

CROSSROADS CORPORATE CENTER

CLASS "A" OFFICE BUILDINGS
PREMIER OFFICE SUITES
STARTING AT 1,561 SF

25220 & 25240 HANCOCK AVE
MURRIETA, CALIFORNIA



25240 Hancock Avenue, Suite 100
Murrieta, CA 92562
P: 951.445.4500 F: 951.445.4527
www.lee-associates.com

FOR MORE INFORMATION, PLEASE CONTACT:

MARY PIPER
(951) 445-4516

mpiper@lee-associates.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

PROPERTY PHOTOS

PROPERTY AERIAL

SITE PLAN

AVAILABILITY

25220 Hancock Ave

SUITE 200

SUITE 345

25240 Hancock Ave

SUITES 305 / 310

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
- PROMINENT BUILDING SIGNAGE AVAILABLE
- LOCATED MINUTES FROM COUNTY COURTHOUSE, HOSPITAL, BANKS, RESTAURANTS AND OTHER SERVICES
- MOVE-IN READY, HIGHLY IMPROVED OFFICE SUITES AVAILABLE & BUILD-TO-SUIT OPPORTUNITIES, ABUNDANT PARKING, THREE ELEVATORS PER BUILDING, SECURED BUILDING ACCESS
- 1ST FLOOR REST ROOMS INCLUDE SHOWERS & LOCKERS
- OUTDOOR INTERVAL TRAINING FACILITY
- INDOOR FITNESS CENTER FOR TENANTS' EXCLUSIVE USE
- TIME WARNER AND FRONTIER (FORMERLY VERIZON) FIBER OPTIC SERVICES



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25220 HANCOCK AVENUE

SUITE	RENTABLE SQ FT (±RSF)	USABLE SQ FT (±USF)	DATE AVAILABLE	RATE PER RSF	DESCRIPTION
200	±3,227	±2,824	Available 4/1/2021 or sooner	\$2.45 FS-MG	Reception, large conference room, 5 offices, open work area and kitchen
345	±1,561	±1,366	Currently	\$2.45 FS-MG	Refer to Floorplate

25240 HANCOCK AVENUE

SUITE	RENTABLE SQ FT (RSF)	USABLE SQ FT (USF)	DATE AVAILABLE	RATE PER RSF	DESCRIPTION
305	±1,590	±1,403	Currently	\$2.45 FS-MG	Reception, conference room, 4 private offices, open work area and breakroom *can be combined with 310
310	±1,640	±1,448	Currently	\$2.45 FS-MG	Move-in ready with reception area, conference room, large kitchen/copy/storage, open work area and 3 window lined perimeter offices. *can be combined with 305

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

Rev. 01/05/2021

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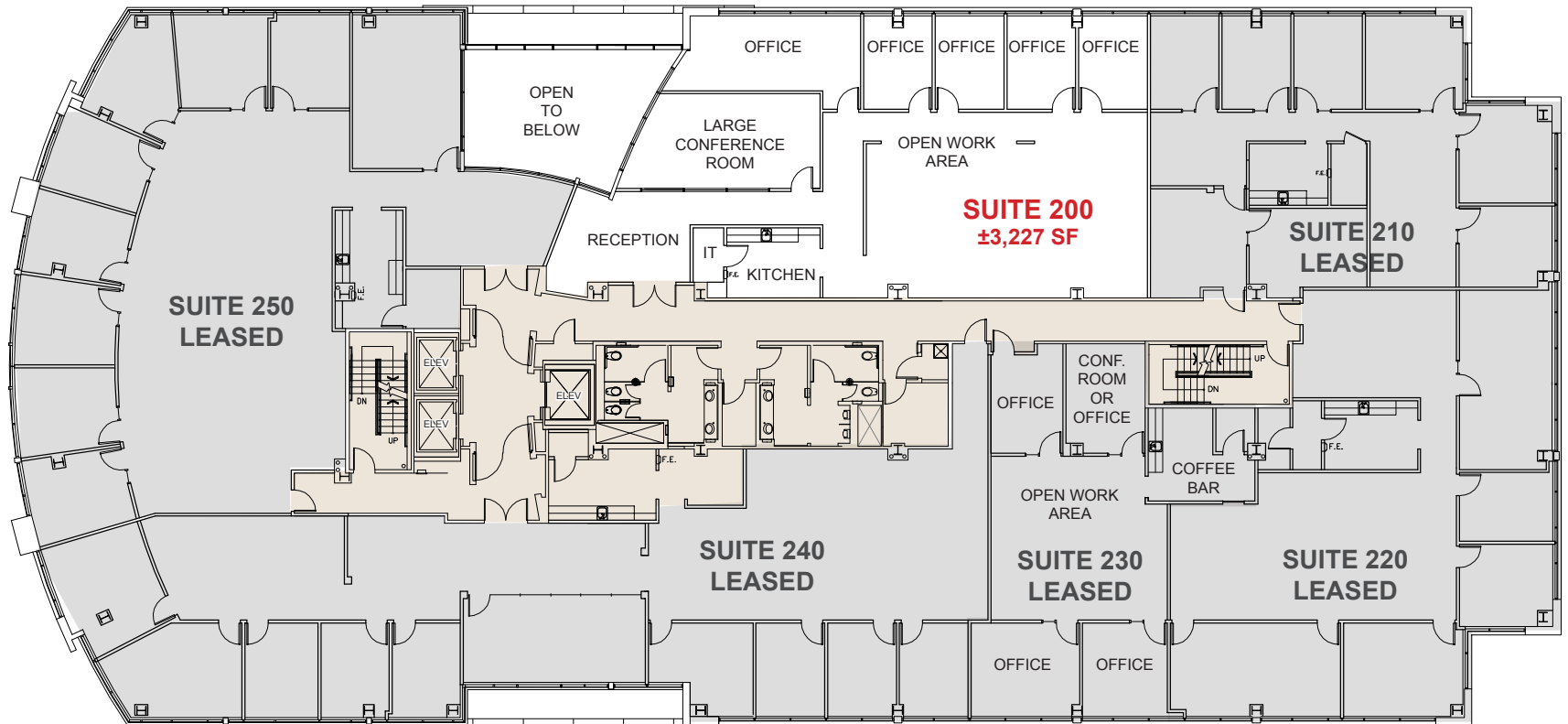
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PREMIER CLASS "A" OFFICE CAMPUS

