

SUMMIT

OFFICE BUILDING

ONE RIDGEGATE DRIVE
TEMECULA, CA

**±1,795 SF
OFFICE SUITE
FOR LEASE**



MARY PIPER
(951) 445-4516
mpiper@leetemecula.com
DRE #01268829

MIKE HANNA
(951) 445-4503
mhanna@leetemecula.com
DRE #01456055

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

SUMMIT OFFICE BUILDING

ONE RIDGEGATE DRIVE
TEMECULA, CA

OFFICE SUITE
FOR LEASE

FEATURES:

- Prominent two story office building at the base of Temecula Foothills
- Located less than 1-mile from I-15 Freeway off Rancho California Road and one hour from San Diego & Orange County
- Panoramic views of Temecula Valley
- Close proximity to Old Town Temecula, retail services & several restaurants

LEASE RATE: \$2.25 MG

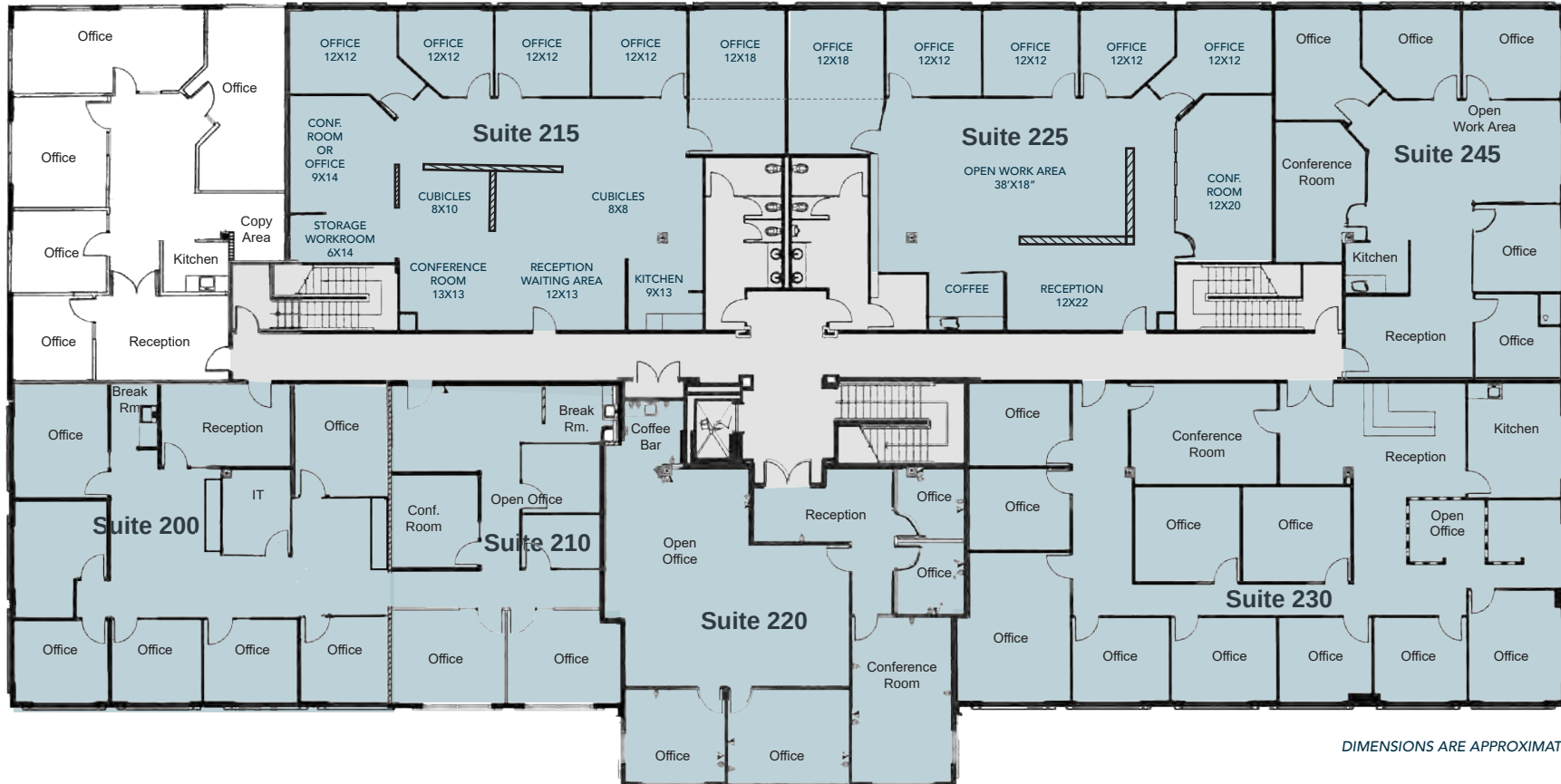
(*Modified Gross, net of electricity & janitorial)



