

Premium Santa Clarita Office and Flex Space

24911 Avenue Stanford, Valencia, CA



- ◆ **Beautifully built-out space - extensive window line**
 - Large shared conference/board room
 - On site cafeteria
 - Lush center atrium with beautiful large entry
 - Professional atmosphere
- ◆ **3/1000 parking - FREE!**
 - Excellent and ample tenant and visitor parking
- ◆ **Premium Santa Clarita Valley business center**
 - Minutes from Interstate 5 - excellent access
 - Frontage on Newhall Ranch Road connector
- ◆ **Close to restaurants, banking, retail, day care**
 - Upscale area amenities
- ◆ **Superior building - below market rates**
- ◆ **Some flex space with exterior loading/drive in**

Available Space (approximate Sizes)

1st Floor:

Office Suite:	Size:
#107-109	690 (÷ to 400/290)
#113-114	3,560 (÷ to 1,690/1,870)
#115	495
#119	2,162
Flex Space:	9,725

2nd Floor:

Office Suite:	Size:
#201/203	1,191 (÷ to 530/661)
#206	3,300



70,000 Square Foot - 2-Story Building - Recently Renovated

Below Market Rental Rates from \$1.45 to \$1.99

Owner pays all operating costs except janitorial

NAI Capital

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