25220 Hancock Avenue

AVAILABLE SUITE:

Suite 200 ±3,227 RSF



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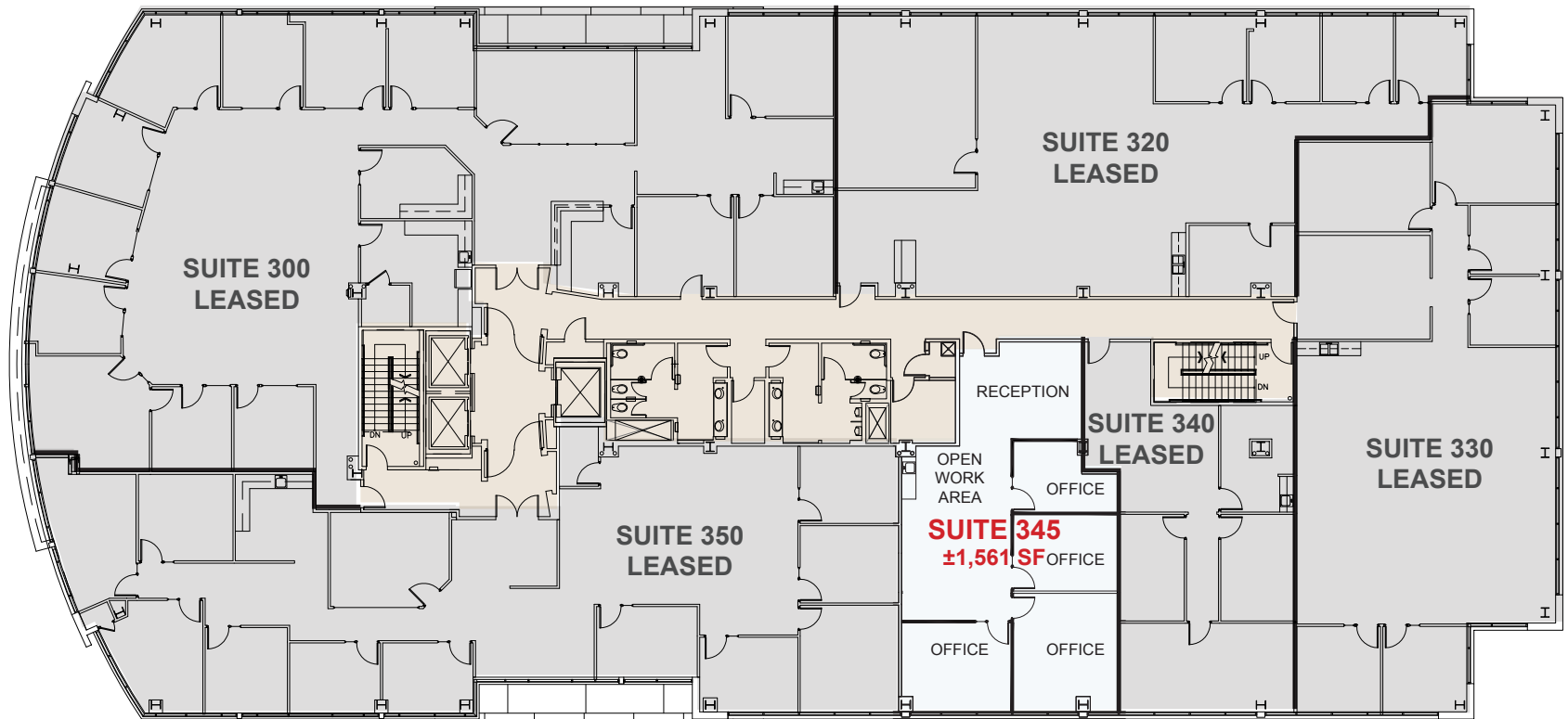
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PREMIER CLASS "A" OFFICE CAMPUS