SUITE	RSF (±)	USF	RATE	AVAILABLE	DESCRIPTION
205	±1,795	±1,575	\$2.25 MG	Available 11/1/2026	Corner window lined office with luxury vinyl flooring throughout. Reception, admin area, copy area, kitchen with sink, 5 offices Contact agent for touring instructions.

MG = Modified Gross; Monthly Lease Rate does not include in-suite janitorial or electricity.
Contact agent for touring instructions.

Suite 205 ±1,795 SF

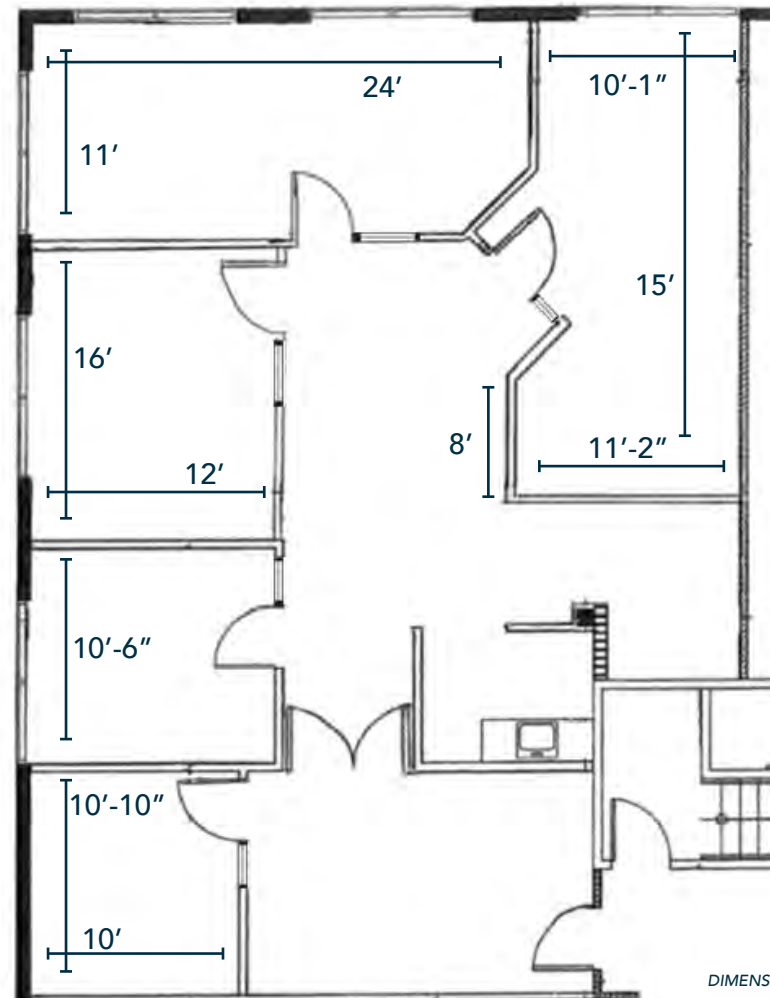


DIMENSIONS ARE APPROXIMATE

SUITE	RSF (±)	USF	RATE	AVAILABLE	DESCRIPTION
205	±1,795	±1,575	\$2.25 MG	Available 11/1/2026	Corner window lined office with luxury vinyl flooring throughout. Reception, admin area, copy area, kitchen with sink, 5 offices Contact agent for touring instructions.

MG = Modified Gross; Monthly Lease Rate does not include in-suite janitorial or electricity.
Contact agent for touring instructions.

Rev. 08/18/2026



DIMENSIONS ARE APPROXIMATE



OLD TOWN
TEMECULA



altair

COMPLETELY TEMECULA.

**1,750 UNITS
UNDER
CONSTRUCTION**

SUMMIT
OFFICE BUILDING

MARY PIPER

(951) 445-4516

mpiper@leetemecula.com

DRE #01268829

MIKE HANNA

(951) 445-4503

mhanna@leetemecula.com

DRE #01456055



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES