

JEFFERSON COURT

27570, 27574 & 27576 COMMERCE CENTER DR
TEMECULA



FOR LEASE
OFFICE / FLEX SPACES

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- Improved Second floor office Suites starting at ±750 Sq. Ft.
- Improved Flex Industrial and Commercial Suites from starting at ±1,062 Sq. Ft.
- Centrally Located Within the Temecula Business District (Conveniently Located Between Ranch California Rd & Winchester Rd)
- Ideally located close to I-15 & I-215 freeways for direct access to the surrounding counties
- Competitive Rates
- A range of floorplans to choose from
- Jefferson Uptown Zoning
- Located near the vastly growing Temecula Valley Wineries, Hotels and the expansion of Pechanga and visitors that generate over \$665 million annually

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MATT SHAW, CCIM

Vice President
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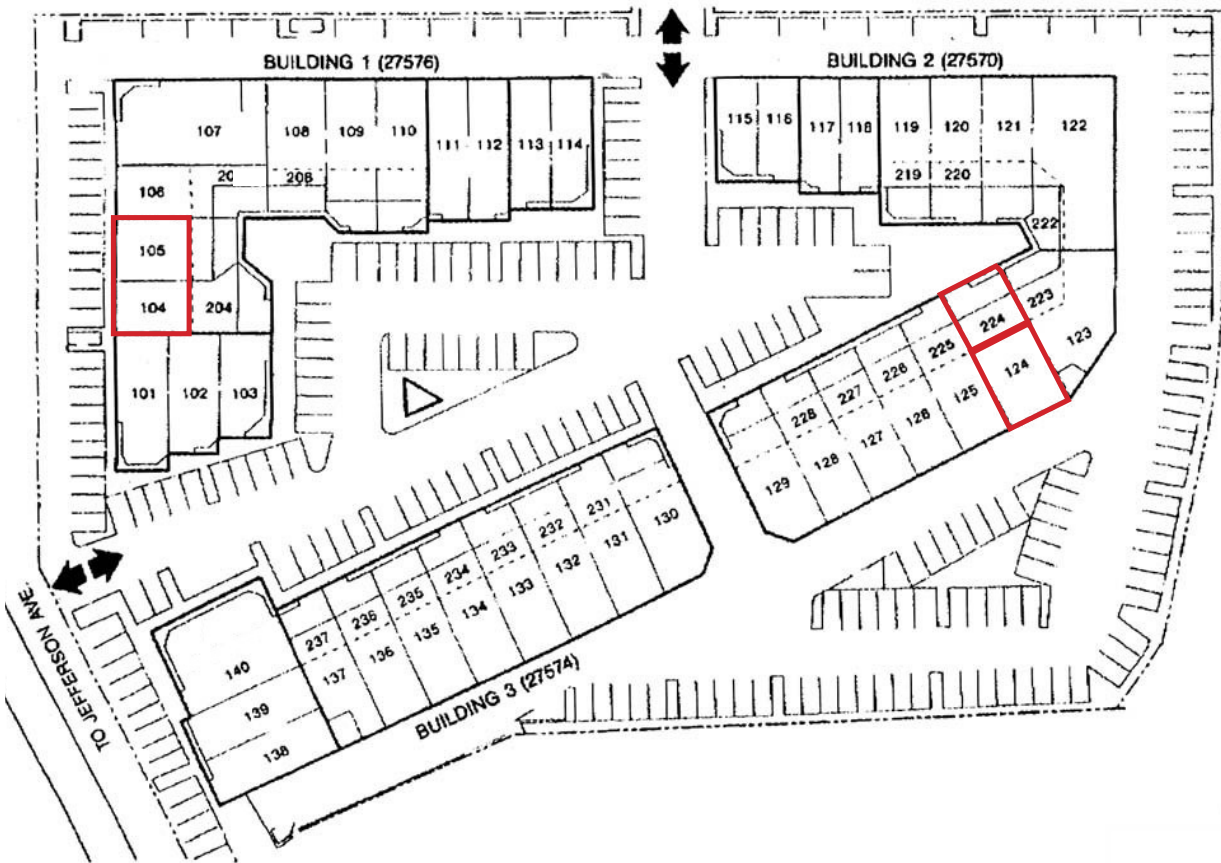
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AVAILABILITY

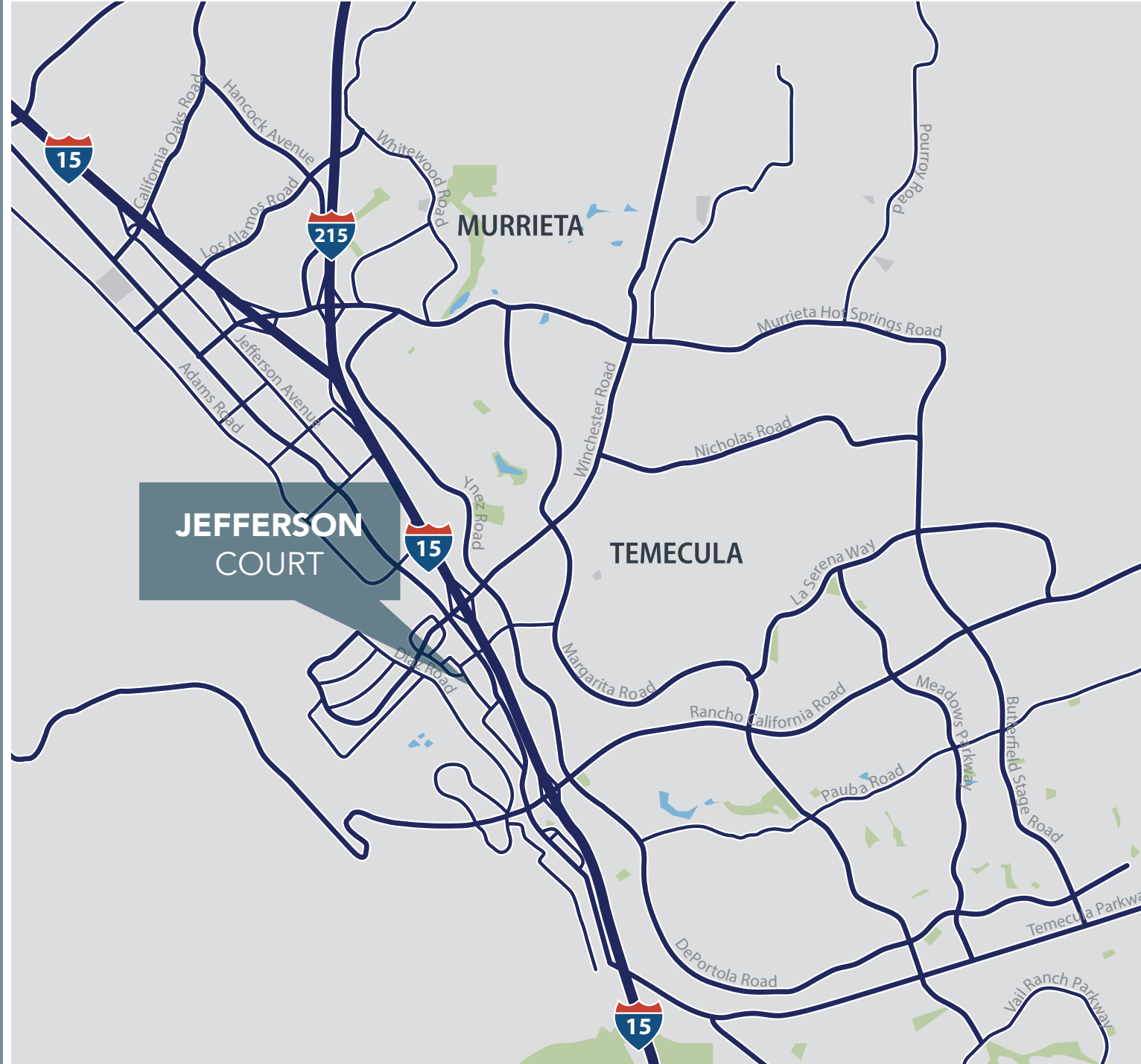
BLDG.	SUITE	SQ. FT.	RATE/SF	DESCRIPTION
1ST FLOOR				
27576	104B-105	3,371	\$1.40 MG	Reception area, 3 offices, 2 restrooms, and warehouse
27570	124	2,142	\$1.40 MG	Reception Area, Private Office, Open Area, Private Bathroom, and Warehouse
2ND FLOOR				
27570	224	919	\$1.40 MG	Open work space, 3 private offices, and private restroom. On the 2nd Floor with no elevator.

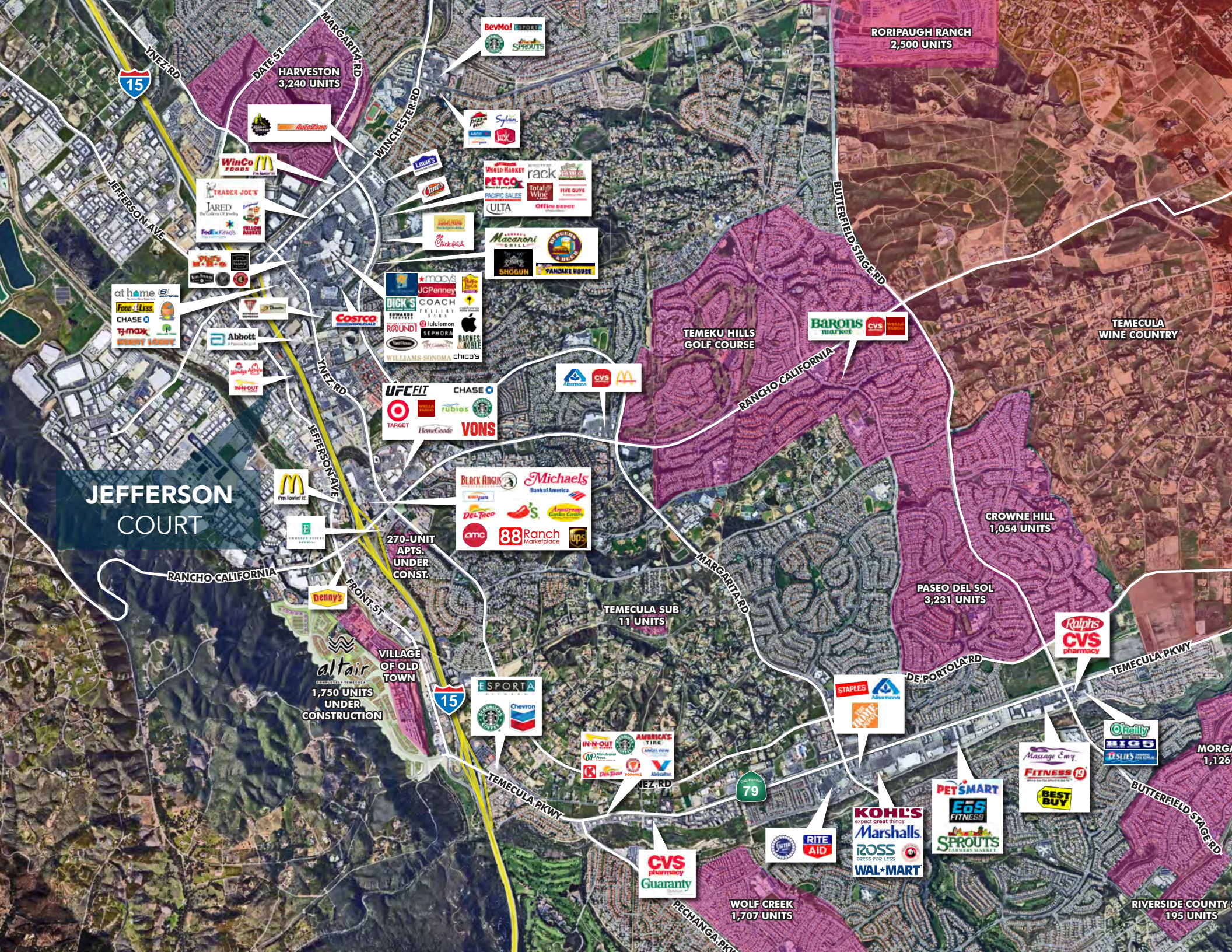
Rates are Modified Gross.

Rev. 04/27/2026

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

TEMEKU HILLS GOLF COURSE

TEMECULA WINE COUNTRY

JEFFERSON COURT

CROWNE HILL
1,054 UNITS

RANCHO CALIFORNIA

PASEO DEL SOL
3,231 UNITS

270-UNIT APTS. UNDER CONST.

TEMECULA SUB
11 UNITS

altair
1,750 UNITS UNDER CONSTRUCTION

VILLAGE OF OLD TOWN

MORGA
1,126

WOLF CREEK
1,707 UNITS

RIVERSIDE COUNTY
195 UNITS


























































































































































































































































































































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