

CROSSROADS CORPORATE CENTER

PREMIER CLASS "A" OFFICE CAMPUS

25230 & 25250 HANCOCK AVENUE | MURRIETA, CA

FUTURE PHASES III & IV OFFICE BUILDING DEVELOPMENT

FUTURE PHASE
±78,032 SQ. FT.
25250 HANCOCK AVENUE
MURRIETA, CA 92562

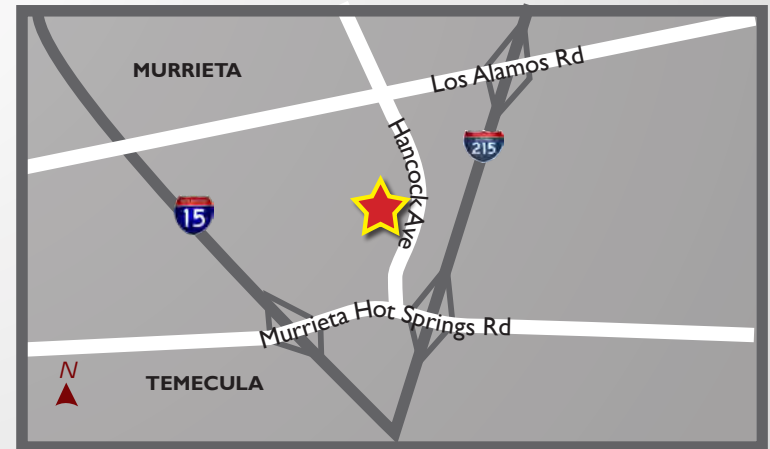


FUTURE PHASE
±39,018 SQ. FT.
25230 HANCOCK AVENUE
MURRIETA, CA 92562



PROPERTY FEATURES:

- Crossroads Corporate Center, ±273,121 SF master planned four building office campus, Phases III & IV currently available.
- Phases III & IV are Fully Entitled Future Buildings, only requiring construction documents which substantially reduces the cost and development time frame.
- Existing Phases I & II consist of two 4-story office buildings totaling ±153,000 SF, currently ±90% occupied.
- Fully Entitled
- Excellent Murrieta location at the "Golden Triangle", confluence of the I-15 and 215 freeways, bordering City of Temecula. Crossroads is visible from both freeways bordering along the 215 freeway.
- Minutes from County Courthouses, Hospitals, Financial Institutions, Restaurants and other services.
- Prominent Building & Freeway Monument Signage Available.
- Build to Suit Opportunities



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

25240 Hancock Avenue, Suite 100
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FOR MORE INFORMATION,
PLEASE CONTACT:

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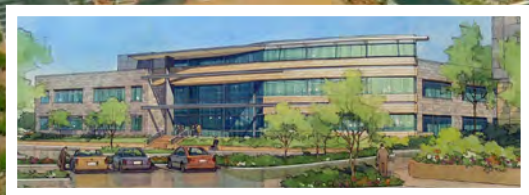


MURRIETA TOWN CENTER

25220 HANCOCK AVENUE
±76,500 SQ. FT.
EXISTING OFFICE BUILDING



25240 HANCOCK AVENUE
±76,500 SQ. FT.
EXISTING OFFICE BUILDING



25230 HANCOCK AVENUE
FUTURE ±39,018 SQ. FT.
OFFICE BUILDING

25250 HANCOCK AVENUE
FUTURE ±78,032 SQ. FT.
OFFICE BUILDING

HANCOCK AVENUE

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