

# 23734

# VALENCIA BLVD.

VALENCIA, CA 91355



## VALENCIA FINANCIAL CENTER

### PROPERTY HIGHLIGHTS

- Three (3) story office building
- Immediate occupancy available
- Professional and financial tenant mix
- 4/1000 parking ratio
- Rental Rate: \$2.10 PSF FSG per month + janitorial
- Located in the heart of Valencia's professional and financial corridor

- Convenient access to Golden State (I-5) Freeway
- Located adjacent to Santa Clarita City Hall, LA County Government complex and Valencia Town Center
- Minutes from Valencia Country Club, TPC Valencia, Hyatt Valencia Hotel & Santa Clarita Conference Center
- Close to all restaurants and other retail amenities
- **Rent Does Not Include Janitorial Service**
- **Pricing is for Substantially "AS-IS" Condition**

### AVAILABLE SPACES

UNIT	LEASE RATE	FEATURES
200	\$2.10 PSF FSG	1,523 SF Available Now! 3 private offices with floor-to-ceiling glass, 1 is a corner office. Kitchen/break room, storage room, central cubicle/bullpen, reception and small waiting room.
203	\$2.10 PSF FSG	2,105 RSF Available Now! Currently medical office, can be timeshared with existing tenant or leased outright. Five (5) exam rooms, central business area, large shared waiting room.

