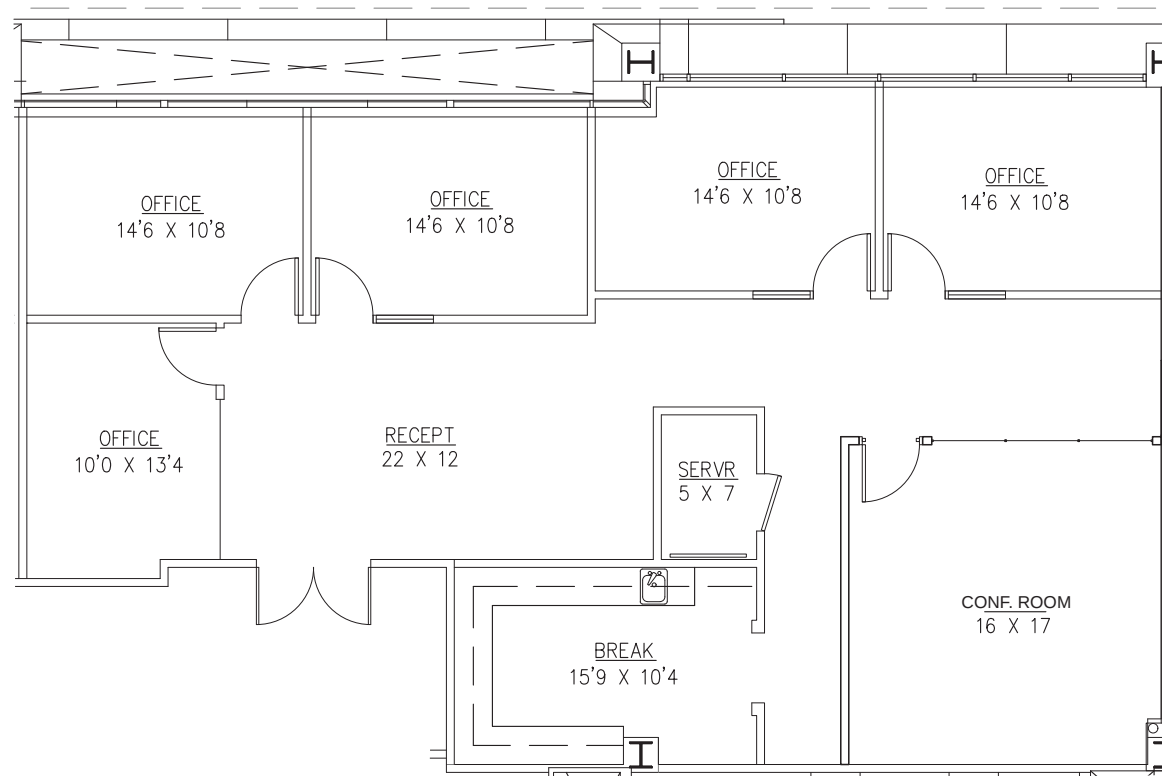
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