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AVAILABLE SUITE:

Suite 345 ±1,561 RSF



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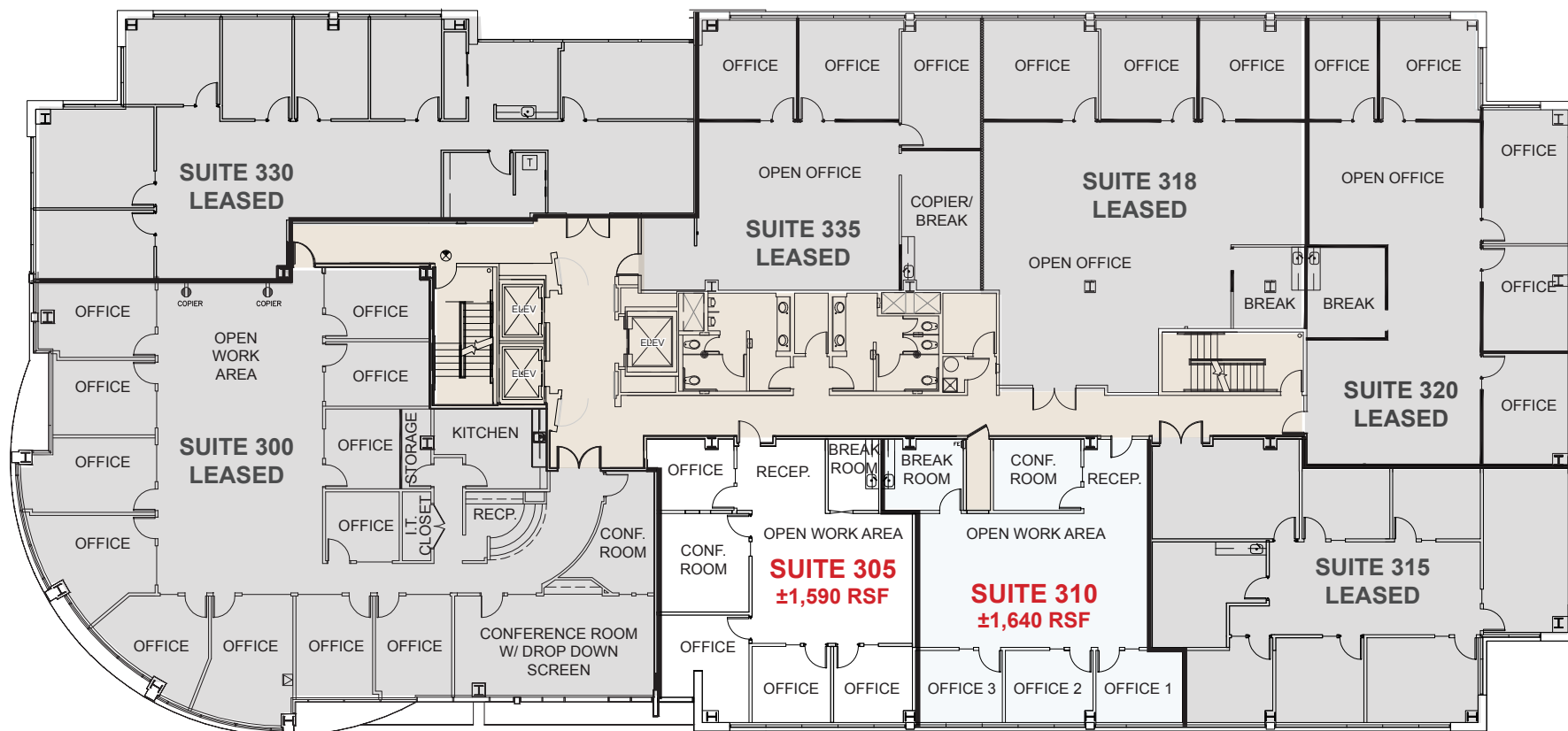
25240 Hancock Avenue

AVAILABLE SUITES:

Suite 305
 ±1,590 RSF

Suite 310
 ±1,640 RSF

Suites 305 - 310
 ±3,230 RSF



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