#### FOR MORE INFORMATION CONTACT:

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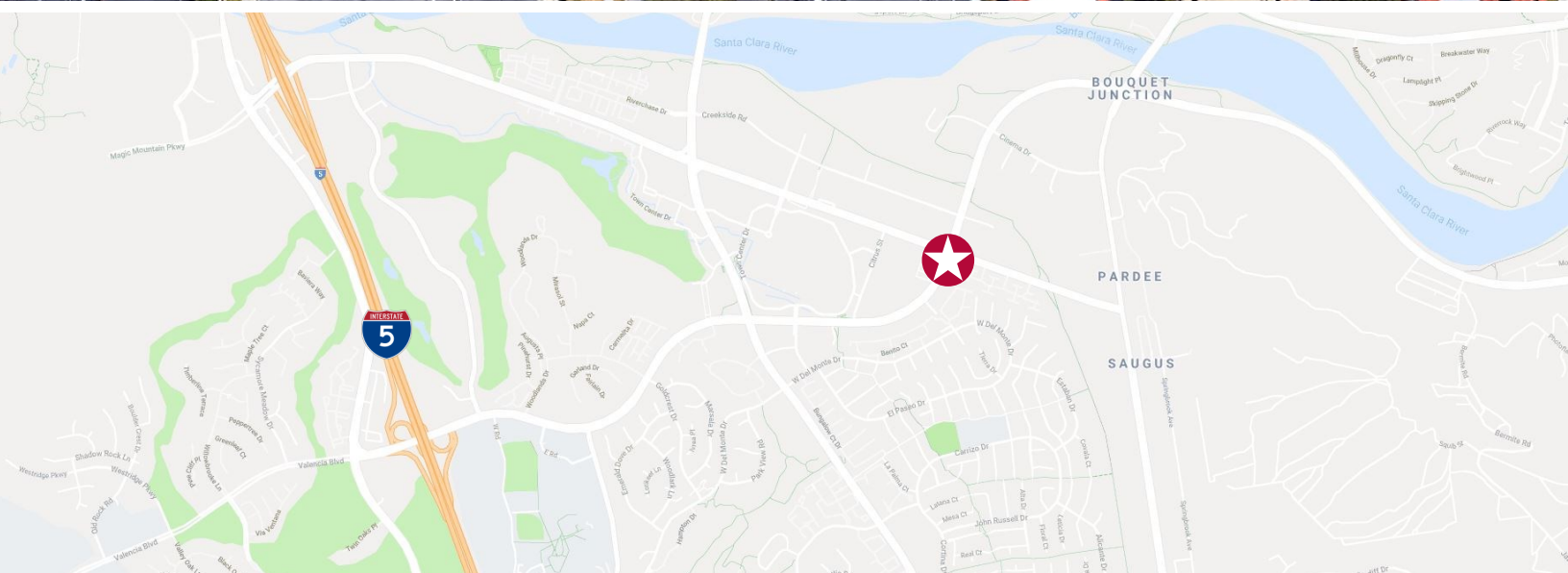
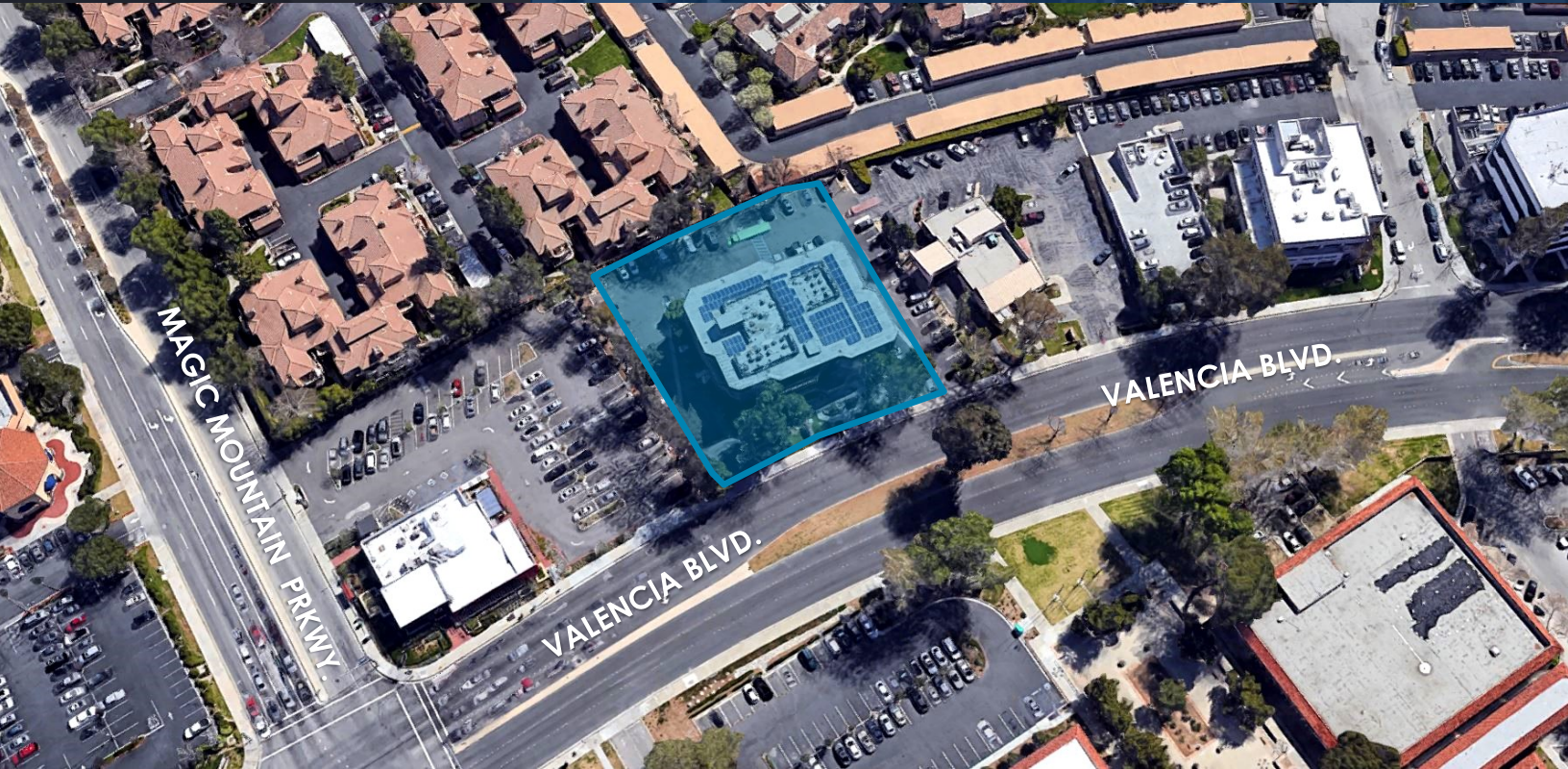
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PRIME OFFICE SUITES

FOR LEASE

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